

**REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION**

Address of Property: 3821 FM 455, Anna ETJ, Collin Co., Texas
 Property Owner: W.G. Proctor, County Judge of Collin County, Texas (per title commitment)
 Address of Property Owner: 2300 Bloomdale Rd. #2106, McKinney, TX 75009 (mailing, per CCAD)
 Occupant's Name: Collin County
 Whole: Partial: Acquisition

District: Dallas
 Parcel: P00059527
 ROW CSJ: 0816-04-109
 Federal Project No: BR 2023 (215)
 Highway: FM 455 County: Collin

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple estate to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas, and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires to sell, but is not obliged to sell, and is bought by one who desires to buy, but is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future." City of Austin v. Cannizzo, 267 S.W. 2d 808 (Tex 1954).

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$268,612 as of October 5, 2022, based upon my independent appraisal and the exercise of my professional judgment;

On October 5, 2022 and other dates, I personally inspected in the field the property herein appraised. The property owner's representative responded to our certified correspondence and was present during our October 5 inspection. Inspections on other dates were from public right of ways, roadways and adjacent properties;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report, and were inspected on the dates shown on the comparable data supplement sheets;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the client until authorized by the client to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access on this parcel? No
2. If so, is the denial of direct access material? N/A
3. The lack of any access or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of -0-


I certify to the best of my knowledge and belief:

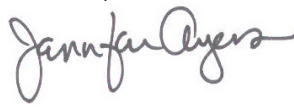
That the statements of fact contained in this report are true and correct;

That the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.


 Appraiser Signature
 Christi Boyd Glendinning
 Certification Number
 TX-1321645-G
 October 19, 2022

To the best of my knowledge, the value does not include any items which are not compensable under State law.

 Jennifer Ayers, SR/WA, R/W-AC; TX-1336198-G 11/01/2022
 Reviewing Appraiser Date



INTRODUCTION AND SCOPE OF WORK

PURPOSE OF THE APPRAISAL

The purpose of this report is stated on page one. The report is in compliance with the requirements of the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute. The report is also prepared in accordance with the guidelines promulgated by the Texas Department of Transportation.

CLIENT/INTENDED USERS/INTENDED USE

The client is O. R. Colan Associates, LLC. The intended users are the client, the Texas Department of Transportation (TxDOT) and either party's authorized representatives. The intended use of this report is for decision-making purposes by the client and intended users in connection with the prospective right of way acquisition.

DEFINITIONS

A Fee Simple Estate is definable as "absolute ownership, unencumbered by another interest or estate, and subject only to the limitations of eminent domain, escheat, police power, or taxation. An Easement estate is defined as "an interest in real property that conveys use, but not ownership, of a portion of an owner's property." Market Value is defined on page one.

EFFECTIVE DATE OF THE APPRAISAL

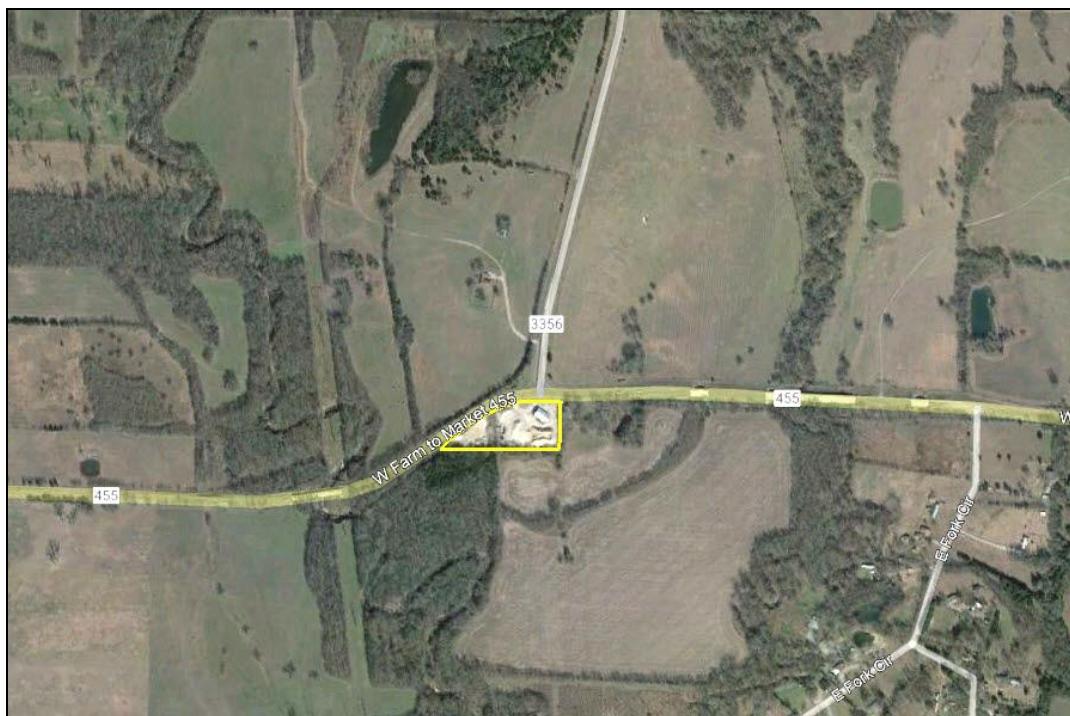
The property is appraised as of October 5, 2022, and is subject to the market influences and economic conditions which existed on that date. The property was inspected on October 5, 2022 and other dates. The comparable sales were inspected on the dates indicated on the comparable sales supplement data sheets.

PROPERTY IDENTIFICATION

The subject an irregularly shaped tract located on the south side of FM 455 at the terminus of FM 3356, and is physically addressed as 3821 FM 455, Anna ETJ, Collin Co., Texas. See the acquisition survey in the addenda for the legal description.

WHOLE PROPERTY SIZE

The TxDOT survey states the whole property to be 3.00 acres or 130,680 square feet (SF) which will be used as the whole property size for the purpose of this appraisal.



INTRODUCTION AND SCOPE OF WORK

OWNERSHIP HISTORY

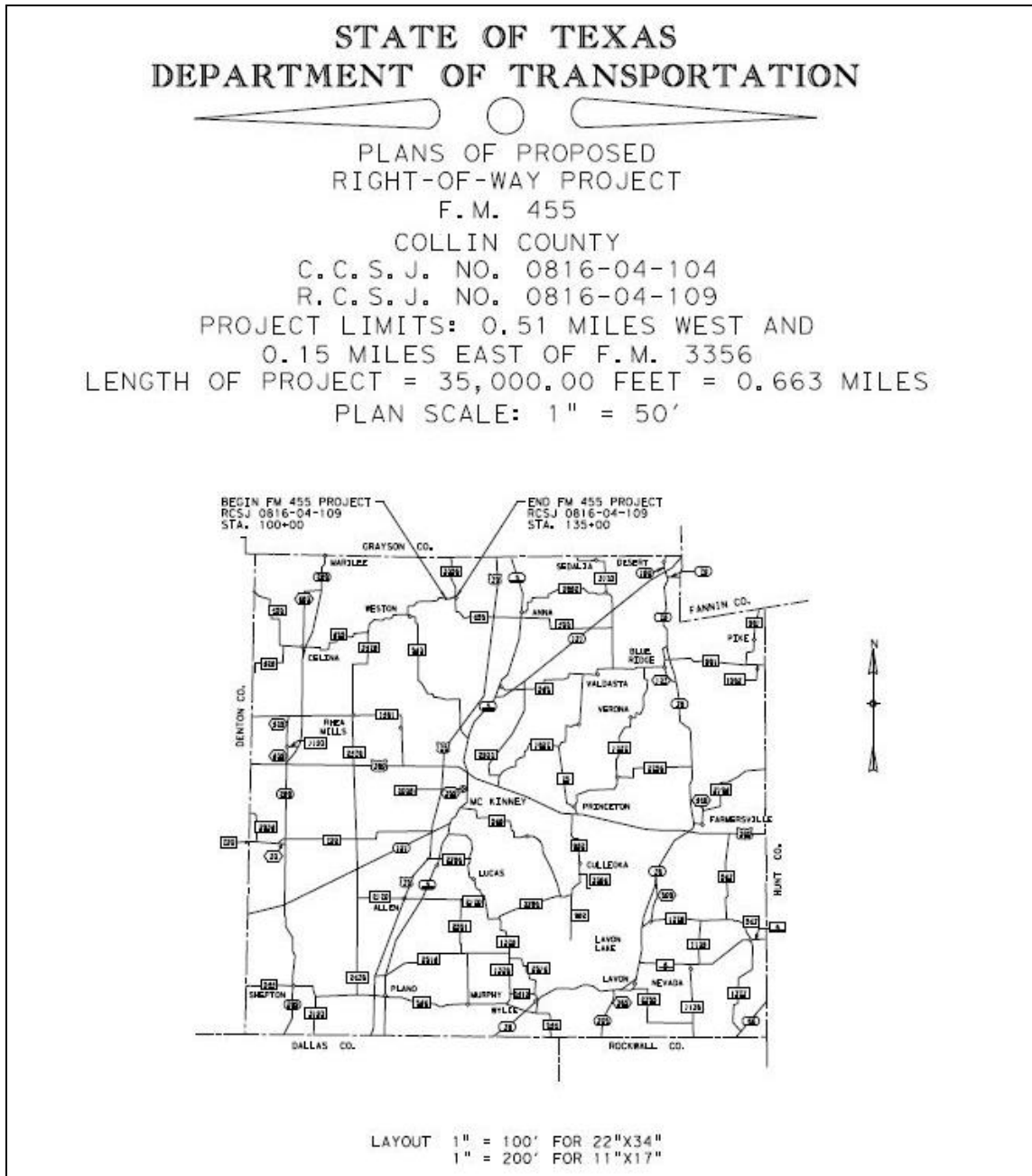
According to the title documents provided by the client, ownership of the subject property is vested in W.G. Proctor, County Judge of Collin County, Texas. No conveyances were found to have occurred in the previous five years.

ACQUISITION

The fee simple right of way acquisition comprises 1.0779 acres, or 46,953 SF of land.

RIGHT OF WAY PROJECT

The State of Texas seeks to acquire the parcel for the FM 455 right-of-way project.



INTRODUCTION AND SCOPE OF WORK

SCOPE OF THE APPRAISAL/APPRaisal PROCEDURE

To perform this assignment, we took the following steps in developing our appraisal:

- Afforded the property owner the opportunity to accompany me at the time of the inspection. The owner's representative responded to our inspection request and was present for our October 5, 2022 inspection.
- Physically inspected the subject property and surrounding market area.
- Collected factual information about the property and the market area. Research was done in order to ascertain the impact of all relevant public and private improvements existing and planned for the immediate area.
- Performed a highest and best use analysis of the whole property.
- Gathered market information on comparable sales. The comparable sales information was confirmed with at least one of the parties to the transaction.
- Analyzed the market data and developed indications of value under the applicable approaches to value for a credible assignment result. The market information was analyzed for an appraisal of the Whole Property, the Part to be Acquired and the value of the Remainder Before and Remainder After the acquisition. This analysis is based on a partial acquisition in which the owner will continue to have ownership in the remaining property.
- For the purpose of this analysis, the Sales Comparison Approach will be developed in order to estimate a value for the subject's underlying land area.
- The acquisition includes portions of the site's perimeter fencing, gating and gravel base. The new right of way line is +/- 15' from the metal workshop building which will, consequently, suffer functional obsolescence, as will the septic system. Therefore, the Cost Approach for the impacted improvements is developed.
- As the subject is vacant land with only a workshop building and site improvements, the Sales Comparison and Income Approaches for improved properties are not developed.
- Partitioned the Whole Property value opinion between the Part to be Acquired and the Remainder Before the acquisition. The Part to be Acquired and Remainder Before estimates are prorated allocations of the whole property.
- Performed a highest and best use analysis on the Part to be Acquired.
- Performed a highest and best use analysis on the Remainder After with consideration to the impact on the residual property as a result of the proposed acquisition. If necessary, the costs to restore the functional utility of the Remainder After was estimated.
- Developed an estimate of the total compensation due to the owner of the property as the result of a proposed acquisition by summation of the Part to be Acquired, any damages to the remainder and any costs to cure. Damages, if any, are calculated based on the difference in the value opinion for the Remainder Before and Remainder After.
- Prepared an appraisal report summarizing our analyses, opinions and conclusions.

This appraisal report is prepared in compliance with the requirements of the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute. The report is also prepared in accordance with the guidelines promulgated by the Texas Department of Transportation.

PERSONAL PROPERTY AND TRADE FIXTURES

The estimate of compensation in this report is for real property interest, or real estate which includes the physical land and improvements attached to the land. This report does not include a value estimate for personal property or trade fixtures. **Items of personal property observed within the acquisition area include, but may not be limited to, metal warning signs attached to the fencing, vehicles, construction materials and mounds of rock/gravel base for roadway projects.**

INTRODUCTION AND SCOPE OF WORK

EXTRAORDINARY ASSUMPTIONS/HYPOTHETICAL CONDITIONS

The Uniform Standards of Professional Appraisal Practice require the disclosure of hypothetical conditions and extraordinary assumptions when employed in the development of an appraisal.

As defined in the Uniform Standards of Professional Appraisal Practice, a **hypothetical condition** is “that which is contrary to what exists but is supposed for the purpose of analysis.”

The subject is appraised conditioned upon the following:

It is the policy of the Texas Department of Transportation that the appraisal of rights-of-way exclude the effect on value, if any, that a proposed public improvement may have on the whole property and the part to be acquired; and the appraisal of the remainder property must include the effects of the part acquired and the public project, except that those elements that are considered non-compensable are excluded from the remainder analysis.

As defined in the Uniform Standards of Professional Appraisal Practice, an **extraordinary assumption** is “an assumption, directly related to a specific assignment, which if found to be false, could alter the appraiser’s opinions or conclusions.”

It is assumed the State of Texas will, where necessary, and without burden to the subject owner, negotiate the successful movement of any non-landowner items that are situated within the acquisition area, such as utility lines and appurtenances.

The subject has frontage along FM 455 only. Adequate access to the subject is assumed legally available as of the appraisal date. Upon development of the property, curb cuts, or specific access points for ingress and egress, would be subject to the control of the Texas Department of Transportation, Collin County or the City of Anna, as the property is in that city’s ETJ.

Our analysis is based on the size and location of the acquisitions as shown on the acquisition surveys provided in order to estimate potential impacts to the property. Any changes, updates or errors in the survey provided could result in changes to the value estimates.

With regard to drainage, it is the appraisers’ understanding that the Texas Department of Transportation has employed the appropriate engineering professionals to ensure that drainage to the remainder property is adequate. It is our understanding that the Texas Department of Transportation handles any potential additional water runoff within facilities obtained within and for the additional right of way. With that in mind, this appraisal report assumes that improvements to the roadway adjacent to the subject property will not negatively impact drainage of the site. The appraisers do not have expertise in hydraulic engineering and cannot comment on specifics as they relate to future drainage plans.

The use of the above hypothetical conditions and extraordinary assumptions might have affected the assignment results.

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: P00059527

Date Taken: October 5, 2022

1. Point from which taken: Near subject's NEC at acquisition's north terminus

Local Address: 3821 FM 455, Anna ETJ, Texas

Taken By: Christi Glendinning

Looking: Along acquisition area



2. Point from which taken: Near subject's entry driveway

Looking: Along acquisition; FM 455 on left



PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: P00059527

Date Taken: October 5, 2022

3. Point from which taken: Interior of subject

Local Address: 3821 FM 455, Anna ETJ, Texas

Taken By: Christi Glendinning

Looking: Along acquisition area and across entry driveway; FM 455 on right



4. Point from which taken: Interior of subject

Looking: Along acquisition area and new ROW line; FM 455 on right



PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: P00059527

Date Taken: Oct. 5, 2022 (top); Sept. 19, 2022 (bottom)

5. Point from which taken: Subject's entry driveway

Local Address: 3821 FM 455, Anna ETJ, Texas

Taken By: Christi Glendinning

Looking: Along acquisition and subject's FM 455 boundary fence line



6. Point from which taken: Near subject's SWC

Looking: Along acquisition area and subject's unfenced western portion



MARKET AREA ANALYSIS

MARKET AREA BOUNDARIES AND INFLUENCES

The subject's market area is rural to suburban in nature and is primarily comprised of the cities of Weston, McKinney, Anna, Van Alstyne and Melissa. US 75 (North Central Expressway) is the main north-south traffic artery to and from the market area. State Highway 5 (McDonald St.) runs north and south just east of US 75. Other north-south thoroughfares are FM 543, FM 2933, FM 3356, FM 1827 and Dallas Parkway to the west.

Major east-west thoroughfares include State Highway 121 and SH 380 (University Dr.), FM 455, FM 121 and US 82 to the north in Grayson County. Other east-west thoroughfares include FM 545, FM 2862 and the constructed portions of the Collin County Outer Loop. The Outer Loop is a Tollway designed to connect from western Collin County near the city of Celina, east through the cities of Anna and Melissa toward the eastern county line, south near the eastern city limit of Farmersville, and terminating at the Rockwall County line.

Demographics

Demographic data from ESRI for the area with a five-mile radius of the intersection of FM 455 and FM 3356 is presented below.

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	156	1,060	11,170
2020 Total Population	218	1,486	18,240
2020 Group Quarters	0	0	32
2022 Total Population	228	1,556	21,404
2022 Group Quarters	0	0	31
2027 Total Population	356	2,427	24,091
2022-2027 Annual Rate	9.32%	9.30%	2.39%
2022 Total Daytime Population	161	1,182	16,171
Workers	39	341	5,030
Residents	122	841	11,141
Household Summary			
2010 Households	41	379	3,652
2010 Average Household Size	3.80	2.80	3.05
2020 Total Households	58	532	5,859
2020 Average Household Size	3.76	2.79	3.11
2022 Households	61	557	6,847
2022 Average Household Size	3.74	2.79	3.12
2027 Households	95	868	7,753
2027 Average Household Size	3.75	2.80	3.10
2022-2027 Annual Rate	9.26%	9.28%	2.52%
2010 Families	33	308	2,965
2010 Average Family Size	4.27	3.12	3.38
2022 Families	47	436	5,414
2022 Average Family Size	4.26	3.13	3.51
2027 Families	76	691	6,143
2027 Average Family Size	4.11	3.07	3.48
2022-2027 Annual Rate	10.09%	9.65%	2.56%
Housing Unit Summary			
2000 Housing Units	40	341	1,484
Owner Occupied Housing Units	72.5%	79.2%	75.1%
Renter Occupied Housing Units	15.0%	15.0%	18.5%
Vacant Housing Units	12.5%	5.9%	6.3%
2010 Housing Units	49	413	3,890
Owner Occupied Housing Units	71.4%	79.2%	77.6%
Renter Occupied Housing Units	12.2%	12.6%	16.3%
Vacant Housing Units	16.3%	8.2%	6.1%
2020 Housing Units	69	585	6,139
Vacant Housing Units	15.9%	9.1%	4.6%
2022 Housing Units	72	608	7,132
Owner Occupied Housing Units	73.6%	79.8%	77.0%
Renter Occupied Housing Units	11.1%	11.8%	19.0%
Vacant Housing Units	15.3%	8.4%	4.0%
2027 Housing Units	110	934	8,100
Owner Occupied Housing Units	72.7%	78.3%	77.8%
Renter Occupied Housing Units	13.6%	14.7%	17.9%
Vacant Housing Units	13.6%	7.1%	4.3%
Median Household Income			
2022	\$110,000	\$110,819	\$98,322
2027	\$115,260	\$117,237	\$107,772
Median Home Value			
2022	\$463,158	\$459,649	\$300,703
2027	\$451,724	\$450,573	\$340,090
Per Capita Income			
2022	\$53,037	\$52,959	\$36,346
2027	\$59,035	\$58,974	\$42,703

MARKET AREA ANALYSIS

Trends for the market area are summarized in the chart below:

Development Stage	<i>Rural to suburban</i>
Growth Rate	<i>Increasing</i>
Property Values	<i>Increasing</i>

The predominant land use in the area is residential and agricultural with commercial and retail uses along the major thoroughfares.

Housing/Residential Market

The market area supports a growing residential community that offers a variety of housing options for homebuyers and renters. New areas are under development in all areas of the community and including many new residential subdivisions. Developments in the market area include the Venetian at Weston, The Villages of Hurricane Creek, Trinity Falls, the Preserve at Honey Creek, Sweet Water Crossing, West Crossing, Creekside, Tara Farms, Oak Hollow Estates, Northpointe Crossing, The Falls, Willow Creek, Country Ridge, Settlers Way, Pecan Grove, Meadow Ridge Estates, Urban Crossing, Hunters Ridge, Liberty Ridge, the Bridges at Preston Crossing and Mantua Point.

Multi-family options are available in the cities of Anna, Van Alstyne, Melissa and McKinney, with developments such as Provision, Gala, Regency Park Residences, Tuscany at Wilson Creek, Oaklyn Apartments, Towne Creek Apartments, Luxe of McKinney, Davis at the Square, Soho Parkway Apartments, Millennium Apartments McKinney Square, Aspire McKinney Ranch, Westcreek Ranch Apartments, McKinney Pointe Apartments and Palladium Anna Apartments.

Commercial/Retail Market

The cities of McKinney, West, Van Alstyne, Melissa and Anna all have growing residential bases will continue to support commercial/retail facilities for their residents. The majority of commercial and retail development in the area is in the cities of Anna, Melissa and City of McKinney along US 75, SH 380 and SH 121.

Retail development has increased significantly over the past few years, with a new Buc-ee's at the intersection of US Highway 75 and Sam Rayburn Highway 121 and Melissa Village, at the intersection of Melissa Road and SH 121. The city of Anna has commercial development along US 75, FM 455 and FM 455. A 115-acre Wal-Mart anchored retail development with CVS Pharmacy, Chick-fil A, Starbucks and Whataburger is located at the northeast corner of FM 455 and US 75.

Industrial Market

Industrial uses are concentrated along US 75, FM 455, SH 5 and Wilmeth Road, with the majority of industrial development located in the cities of McKinney and Sherman. McKinney is home to UPS Distribution, Lacore Logistics, Blount Fine Foods, Wholesale Electric Supply, Dynacraft, L&S Mechanical, WinCo Foods, Watson & Chalin Manufacturing, Inc., Performance Food Group, Simpson Strong-Tie Company, Encore Wire Corporation and Petoskey Plastics. Sherman is home to Tyson, Texas Instruments, Alorica, II-VI, Royal Case, Emerson, GlobiTech, Presco, Capio, Douglas Distributing and Kaiser Aluminum.

Environmental Influences

In general, the availability of suburban amenities varies throughout the neighborhood. In some cases, extensions of utilities and infrastructure are required. Several municipal and special utility districts provide water, and sewer service is generally available within municipal boundaries. Many areas of the market area require onsite septic facilities. Various telecommunication companies provide telephone service. Electric service is also available throughout the area. Natural gas service is available in some area. Collin County as well as the cities of Anna, Van Alstyne, McKinney and Melissa provide fire department, emergency services, and police services.

The Dallas/Fort Worth International Airport is located approximately 60 miles to the southwest via State Highway 121. Dallas Love Field is located approximately 30 miles to the south. DART (Dallas Area Rapid Transit) provides bus and light rail service to Plano to the south and other Metroplex cities.

MARKET AREA ANALYSIS

Employment

Though there are employment opportunities within the cities of Anna and Melissa, the cities of McKinney, Sherman, Frisco, Allen, Plano and other cities in the D/FW metroplex are predominately where most of the larger employers are located. The following charts illustrate employment for the market area. The following chart illustrates the number of businesses and employees compared to the residential population in the market area.

Data for all businesses in area		1 mile		3 miles		5 miles	
Total Businesses:		5		45		335	
Total Employees:		26		231		3,157	
Total Residential Population:		228		1,556		21,404	
Employee/Residential Population Ratio (per 100 Residents)		11		15		15	

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	0	0.0%	2	7.7%	4	8.9%	18	7.8%	14	4.2%	67	2.1%
Construction	1	20.0%	3	11.5%	6	13.3%	25	10.8%	30	9.0%	147	4.7%
Manufacturing	0	0.0%	0	0.0%	0	0.0%	1	0.4%	4	1.2%	15	0.5%
Transportation	0	0.0%	0	0.0%	1	2.2%	3	1.3%	9	2.7%	32	1.0%
Communication	0	0.0%	0	0.0%	0	0.0%	1	0.4%	6	1.8%	32	1.0%
Utility	0	0.0%	1	3.8%	2	4.4%	12	5.2%	4	1.2%	97	3.1%
Wholesale Trade	0	0.0%	1	3.8%	2	4.4%	10	4.3%	5	1.5%	23	0.7%
Retail Trade Summary	1	20.0%	6	23.1%	6	13.3%	55	23.8%	86	25.7%	1,139	36.1%
Home Improvement	0	0.0%	1	3.8%	2	4.4%	10	4.3%	6	1.8%	36	1.1%
General Merchandise Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	1.5%	350	11.1%
Food Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	12	3.6%	156	4.9%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	0	0.0%	1	2.2%	2	0.9%	11	3.3%	85	2.7%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.6%	2	0.1%
Furniture & Home Furnishings	0	0.0%	1	3.8%	1	2.2%	8	3.5%	4	1.2%	21	0.7%
Eating & Drinking Places	0	0.0%	2	7.7%	1	2.2%	17	7.4%	27	8.1%	395	12.5%
Miscellaneous Retail	0	0.0%	2	7.7%	2	4.4%	19	8.2%	19	5.7%	93	2.9%
Finance, Insurance, Real Estate Summary	0	0.0%	1	3.8%	2	4.4%	9	3.9%	25	7.5%	514	16.3%
Banks, Savings & Lending Institutions	0	0.0%	0	0.0%	0	0.0%	2	0.9%	6	1.8%	36	1.1%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.9%	9	0.3%
Insurance Carriers & Agents	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	1.8%	35	1.1%
Real Estate, Holding, Other Investment Offices	0	0.0%	1	3.8%	2	4.4%	7	3.0%	11	3.3%	433	13.7%
Services Summary	2	40.0%	10	38.5%	17	37.8%	88	38.1%	126	37.6%	1,042	33.0%
Hotels & Lodging	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Automotive Services	0	0.0%	0	0.0%	1	2.2%	2	0.9%	10	3.0%	56	1.8%
Motion Pictures & Amusements	0	0.0%	3	11.5%	2	4.4%	27	11.7%	10	3.0%	75	2.4%
Health Services	0	0.0%	1	3.8%	2	4.4%	8	3.5%	23	6.9%	166	5.3%
Legal Services	0	0.0%	0	0.0%	0	0.0%	1	0.4%	4	1.2%	10	0.3%
Education Institutions & Libraries	0	0.0%	0	0.0%	0	0.0%	0	0.0%	8	2.4%	418	13.2%
Other Services	1	20.0%	6	23.1%	12	26.7%	50	21.6%	72	21.5%	317	10.0%
Government	0	0.0%	1	3.8%	1	2.2%	7	3.0%	5	1.5%	39	1.2%
Unclassified Establishments	0	0.0%	0	0.0%	3	6.7%	2	0.9%	21	6.3%	9	0.3%
Totals	5	100.0%	26	100.0%	45	100.0%	231	100.0%	335	100.0%	3,157	100.0%

Governmental Influences

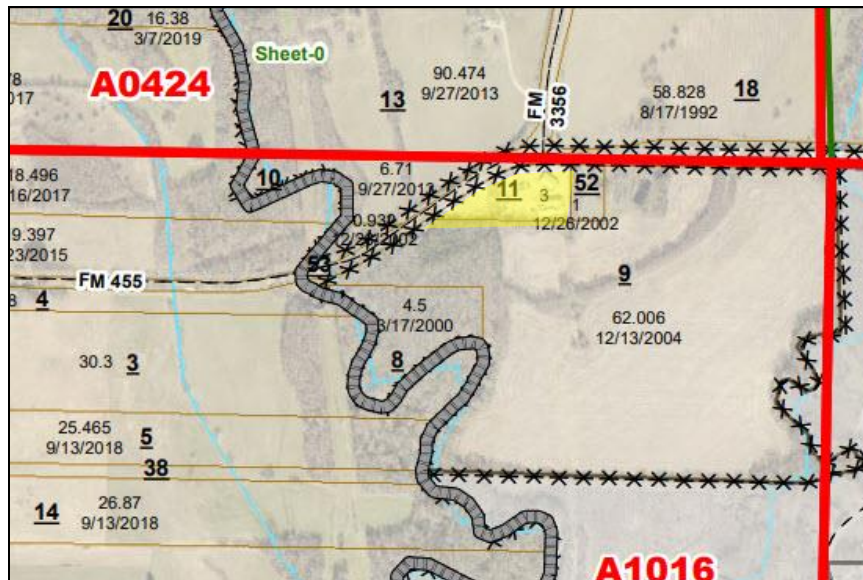
Anna, Celina, Van Alstyne, McKinney and Melissa Independent School Districts serve the immediate market area for primary education. Anna ISD serves 3,979 students, Celina serves 2,962 students, Van Alstyne serves 1,868 students and McKinney ISD currently enrolls more than 24,500 students in 20 elementary schools, five middle schools, three high schools and two alternative campuses.

CONCLUSIONS

The market area benefits from its accessibility via major freeways (US 75, FM 455 and SH 121) and proximity to the growing cities of northern Collin County. Development in the area is predominantly residential, but retail/commercial development is increasing as the D/FW expands northward. This area is in the growth stage of its economic life with numerous available vacant tracts to contribute to the area's continued growth.

SITE ANALYSIS

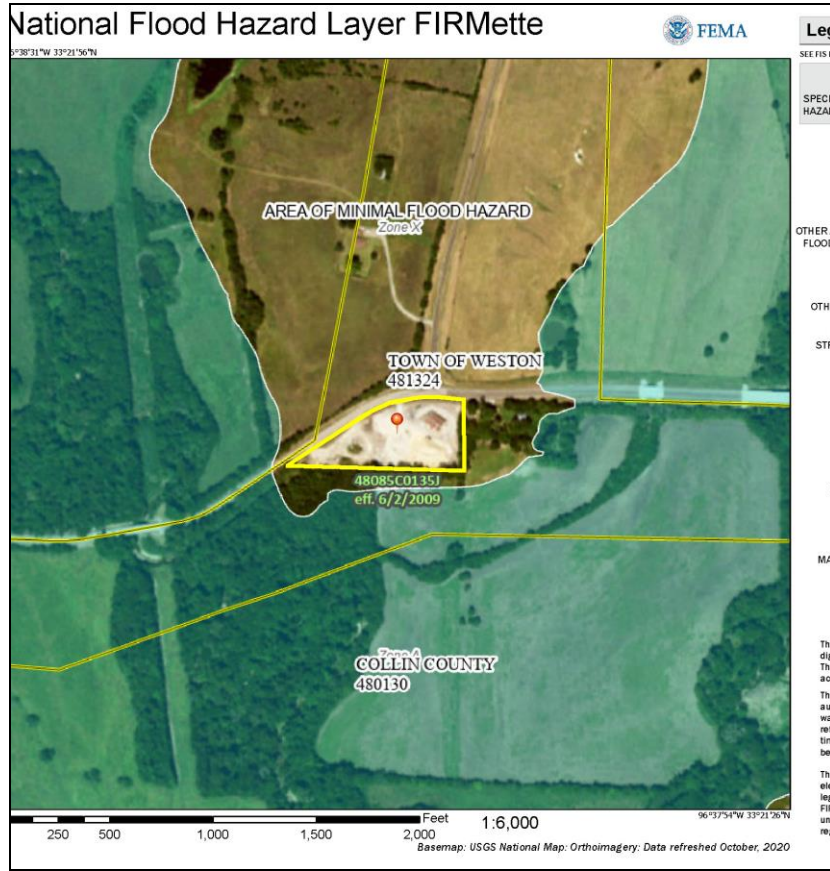
Location	3821 FM 455, in the ANNA ETJ, Collin County, Texas
Size	3.000 acres, or 130,680 SF
Shape	Irregular
Frontage	+/- 750' on FM 455, per aerial measurement
Traffic Counts	FM 455 - 1,477 vehicles per day west of FM 3356 FM 3356 – 1,049 vehicles per day north of FM 455
Flood Plain	FEMA MAP PANEL: 48085C0135J dated June 2, 2009 – No FEMA flood plain
Topography	Gently sloping
Utilities	Water – Available (Mustang SUD) Sewer - OSSF (septic systems) required
Surrounding Land Uses	North – FM 3356 with a residence on acreage and vacant land beyond West – Residences on acreage and vacant land beyond South – Vacant flood tracts and East Fork of the Trinity River East – Residence on acreage and small residential subdivision and vacant land beyond
Zoning	Un-zoned; Anna ETJ
Taxes	2022 Assessed Value: The proposed 2022 value for the underlying land is \$54,000 (or \$0.41/SF, calculated) based on the appraisal district size of 130,680 SF. The 2021 certified assessed value was the same, and the whole property including the workshop building is assessed at \$59,509.
Easements/Deed Restrictions	Typical utility easements were observed and noted in the title documents provided. The title policy provided indicates that there are no known deed restrictions or restrictive covenants associated with the property.
Improvements	Improvements consist of a 3,552 SF workshop built in 1960, chain link security fencing and compacted gravel/road base paving and is used as a Collin County maintenance barn.



AERIAL



FLOOD PLAIN & WETLAND AERIALS



PIPELINE MAP



TAX CARD

Property Search

Property ID: 1014128 - Tax Year: 2023

General Information

Property ID	1014128
Property Status	Active
Geographic ID	R-7016-000-0110-1
Property Type	Real
Property Address	3821 FM 455 Celina, TX 75009
Total Land Area	3.0000 acres
Total Improvement Main Area	n/a
Abstract/Subdivision	 Benjamin White Survey
Primary State Code	F1 (Govt Owned - County)
Legal Description	ABS A1016 BENJAMIN WHITE SURVEY, TRACT 11, 3.0 ACRES

Owner Information

Owner ID	97194
Owner Name(s)	 Collin County
Exemptions	EX-XV (Other Exemptions (Public, Religious, Charitable, And Other Property Not Reported Elsewhere))
Percent Ownership	100.00%
Mailing Address	

2023 Value Information

Value information for Property ID 1014128 in the 2023 tax year is unavailable. Value information for prior years may be available in the [Value History](#) section below.

Entities

Taxing Entity	Tax Rate	Collected By
CWS (Weston City)	0.295000 (2022 Rate)	Collin County Tax Office
GCN (Collin County)	0.152443 (2022 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2022 Rate)	Collin County Tax Office
SAN (Anna ISD)	1.442900 (2022 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential		
State Code	F1 (Govt Owned - County)		
Homesite	Yes		
Market Value			
Total Main Area	n/a		
Detail #	Type	Year Built	Sq. Ft.
1	BARN - Barn	1960	3,500

Land Segments

Land Segment #1	Undeveloped
State Code	F1 (Govt Owned - County)
Homesite	No
Market Value	
Ag Use Value	n/a
Land Size	3.0000 acres 130,680 sq. ft.

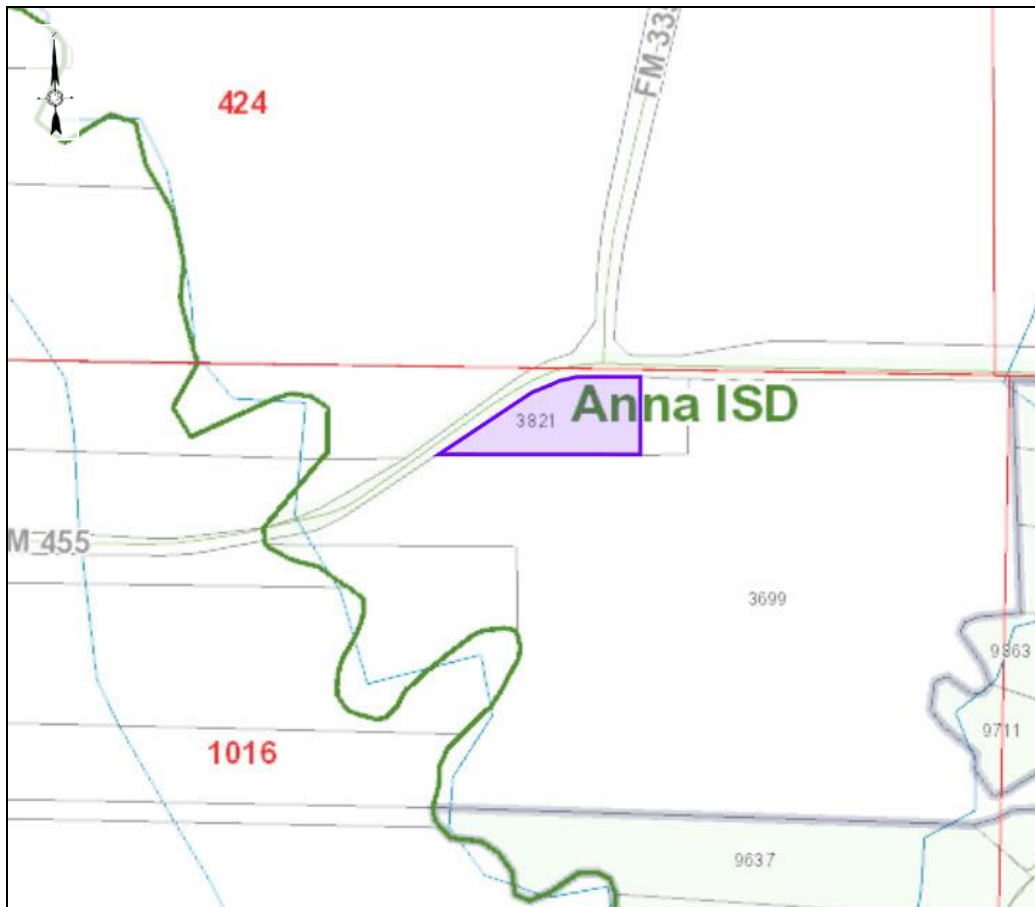
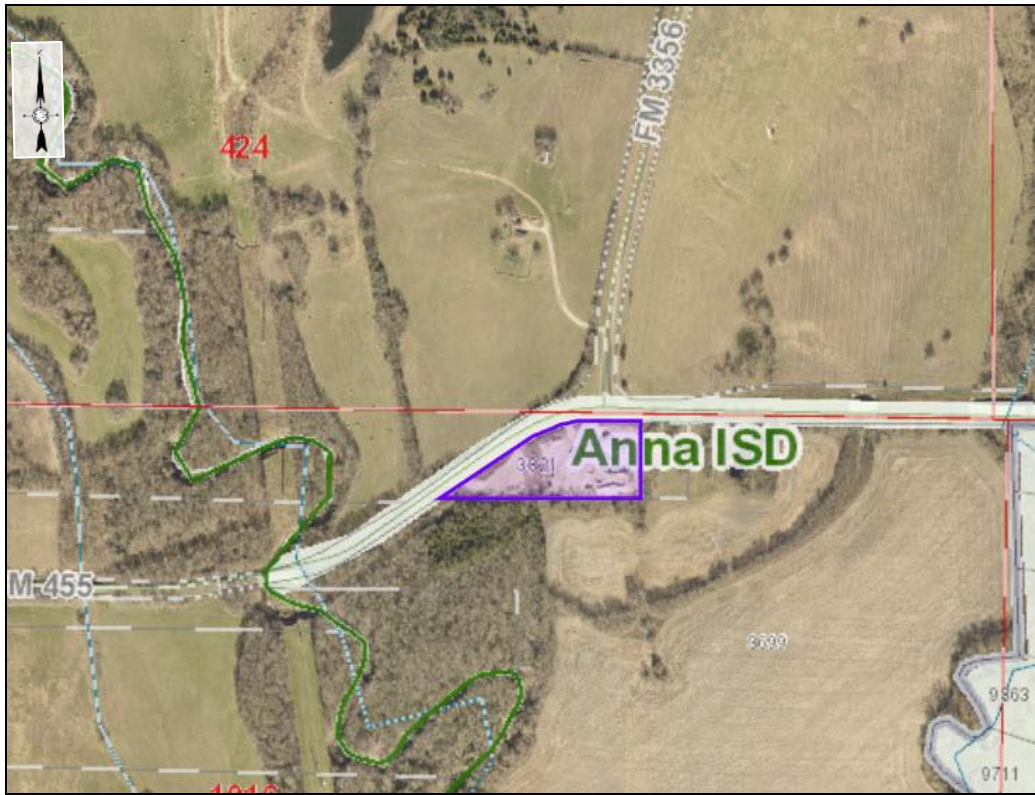
Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2022	\$5,509	\$54,000	\$59,509	\$0	\$59,509	\$0	\$59,509
2021	\$5,509	\$54,000	\$59,509	\$0	\$59,509	\$0	\$59,509
2020	\$5,509	\$54,000	\$59,509	\$0	\$59,509	\$0	\$59,509
2019	\$5,509	\$54,000	\$59,509	\$0	\$59,509	\$0	\$59,509
2018	\$5,509	\$54,000	\$59,509	\$0	\$59,509	\$0	\$59,509

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
	** n/a **	COLLIN COUNTY		

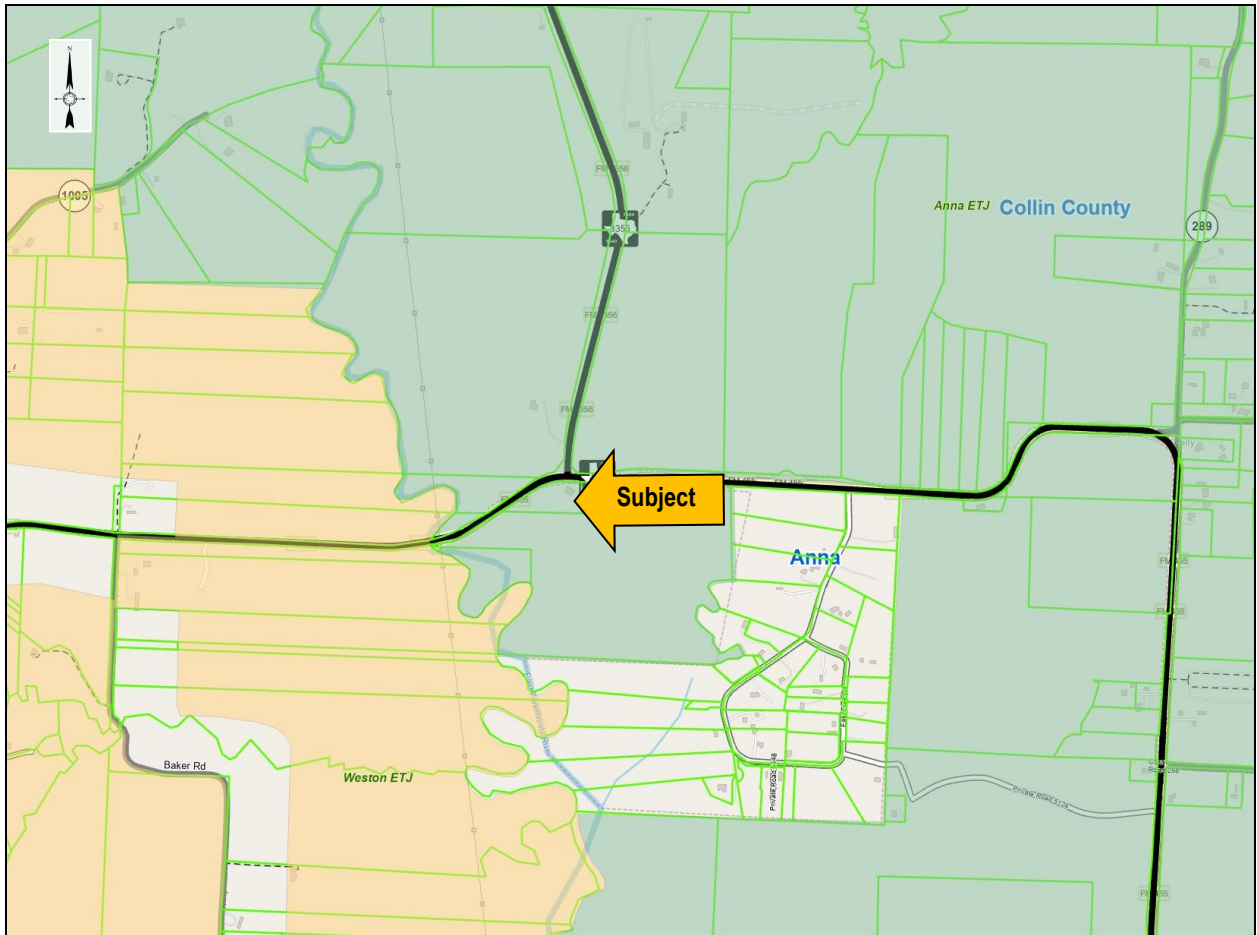
TAX AERIAL & MAP



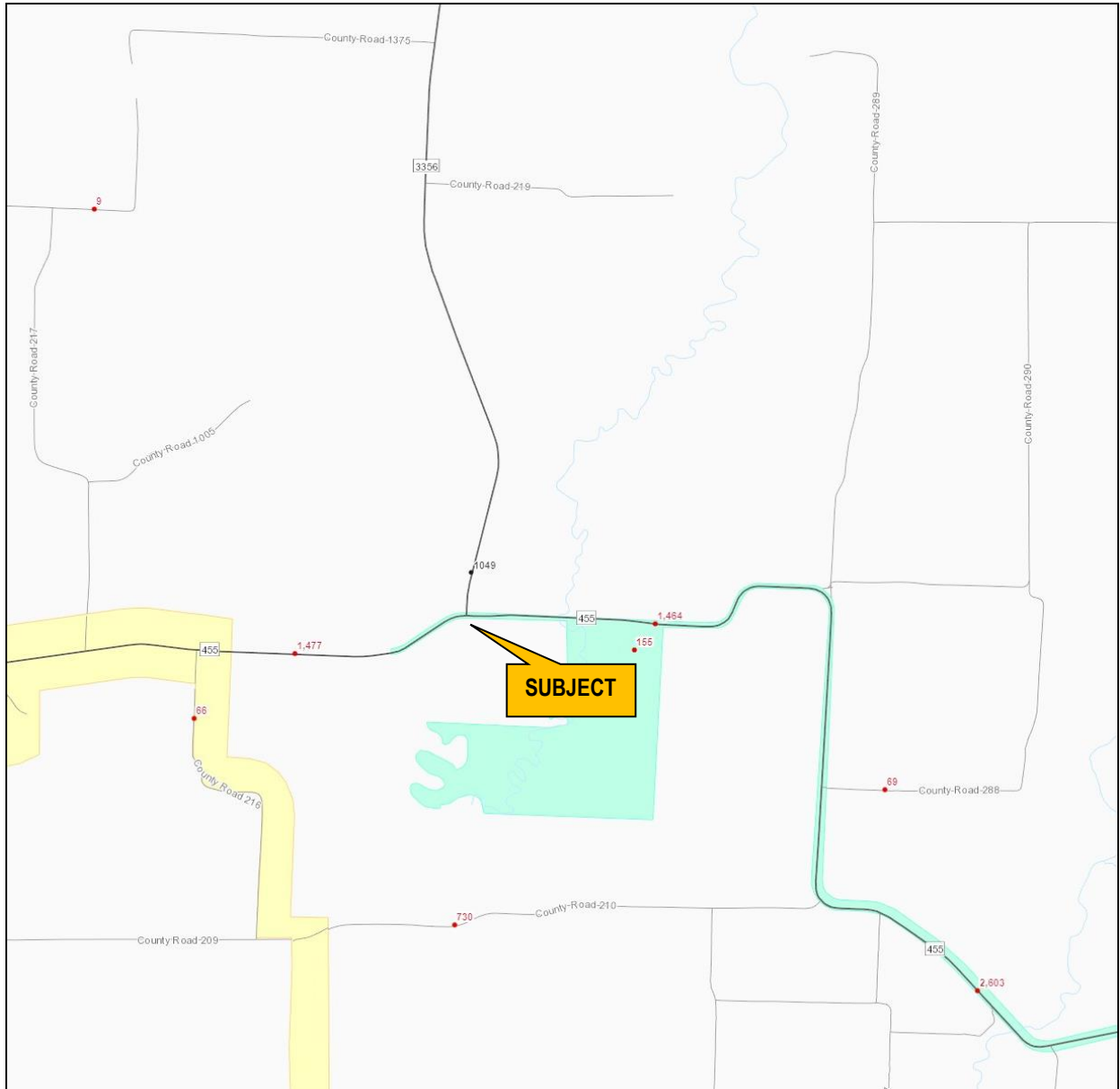
ZONING

The subject property is located within the Anna ETJ and is un-zoned. Collin County regulates onsite septic facilities and platting requirements.

ETJ map excerpt



TRAFFIC COUNT MAP



PROPERTY VALUATION SUMMARY

Whole:

Part to be Acquired:

Remainder After:

HIGHEST AND BEST USE ANALYSIS

The *Highest and Best Use* analysis should consider the reasonably probable and legal use of vacant land or improved property considering legally permissible, physically possible, financially feasible, and maximally productive. See Page 3.1.

VALUATION APPROACHES & RECONCILIATION

The subject is a 3.00 acre (130,680 SF) tract of land improved with a metal workshop building and associated site improvements. For the purpose of this appraisal, the Sales Comparison Approach will be used to value the underlying land.

The acquisition includes portions of the site's perimeter fencing, gating and gravel base. The new right of way line is +/- 15' from the metal workshop building and will suffer functional obsolescence, as will its associated septic system. Consequently, the Cost Approach for the impacted improvements is developed.

As the subject is vacant land with only a workshop building and site improvements, the Sales Comparison and Income Approaches for improved properties are not developed.

Cost Approach\$390,327 (Impacted Improvements Only)
 Sales Comparison Approach\$196,020 (Land Only)
 Income Approach.....N/A

Contributory Value of Impacted Site Improvements (Itemized)	
Metal Workshop Building	\$73,882
Chain Link/Barbed Wire Fencing	\$19,950
Chain Link/Barbed Wire Gate	\$1,725
Post Sign (small)	\$450
Gravel Paving	\$96,300
Septic System	\$2,000
Total of Contributory Value of Improvements	\$194,307

Whole Property Land Value

Land Value: 130,680 SF x \$1.50/SF = \$196,020

Total Reconciled Final Value.....\$390,327

Each approach developed follows this page and is sequenced as shown below.

Land Value: Pg. 3.2-3.10	Cost Approach: Pg. 3.11-3.12	Sales Comparison Approach: N/A	Income Approach: N/A
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HIGHEST AND BEST USE ANALYSIS

The four criteria that the Highest and Best Use must meet are:

Physically Possible Use - the uses to which it is physically possible to put on the site in question.

Legally Permissible Use - the uses that are permitted by zoning and deed restrictions on the site in question.

Feasible Use - the possible and permissible uses that will produce any net return to the owner of the site.

Maximally Productive Use - Among the feasible uses, the use that will produce the highest residual value consistent with the market's acceptance of risk and with a rate of return on that risk.

WHOLE PROPERTY HIGHEST & BEST USE – AS VACANT

Physically Possible Use

The subject property is a 3.00 acre (130,680 SF) tract of land located on the south side of FM 455 at the terminus of FM 3356, in the Anna ETJ, Collin County. According to aerial measurements, the property has 750'+/- of frontage on FM 455 and is irregular in shape. The site has gently sloping topography and no areas of FEMA flood hazard. Water service is available, however, there is no municipal sewer and OSSF systems (septic systems) are required. Typical utility easements run along the boundaries of the tract. Due to its physical characteristics, a variety of uses are possible that would not be hindered by the impacts of its irregular shape.

Permissible Use

The property lies outside any city limits but is within the Anna ETJ and is not subject to any zoning. Collin County regulates onsite septic facilities and platting. There are no covenants or restrictions regulating development of the property.

Feasible Use

The surrounding uses of the subject property are a mix of agricultural land and residential homes on acreage. Based on development trends in the area, residential development is the most feasible.

Maximally Productive Use and Highest & Best Use Conclusion

Based on the foregoing, the maximally productive and, therefore, highest and best use is for residential development.

WHOLE PROPERTY HIGHEST & BEST USE – AS IMPROVED

Physically Possible Use

The property is used as a Collin County maintenance and storage yard, improved with a 3,552 SF metal building built in 1960, chain link fencing and gravel paving. While the building is in average to below condition, it is serving the owner's needs as part of their storage yard. The most likely use for the improvements is for continued use as a warehouse and storage yard.

Permissible Use

According to Collin County development services and Anna, this tract is not currently regulated by any county or city setback requirements. Only septic systems and fire safety issues are governed by Collin County.

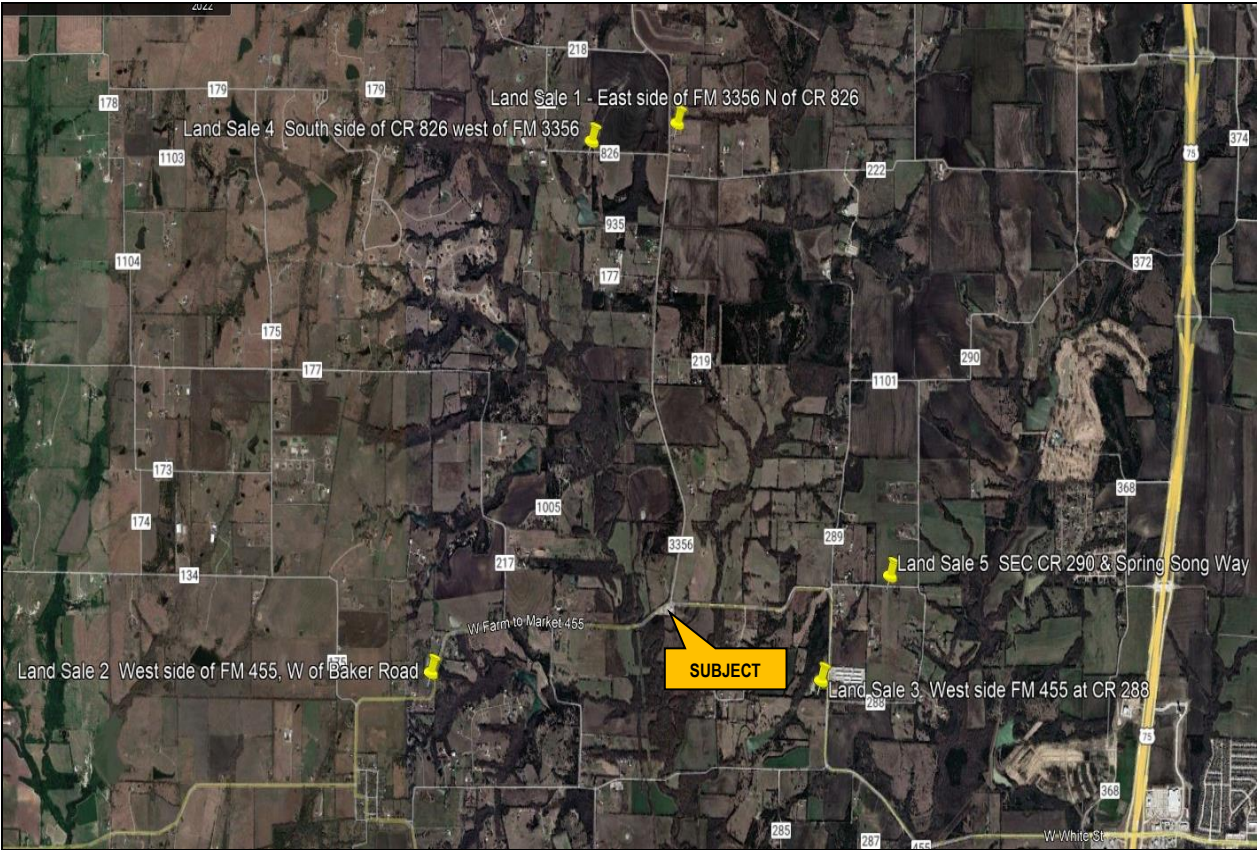
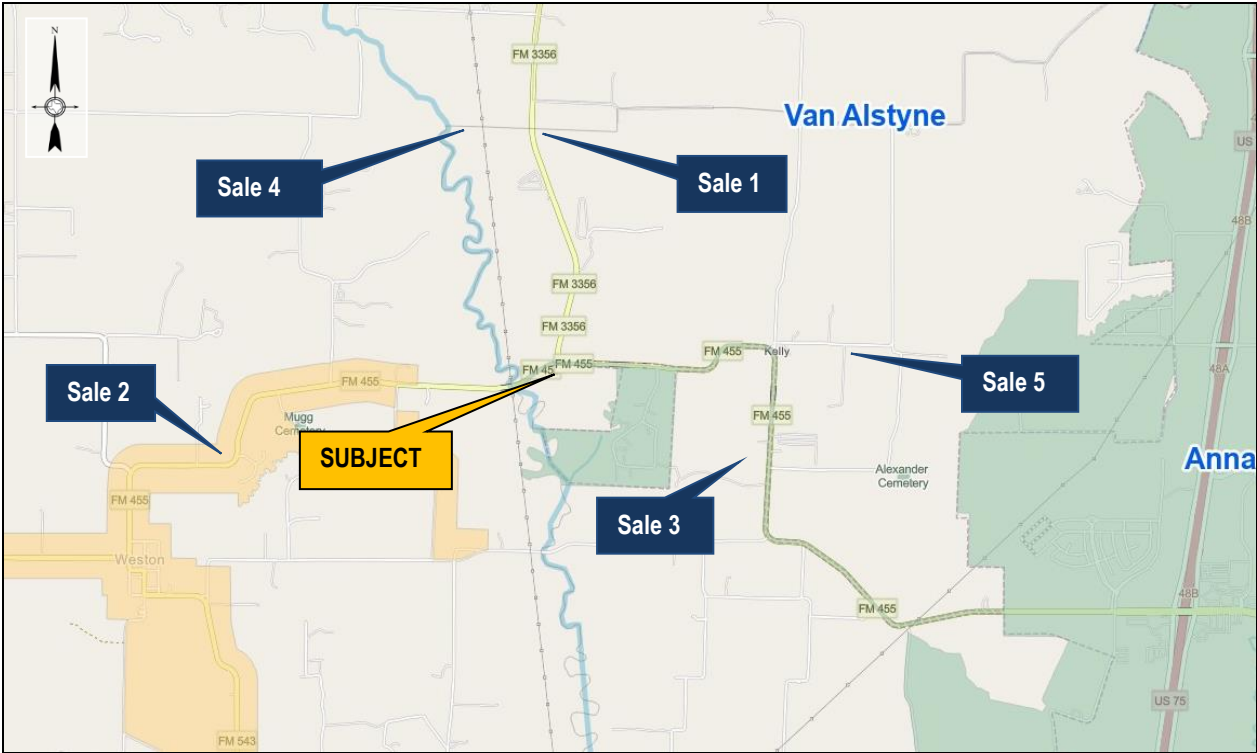
Feasible Use

Surrounding development is primarily residences on acreage or large agricultural tracts. However, further to the east along FM 455 there are some scattered commercial improvements. Based on the preceding, the most feasible use for the property as improved is for continued use as a warehouse and storage yard until redevelopment is warranted.

Maximally Productive Use and Highest & Best Use Conclusion

Based on the preceding analysis, it is concluded that the maximally productive and, therefore, the highest and best use of the property as improved is for continued use as a warehouse and storage yard until redevelopment is warranted.

LAND SALES MAP



COMPARABLE DATA SUPPLEMENT

District: Dallas

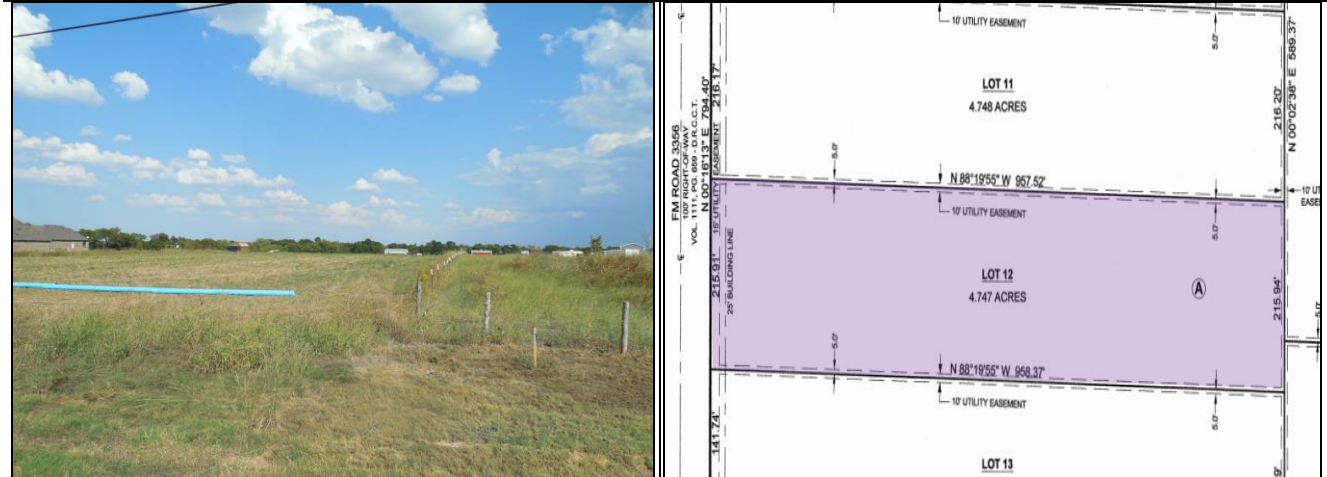
Parcel No.: P00059527

Highway: FM 455

County: Collin

ROW CSJ: 0816-04-109

LAND SALE NO. 1



Grantor: Hiren Patel & Nitya Patel aka Nitya Hiren

Grantee: Emilio Zetino and Maria Zetino

Recording Date: September 15, 2020

Recording Information: Doc# 2020011005002034840

Address: E/s FM 3356, N of CR 826, Collin County, TX

Legal Description: Lot 12, Block A, Washington Estates Phase II, an addition to the ETJ of Van Alstyne, Collin County, TX

Confirmed Price: \$190,000

Verified with: Broker

Terms and Conditions of Sale: Cash to seller

Rental Data: N/A

Land Size: 4.747 acres (plat) or 206,779 SF

Unit Price As Vacant: \$0.92/SF

Type Street: Farm to market road

Utilities: Water, septic required

Improvement(s) Description:

Unit Price As Improved: N/A

Improvement Size: N/A

Condition & Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Residential

Date of Inspection: September 12, 2022

Zoning: None

Flood Plain: None

Additional information: This cleared tract has no flood plain and 215.91 feet of frontage along FM 3356. This tract is platted, but in the ETJ of Van Alstyne and Van Alstyne ISD.

Appraiser: Christi Glendinning, MAI

Date: October 19, 2022

COMPARABLE DATA SUPPLEMENT

District: Dallas

Parcel No.: P00059527

Highway: FM 455

County: Collin

ROW CSJ: 0816-04-109

LAND SALE NO. 2



Grantor: Ssdadwal Lands LLC

Grantee: NVMM TEX LLC

Recording Date: January 20, 2021

Recording Information: Doc# 20210120000120980

Address: N/s & W/s of FM 455, Weston, Collin County, Texas

Legal Description: W Warden Survey, Abstract 965 & J. Cunningham Survey, Abstract 214, Collin County, Texas

Confirmed Price: \$800,000

Verified with: Broker

Terms and Conditions of Sale: Cash to seller

Rental Data: N/A

Land Size: 17.876 acres (778,461 SF, calculated)

Unit Price As Vacant: \$1.03/SF

Type Street: FM 455

Utilities: Water available; septic required

Improvement(s) Description: Vacant

Unit Price As Improved: N/A

Improvement Size: N/A

Condition & Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Residential

Date of Inspection: September 12, 2022

Zoning: AG

Flood Plain: None

Additional information: This tract is irregular generally level to gently rolling with a one acre pond. The property is in the city of Weston and the Celina ISD.

Appraiser: Christi Glendinning, MAI

Date: October 19, 2022

COMPARABLE DATA SUPPLEMENT

District: Dallas

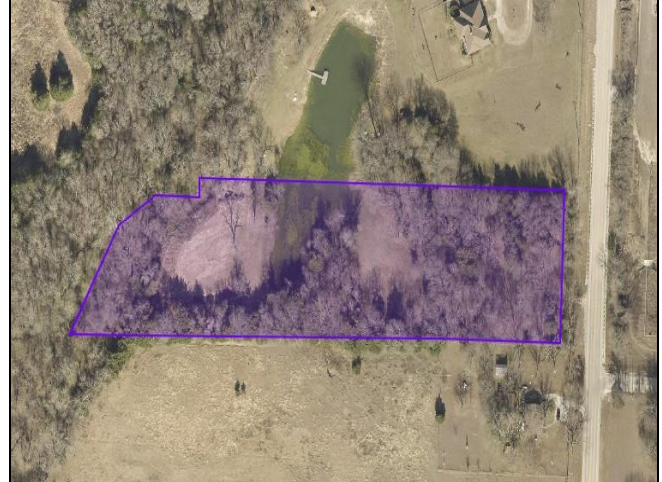
Parcel No.: P00059527

Highway: FM 455

County: Collin

ROW CSJ: 0816-04-109

LAND SALE NO. 3



Grantor: Lyle E. Wise

Grantee: Israel Verver, Jr. a single person, Joanna Gonzalez, a single person and Moises Verver, a single person

Recording Date: April 30, 2021

Recording Information: Doc# 20210430000881990

Address: 2223 FM 455, Anna, Collin County, TX

Legal Description: Lot 3, Block A, of the replat of the J.P Harris Addition, an addition to the city of Anna, Collin County, TX

Confirmed Price: \$235,860

Verified with: Broker

Terms and Conditions of Sale: Cash to seller

Rental Data: N/A

Land Size: 4.0850 acres or 177,981 SF (plat)

Unit Price As Vacant: \$1.33/SF

Type Street: Farm to market road

Utilities: Water, septic required

Improvement(s) Description:

Unit Price As Improved: N/A

Improvement Size: N/A

Condition & Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Residential

Date of Inspection: September 12, 2022

Zoning: None

Flood Plain: None

Additional information: This treed tract is the Anna ETJ and Anna ISD. There is no FEMA flood plain, but 20% of the site is located in the creek and large pond.

Appraiser: Christi Glendinning, MAI

Date: October 19, 2022

COMPARABLE DATA SUPPLEMENT

District: Dallas

Parcel No.: P00059527

Highway: FM 455

County: Collin

ROW CSJ: 0816-04-109

LAND SALE NO. 4



Grantor: William H. Smiers and Kathy E. Smiers, Trustees of the Smiers Living Trust, dated December 30, 1999

Grantee: Mohammed Z. Ali

Recording Date: October 5, 2021

Recording Information: Doc# 20211005002034840

Address: S/s of CR 826, west of FM 3356, Van Alstyne ETJ, Collin County, TX

Legal Description: James Hefflefinger Survey, Abstract 366, Collin County, TX

Confirmed Price: \$357,500

Verified with: Broker

Terms and Conditions of Sale: Cash to seller

Rental Data: N/A

Land Size: 6.383 acres (deed) or 278,044 SF

Unit Price As Vacant: \$1.29/SF

Type Street: Farm to market road

Utilities: Water, septic required

Improvement(s) Description:

Unit Price As Improved: N/A

Improvement Size: N/A

Condition & Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Residential

Date of Inspection: September 12, 2022

Zoning: None

Flood Plain: 16%

Additional information: This clear tract has, has 16% FEMA flood plain along the wooded creek and access to a lake at the back of the property. The tract has 240 feet of frontage along CR 826 making it a long, narrow tract with a low frontage to depth ratio. Deed restricted to residential only. In the Van Alstyne ISD.

Appraiser: Christi Glendinning, MAI

Date: October 19, 2022

COMPARABLE DATA SUPPLEMENT

District: Dallas

Parcel No.: P00059527

Highway: FM 455

County: Collin

ROW CSJ: 0816-04-109

LAND SALE NO. 5



Grantor: Bhavans Venture LLC

Grantee: Trinetra Ventures LLC

Recording Date: June 30, 2022

Recording Information: Doc# 2022000103836

Address: SEC of CR 290 and Spirit Song Way (east of FM 455), Anna ETJ, Collin County, TX

Legal Description: Collin County, TX

Confirmed Price: \$650,000

Verified with: Broker

Terms and Conditions of Sale: Cash to seller

Rental Data: N/A

Land Size: 10.00 acres or 435,600 SF (plat)

Unit Price As Vacant: \$1.49/SF

Type Street: Gravel county roads

Utilities: Water, septic required

Improvement(s) Description:

Unit Price As Improved: N/A

Improvement Size: N/A

Condition & Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Residential

Date of Inspection: September 12, 2022

Zoning: None.

Flood Plain: None

Additional information: This cleared tract has no FEMA flood plain. Located in the Anna ETJ and Anna ISD.

Appraiser: Christi Glendinning, MAI

Date: October 19, 2022

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

Representative Comparable Sales

Subject		Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5
Grantor		Patel	Ssdadwal	Wise	Smiers	Bhavans
Grantee		Zetino	NVMM	Verver	Ali	Trinetra
Date of Sale		09/15/2020	01/20/2021	04/30/2021	10/05/2021	06/30/2022
Unit Price (\$/SF)		\$0.92	\$1.03	\$1.33	\$1.29	\$1.49
Relative Location		North	West	East	North	East
Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Cash	Cash	Cash	Cash	Cash
Conditions of Sale		Arm's Length -0-	Arm's Length -0-	Arm's Length -0-	Arm's Length -0-	Arm's Length -0-
Adjusted Price (\$/SF)		\$0.92	\$1.03	\$1.33	\$1.29	\$1.49
Market Conditions		+20%	+17%	+13%	+9%	+1%
Adjusted Price (\$/SF)		\$1.10	\$1.21	\$1.50	\$1.41	\$1.50
Physical Characteristics						
Location	Anna ETJ & Anna ISD	Inferior +5%			Inferior +5%	
Access	FM 455	Inferior +5%	Inferior +5%	Inferior +5%	Inferior +5%	Inferior +5%
Size	130,680 SF	206,779 SF +10%	778,461 SF +30%	177,981 SF +5%	278,044 SF +10%	435,600 SF +15%
Flood Plain	None		Inferior +3%	Inferior +10%	Inferior +8%	
Utilities	Water/Septic Required					
Shape	Irregular	Superior -10%	Superior -10%	Superior -10%		
Net Adjustments		+10%	+28%	+10%	+28%	+20%
Indicated Unit Value/SF		\$1.21	\$1.55	\$1.65	\$1.80	\$1.80
Estimated Unit Value/SF						\$1.50

EXPLANATIONS OF ADJUSTMENTS WITH RECONCILIATION

Rights Conveyed

All of the sales were conveyed in fee simple ownership, thus, adjustments for property rights are not required.

Financing

All sales were purchased with cash or third-party financing which require no adjustments.

Sale Conditions

- All of the sales were arm's length transactions and adjustments were not necessary.

Market Conditions

The comparable transactions ranged in sale date from September 2020 to June 2022.

- Based on our analysis of market data, upward adjustments based on **10%** annual market increases are estimated for each of the comparable sales.

PHYSICAL CHARACTERISTICS

Location

The subject is located on FM 455 in the Anna ETJ and Anna ISD.

- Sale 2 is located in the Weston area within the Celina ISD, and is just north of the subject. Although in an adjacent school district, desirability is similar, therefore, no adjustment is necessary.
- Sales 1 and 4 are located farther north of the subject in the Van Alstyne ISD. According to brokers, both the Anna ISD and the Van Alstyne ISD are similar in terms of desirability. However, with some exceptions, land values in the area tend to decrease slightly farther north, thus small 5% upward adjustments are estimated for these sales.
- Sales 3 and 5 are located in the Anna ETJ and in the Anna ISD, similar to the subject, with no location adjustments warranted.

Access

The subject tract is an interior tract located on the south side of FM 455 at the terminus of CR 3356, with access from paved FM 455 only but with exposure to FM 3356.

- Sales 1, 2, 3 and 4 have frontage along asphalt roads. As each of the sales lack secondary road access or exposure, we have estimated upward adjustments of 5% to account for this factor.
- Sale 5 has frontage along two roadways, however, both are gravel county roads, which are inferior compared to the subject, with a 5% upward adjustment estimated.

Size

The size adjustment is based on the premise that, in general, the larger the tract, the less its selling price on a per unit basis. The subject is a 3.00-acre (130,680 SF) tract of land.

- All the sales were larger tracts than the subject, with incremental upward adjustments estimated.

SALES COMPARISON APPROACH - LAND VALUE

Floodplain

The subject is gently sloping with no areas of FEMA flood plain. As ponds and creeks associated with flood plain have aesthetic value, adjustments for these differences are mitigated by 50%.

- Sale 2 had no flood plain area, but did have a one acre pond (5% of the site) with a 3% upward adjustment estimated for its unusable area.
- Sale 3 also had no flood plain area, but a pond and creek take up 20% of the site. An upward adjustment of 10% is estimated for this factor.
- Approximately 16% of Sale 4 is located in FEMA Flood Zone A with an upward adjustment of 8% estimated.
- Sales 1 and 5 had no flood plain area, seasonal creeks or large ponds, thus no adjustments are estimated.

Utilities

The subject has water service available, but no sewer service is available.

- All the sales are similar to the subject with water available, but no sewer, thus no adjustments are warranted.

Shape

The subject tract has 750 feet of frontage along FM 455, however, due to its tapering shape, a significant ratio of its western portion is shallow and presents development challenges in that area.

- Sales 1, 2 and 3 were typical shapes desired for development, with 10% downward adjustments estimated.
- Sale 4 and 5 are long, narrow tracts that would also present development challenges, with no adjustments estimated.

Reconciliation

After adjustments, the sales prices range between \$1.21/SF and \$1.80/SF. Considering the subject's size and atypical shape, a market value of \$1.50/SF is estimated.

Whole Property Land Value
130,680 SF @ \$1.50/SF = \$196,020

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

Estimated Replacement/Reproduction Cost					
Building Improvement	# of units	\$ per unit	Cost New	<Depreciation>	Value
None	-0-	-0-	-0-	-0-	-0-
Total Contributory Value of the Building Improvements:					-0-
Metal Workshop Building	3,552 SF	\$52.00/SF	\$184,704	60% <\$110,822>	\$73,882
Chain Link/Barbed Wire Fencing	380 LF	\$70.00/LF	\$26,600	25% <\$6,650>	\$19,950
Chain Link/Barbed Wire Gate	1 Unit	\$2,300/Unit	\$2,300	25% <\$575>	\$1,725
Post Sign (small)	1 Unit	\$600/Unit	\$600	25% <\$150>	\$450
Gravel Paving	26,750 SF	\$4.00/SF	\$107,000	10% <\$10,700>	\$96,300
Septic System	1 Unit	\$10,000/Unit	\$10,000	80% <\$8,000>	\$2,000
Total Contributory Value of the Site Improvements					\$194,307
Total Contributory Value of All Improvements					\$194,307
Land Value: 130,680 SF @ \$1.50/SF =					\$196,020
Value Via the Cost Approach					\$390,327

Cost Estimates

The replacement cost new of the metal workshop building is estimated by using the Marshall Valuation Service (MVS) Cost Manual. This building is most similar to the Average to Good Quality (\$26.50/SF to \$36.50/SF) Class S Light Commercial Equipment (Shop) Buildings category - Section 17, Page 13, with plumbing, concrete floor, space heaters and work areas included. The owner's representative noted that the roof was replaced three years ago. To the base cost of the building, estimated at \$35.00/SF, we have added applicable current and local cost multipliers, indirect cost and entrepreneurial incentive for a total of \$52.00/SF ($\$35.00 \times 1.29 \times 0.91 \times 1.15 \times 1.10 = \51.97 , or \$52.00/SF). The contributory value of the site improvements were based on Marshall Valuation Service, discussions with contractors and estimates from the appraiser's files, to which we added a 15% allowance for entrepreneurial profit and 10% indirect costs.

Depreciation

Depreciation is estimated based on Marshall Valuation depreciation guidelines as well as on our observations and comparisons to market extracted depreciation data.

- The metal building was constructed in 1960, per CCAD, with an actual age of 62 years and, with a life expectancy for a building of this type at 30 - 35 years per MVS, is well beyond its economic life. However, the building continues to be used for its intended purpose and has a new roof installed three years ago. As some areas of deferred maintenance were observed, including rusted metal siding and windows, and considering its advanced age per CCAD, depreciation for the building is estimated at 60%.
- The small post sign, fencing and double panel gate appears to be much newer than the building showing only minor listing and degradation, with 25% depreciation estimated.
- The gravel paving appears to be newly refreshed with 10% depreciation estimated
- The property owner's representative stated that the septic system no longer functions and is not currently in use, but still remains in place with the drain field to the south of the building. Therefore, depreciation is estimated at 80%.

COST APPROACH

Improvement Photos



Metal building from road – NE elevation



SE elevation of metal building



SW elevation of metal building



Chain link/barbed wire gate and fencing



Chain link/barbed wire fencing, small post sign and gravel paving



Gravel paving (please note that the material piles and signs hanging from the fencing are personal property)

PART TO BE ACQUIRED

Highest and Best Use

Given its irregular shape and integration into the whole property, the acquisition parcel is not considered a separate economic unit, therefore, its highest and best use is as a contributing component to the whole property and will have the same unit value as the whole property.

Proposed Right of Way Acquisition

The proposed fee simple acquisition is for 1.0779 acres, or 46,953 SF, of land running along the majority of the subject's FM 455 frontage. Portions of the fencing and gravel paving as well as the double panel gate were located in the acquisition.

Although the building was not located within the acquisition area itself, portions of the property's driveway areas are lost in the acquisition, preventing adequate accessibility to the building. Also, the new right of way line will be located within 15', severely restricting maneuverability for large utility vehicles to access the building for its intended maintenance uses. The building (and associated septic system), therefore, will suffer functional obsolescence, with the impacts analyzed in the Remainder Analysis section.

There are native trees and vegetation within the acquisition area. The value of the native trees and vegetation is considered inherent in the value of the underlying land and thus considered non-compensable as separate items.

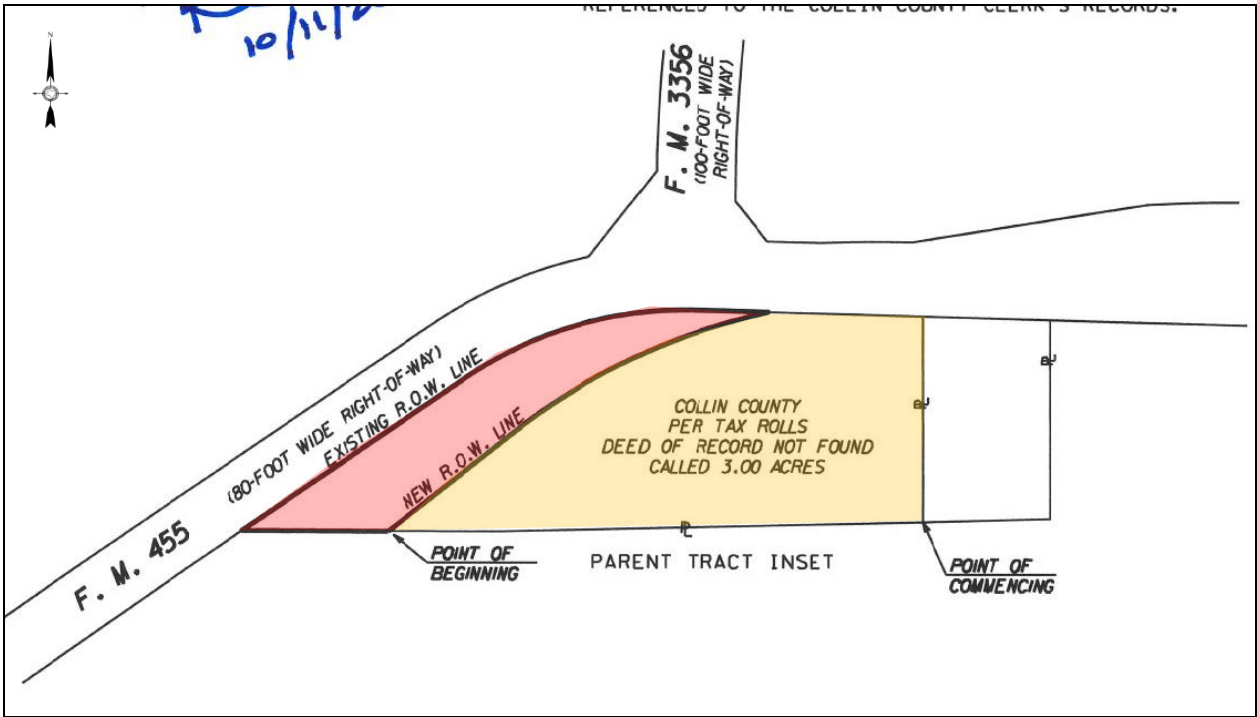
PART TO BE ACQUIRED

CONTRIBUTORY VALUE OF THE IMPROVEMENTS					
Building Improvements	Quantity	\$ per unit	Cost New	<Depreciation>	Value
None					\$0
Site Improvements					
Chain Link/Barbed Wire Fencing	380 LF	\$70.00/LF	\$26,600	25% (\$6,650)	\$19,950
Chain Link/Barbed Wire Gate	1 Unit	\$2,300/Unit	\$2,300	25% (\$575)	\$1,725
Gravel Paving	26,750 SF	\$4.00/SF	\$107,000	10% (\$10,700)	\$96,300
Post Sign (small)	1 Unit	\$600/Unit	\$600	25% (\$150)	\$450
Total Contributory Value of the Site Improvements					\$118,425
Total Contributory Value of All Improvements					\$118,425
Land Value: 46,953 SF @ \$1.50/SF =					\$70,430
TOTAL VALUE AS A UNIT					\$188,855

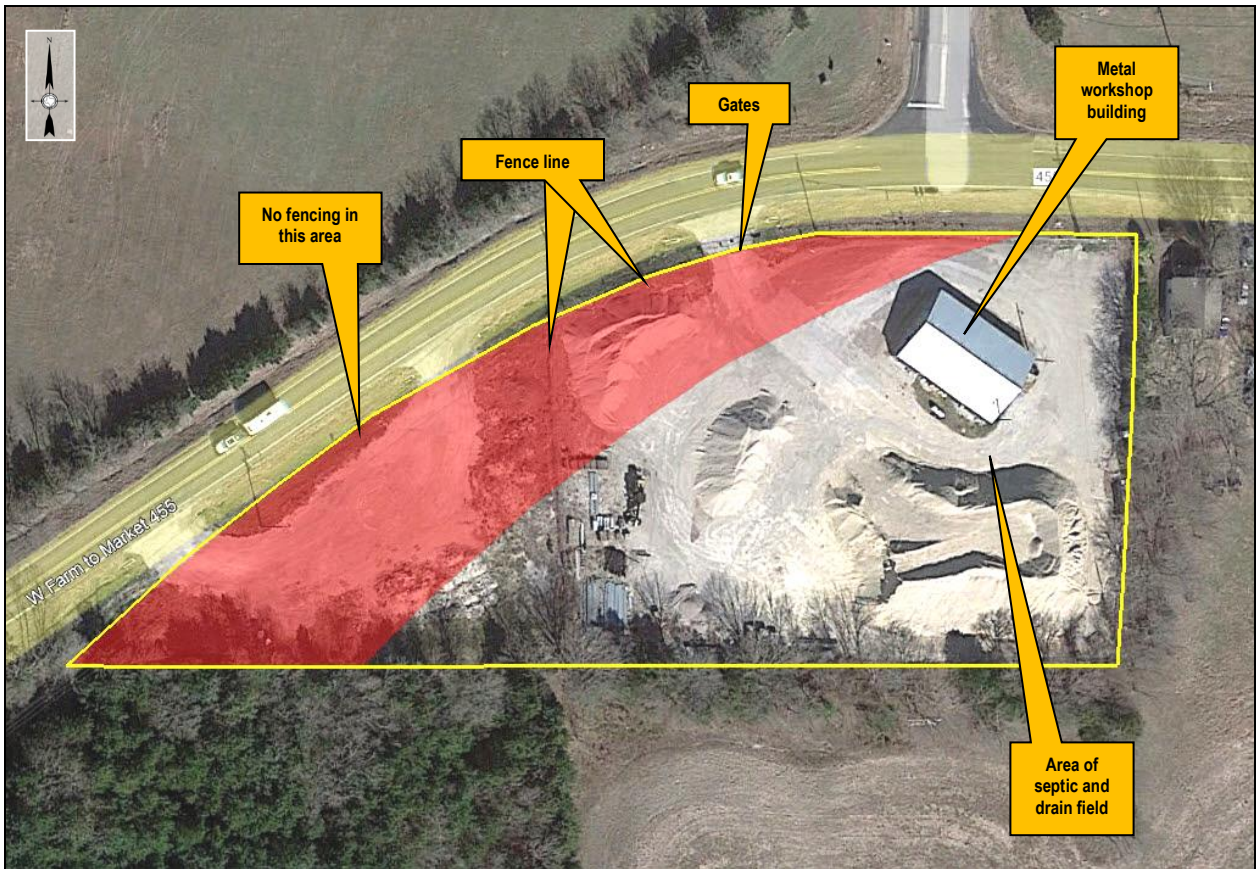
REMAINDER BEFORE THE ACQUISITION

CONTRIBUTORY VALUE OF THE IMPROVEMENTS					
Building Improvements	Quantity	\$ per unit	Cost New	<Depreciation>	Value
None					-0-
Total Contributory Value of the Building Improvements					-0-
Site Improvements					
Metal Workshop Building	3,552 SF	\$52.00/SF	\$184,704	60% <\$110,822>	\$73,882
Septic System	1 Unit	\$10,000/Unit	\$10,000	80% (\$8,000)	\$2,000
Contributory Value of the Site Improvements					\$75,882
Contributory Value of All Improvements					\$75,882
Fee Simple Land Area: 83,727 SF x \$1.50/SF = \$125,590 (rounded down)					\$125,590
TOTAL VALUE AS A UNIT					\$201,472

PART TO BE ACQUIRED



Acquisition shaded red; remainder property shaded yellow
The line drawing in the TxDOT survey excerpt above appears distorted and shows the property to be wider, east to west, than actual.



PROPERTY VALUATION SUMMARY

Whole:

Part to be Acquired:

Remainder After:

HIGHEST AND BEST USE ANALYSIS

The *Highest and Best Use* analysis should consider the reasonably probable and legal use of vacant land or improved property considering legally permissible, physically possible, financially feasible, and maximally productive. The highest and best use of the remainder property continues to be for residential use.

VALUATION APPROACHES & RECONCILIATION

The remainder property is a 1.9221 acre (83,727 SF) tract of land. After the acquisition, the metal building will be +/- 15' from the closest point of the new right of way, therefore, the building (and its associated septic system) will suffer functional obsolescence due to lack of adequate access for its current use (discussed further on the following page). Consequently, the building and its associated septic system add no contributory value to the remainder and is fully depreciated.

As the remainder property is analyzed as vacant land with only impacted improvements valued in this report, the Sales Comparison and Income Approaches are not developed.

The Sales Comparison Approach is the most reliable and commonly utilized method of estimating the value of land in this market and is used in our analysis. The Cost Approach is developed to account for the fully depreciated value of the building and septic improvements.

Cost Approach\$125,590
 Sales Comparison Approach\$125,590
 Income Approach.....N/A

Contributory Value of Improvements (Itemized)	
Metal Storage Building	-0-
Septic System	-0-
Total of Contributory Value of Improvements	-0-

Land Value: 83,727 SF @ \$1.50/SF= \$125,590 (rounded down)

Reconciled Final Value:..... \$125,590

Each approach developed follows this page and is sequenced as shown below.

Land Value
Pg. 5.2

Cost Approach
Pg. 5.3

Sales Comparison Approach
N/A

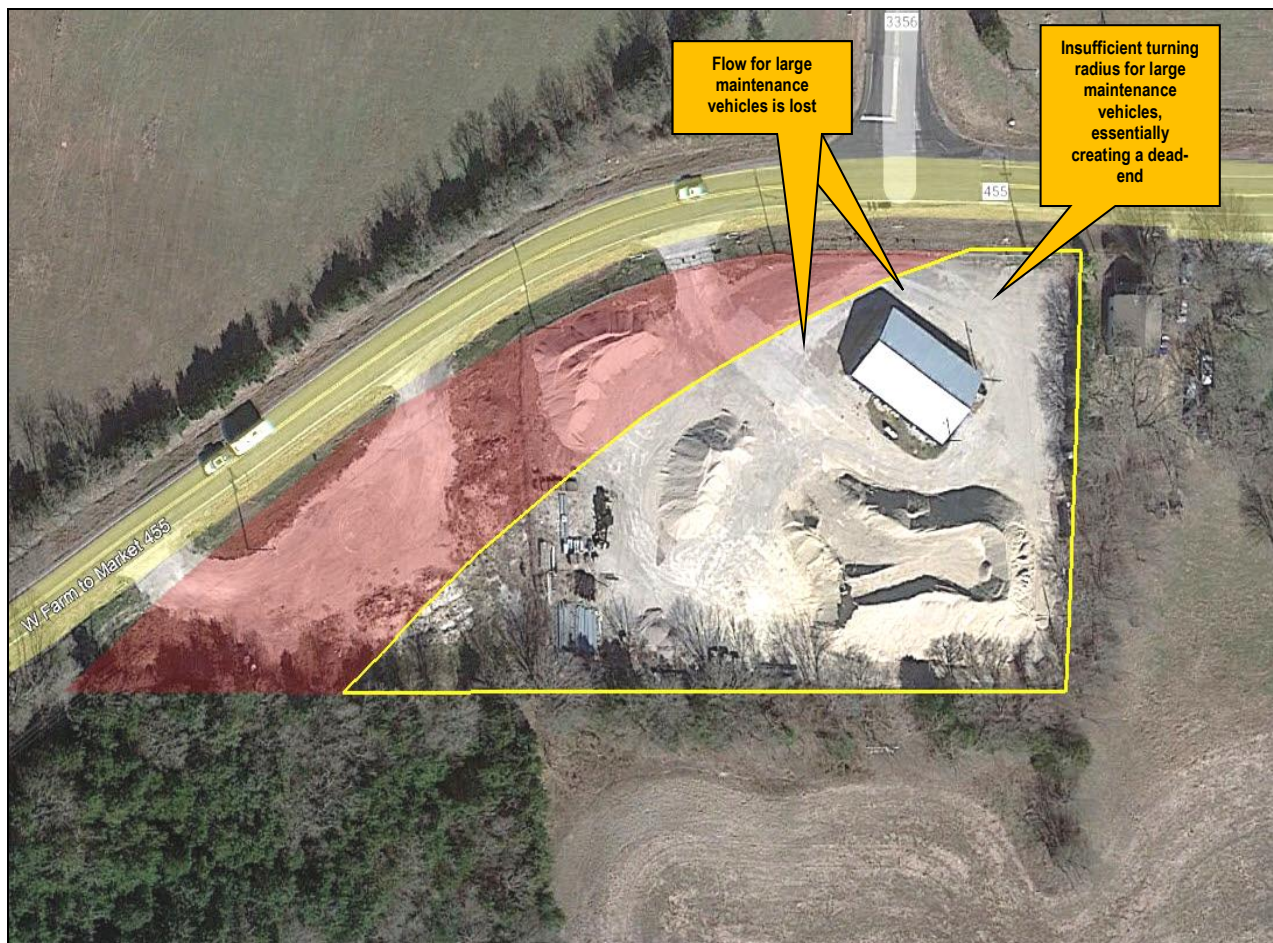
Income Approach
N/A

IMPACTS OF THE ACQUISITION ANALYSIS

The remainder tract contains 1.9221 acres or 83,727 SF.

- Although the building was not located within the acquisition area itself, portions of the interior driveway are lost in the acquisition, preventing adequate circulation around the building. Also, the new right of way line will be located within 15', severely restricting maneuverability for large utility vehicles to access the building for its intended maintenance uses. As the building can no longer be fully utilized for roadway improvement services for which the property is used, it is functionally obsolete. Due to its age it cannot be reconfigured and economically restored for full use, therefore, it will be fully depreciated, adding no contributory value to the remainder.
- The septic system that services the workshop building is currently unusable, and is not likely to be economically feasible to repair. As the building is fully depreciated as a result of the impact of the acquisition, and the septic system services this building, the septic system is, likewise, fully depreciated in the remainder condition.
- As the acquisition ran along a large portion of the property's FM 455 frontage, essentially mirroring its roadway boundary, the remainder's shape is not materially altered.
- As no access rights are being sought, access is unchanged by the acquisition.
- The remainder continues to meet Collin County's minimum size for septic systems.

Although the building has been fully depreciated and adds no contributory value to the remainder, the net result of the acquisition impacts have no material impact on the overall utility of the land. As vacant, the site's highest and best use continues to be for residential development. As improved, the remainder's highest and best use is as a storage yard until redevelopment is warranted.



SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

Representative Comparable Sales

Subject		Comp No. 1	Comp No. 2	Comp No. 3	Comp No. 4	Comp No. 5
Grantor		Patel	Ssdadwal	Wise	Smiers	Bhavans
Grantee		Zetino	NVMM	Verver	Ali	Trinetra
Date of Sale		09/15/2020	01/20/2021	04/30/2021	10/05/2021	06/30/2022
Unit Price (\$/SF)		\$0.92	\$1.03	\$1.33	\$1.29	\$1.49
Relative Location		North	West	East	North	East
Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing		Cash	Cash	Cash	Cash	Cash
Conditions of Sale		Arm's Length -0-	Arm's Length -0-	Arm's Length -0-	Arm's Length -0-	Arm's Length -0-
Adjusted Price (\$/SF)		\$0.92	\$1.03	\$1.33	\$1.29	\$1.49
Market Conditions		+20%	+17%	+13%	+9%	+1%
Adjusted Price (\$/SF)		\$1.10	\$1.21	\$1.50	\$1.41	\$1.50
Physical Characteristics						
Location	Anna ETJ & Anna ISD	Inferior +5%			Inferior +5%	
Access	FM 455	Inferior +5%	Inferior +5%	Inferior +5%	Inferior +5%	Inferior +5%
Size	83,727 SF	206,779 SF +10%	778,461 SF +30%	177,981 SF +5%	278,044 SF +10%	435,600 SF +15%
Flood Plain	None		Inferior +3%	Inferior +10%	Inferior +8%	
Utilities	Water/Septic Required					
Shape	Irregular	Superior -10%	Superior -10%	Superior -10%		
Net Adjustments		+10%	+28%	+10%	+28%	+20%
Indicated Unit Value/SF		\$1.21	\$1.55	\$1.65	\$1.80	\$1.80
Estimated Unit Value/SF						\$1.50

Although acknowledging the reduced in size, the adjustments discussed in the valuation of the whole property apply to the valuation of the remainder.

Remainder Land Area: 83,727 SF x \$1.50/SF = \$125,590 (Rounded Down)

REMAINDER COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

Estimated Replacement/Reproduction Cost					
Building Improvements	Quantity	\$ per measure	Cost New	<Depreciation>	Value
None					-0-
Contributory Value of the Building Improvements:					-0-
Site Improvements					
Metal Workshop Building	3,552 SF	\$52.00/SF	\$184,704	100% <\$184,704>	-0-
Septic	1 Unit	\$10,000/Unit	\$10,000	100% <\$10,000>	-0-
Contributory Value of the Impacted Site Improvements					-0-
Contributory Value of All Improvements					-0-
Fee Simple Land Area: 83,727 SF x \$1.50/SF = \$125,590.50 (rounded down)					\$125,590
Estimated Value by Cost Approach					\$125,590

The remainder Cost Approach methodology is the same as in the whole property analysis with the exception of the additional depreciation for functional obsolescence for the building and septic system (totaling 100%).

EXPLANATION OF DAMAGES

Due to the impacts of the acquisition, the metal workshop building is judged to add no contributory value. As the building adds no value, its associated septic system likewise adds no contributory value and is also fully depreciated. Please note, that while its age and proximity to the new right of way boundary results in 100% depreciation, the remainder building could be used for interim storage or by a different end user in the event of resale. Therefore no demolition costs to remove the structure are estimated. The land continues to meet the Collin County minimum size for septic systems, access is not adversely impacted, and its highest and best use is unchanged. Therefore, no damages to the remainder site value are supported.

Cost to Cure

The property was partially secured with fencing before the acquisition and will require refencing to maintain that security. There is room on the remainder to replace the post sign, chain link/barbed wire fencing and gates. The post sign, approximately 330 LF of fencing and a new double panel gate will be required along the new right of way line, however, the cost of the post sign and refencing the new right of way boundary must be reduced by the amount estimated for sign, fencing and gating in the part to be acquired.

Cost to Cure					
Curative Item	Quantity	Cost/Unit	Total	Less Part Acquired	Cost to Cure
Chain Link/Barbed Wire Fencing	330	\$70.00/LF	\$23,100	-\$19,950	\$3,150
Chain Link/Barbed Wire Gating	1 Unit	\$2,300/Unit	\$2,300	-\$1,725	\$575
Post Sign (small)	1 Unit	\$600/Unit	\$600	-\$450	\$150
Total Cost to Cure					\$3,875

COMPENSATION SUMMARY

WHOLE PROPERTY:

The market value of the whole property is\$390,327

PART TO BE ACQUIRED:

Considered as severed land, the fee simple title to the part being acquired for highway purposes (less oil, gas and sulphur and subject to existing easements, if any, which are not to be extinguished) is \$188,855

REMAINING PROPERTY:

The value of the remainder immediately before the acquisition is\$201,472
 Considering the uses to which the part taken is to be subjected to, the market value of the remainder immediately after the acquisition is.....\$125,590

NET DAMAGES OR ENHANCEMENTS, if any..... \$ 75,882

COST TO CURE \$ 3,875

ACCESS:

The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$0

TOTAL COMPENSATION..... \$268,612

ADDENDA

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This appraisal and report have been prepared under the following general assumptions and limiting conditions:

Information furnished by others is assumed to be true, factually correct, and reliable. No responsibility for its accuracy is assumed by the appraiser. Should there be any material error in the information provided to the appraiser, the results of this report are subject to review and revision.

All mortgages, liens and encumbrances have been disregarded unless so specified within this report. The subject is analyzed as though under responsible ownership and competent management. It is assumed in this analysis that there were no hidden or unapparent conditions of the property, subsoil, or structures, including hazardous waste conditions, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them. No responsibility is assumed for legal matters, nor is opinion rendered as to title, which is assumed to be good.

The appraiser assumes that no hazardous wastes or mold contamination exists on or in the subject unless otherwise stated in this report. The existence of hazardous material, which may or may not be present on the property was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the subject property. The appraiser however, is not qualified to detect such substances or detrimental environmental conditions. The value estimate rendered in this report is predicated upon the assumption that there is no such material on or affecting the property which would cause a diminution in value. No responsibility is assumed by the appraiser for any such conditions, or for any expertise or environmental engineering knowledge required to discover same. The client is urged to retain an expert in this field if so desired.

It is assumed that there is full compliance with all applicable federal, state, and local land use laws and environmental regulations and unless non-compliance is noted, described, and considered herein.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and/or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, the appraiser did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.

It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

Possession of this report, or a copy thereof, does not carry with it the right of publication.

Unless prior arrangements have been made, the appraiser, by reason of this report, is not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this report.

The appraiser has made no legal survey nor has he/she commissioned one to be prepared. Therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

Unless otherwise noted, this appraisal has not given any specific consideration to the contributory or separate value of any mineral, water or timber rights associated with the subject real estate.

Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute.

No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances and assessments have been disregarded, unless otherwise noted.

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

The signatory of this appraisal is a fully qualified commercial appraiser who has been involved in the valuation and/or review of many similar properties. This education and experience in valuing similar properties satisfies the competency provision of USPAP. The qualifications of the appraiser are attached to this report.

This appraisal has been made subject to current market terms of financing.

This appraisal was prepared by the appraiser named herein for the exclusive use of the client named herein. The information and opinions contained in this appraisal set forth the appraiser's best judgment in light of the information available at the time of the preparation of this report. Any use of this appraisal by any other person or entity, or any reliance or decisions based on this appraisal are the sole responsibility and at the sole risk of the third party. The appraiser accepts no responsibility for damages suffered by any third party as a result of reliance on or decisions made or actions taken based on this report.

If the cost approach to value was developed and presented in this appraisal report, it has been done so only as a measure of additional support for the final opinion of the defined value herein. Use of the cost approach data and/or analysis in whole or part for any other purpose is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be reliable indication of replacement or reproduction costs for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building costs and governmental regulations and requirements.

All engineering is assumed to be correct. No responsibility is assumed for matters of hydrology, transportation engineering, drainage or project design.

FIELD NOTES

EXHIBIT "A"

County: Collin
Highway: FM 455
Sta. 121+94.56 to Sta. 127+81.60
CCSJ: 0816-04-104
RCSJ: 0816-04-109
Project ID: R0008795

Page 1 of 7
October 2021

Description for Parcel 00059527

BEING 46,953 square feet of land situated in the Benjamin White Survey Abstract 1016, Collin County, Texas, and being part of a called 3.000 acre tract to Collin County per Collin County Tax Records (no deed of record found), said 46,953 square feet (1.0779 of an acre) of land, being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod found (controlling monument) for the common southeast corner of said Collin County tract and the southwest corner of a called 1.000 acre tract of land described as Parcel No. 1 in Warranty Deed to Brent D. Bilderback as recorded in Volume 5324, Page 6074 of the Deed Records of Collin County, Texas (D.R.C.C.T.), on the north line of a called 62.006 acre tract of land described in Warranty Deed to Margaret Merritt as custodian for Zackery D. Bilderback under the Texas Uniform Transfers to Minors Act as recorded in Volume 5817, Page 2305 D.R.C.C.T.;

THENCE South 88 degrees 39 minutes 05 seconds West, with the common north line of said called 62.006 acre tract and the south line of said called 3.000 acre tract, a distance of 369.58 feet to a point;

THENCE North 89 degrees 50 minutes 33 seconds West, continuing with said common line, a distance of 137.20 feet to a 5/8-inch iron rod set with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" on the new southerly right-of-way line of Farm-to-Market 455 (FM 455, a variable width right-of-way), said point being the **POINT OF BEGINNING** and having surface coordinates of North=7,184,197.26 feet, East=2,537,484.34 feet, and being 60.00 feet right of centerline station 121+94.56;

- (1) **THENCE** South 89 degrees 50 minutes 33 seconds West, continuing said common line, a distance of 183.92 feet to a set 5/8-inch iron rod with cap stamped "MCKIM CREED" for the common southwest corner of said called 3.000 acre tract and a northwest corner of said called 62.006 acre tract on the existing southerly right-of-way line of FM 455 (an 80-foot wide right-of-way) as described in a Deeds to the State of Texas, recorded in Volume 372, Page 235, Volume 372, Page 249 and Volume 372, Page 255, D.R.C.C.T.;
- (2) **THENCE** North 55 degrees 19 minutes 45 seconds East, departing said common line, with the existing southerly right-of-way line of said FM 455, a distance of 342.11 feet to set mag nail in concrete for the point of curvature of a tangent circular curve to the right;

FIELD NOTES

EXHIBIT "A"

County: Collin
Highway: FM 455
Sta. 121+94.56 to Sta. 127+81.60
CCSJ: 0816-04-104
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Project ID: R0008795

Page 2 of 7
October 2021

Description for Parcel 00059527

- (3) **THENCE** Northeasterly, continuing with the existing southerly right-of-way line of said FM 455, with said curve having a radius of 480.87 feet and a chord that bears North 73 degrees 26 minutes 45 seconds East 299.06 feet, through a central angle of 36 degree 14 minutes 00 seconds, an arc distance of 304.10 feet to a set 5/8-inch iron rod with cap stamped "MCKIM CREED" for the point of tangency;
- (4) **THENCE** South 88 degrees 26 minutes 15 seconds East, continuing with the existing southerly right-of-way line of said FM 455, a distance of 93.38 feet to a 5/8-inch iron rod set with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" at the intersection of the existing southerly right-of-way line of said FM 455 with the new southerly right-of-way line of said FM 455 and being the beginning of a non-tangent circular curve to the left; **
- (5) **THENCE** Southwesterly, departing the existing southerly right-of-way line of said FM 455, with the new southerly right-of-way line of said FM 455, with said curve having a radius of 773.00 feet and a chord that bears South 64 degrees 34 minutes 40 seconds West 356.93 feet, an arc distance of 360.18 feet to a 5/8-inch iron rod set with a TxDOT pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" for the end of said curve; **
- (6) **THENCE** South 51 degrees 13 minutes 45 seconds West continuing with the new southerly right-of-way line of said FM 455, a distance of 198.91 feet to the **POINT OF BEGINNING** and **CONTAINING** 1.0779 acres (46,953 square feet) of land, more or less.

**The monument described in this call, if destroyed during construction, may be replaced with a TxDOT Type II right-of-way marker upon the completion of the construction project, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the State.

FIELD NOTES

EXHIBIT "A"

County: Collin
Highway: FM 455
Sta. 121+94.56 to Sta. 127+81.60
CCSJ: 0816-04-104
RCSJ: 0816-04-109
Project ID: R0008795

Page 3 of 7
October 2021

Description for Parcel 00059527

Notes:

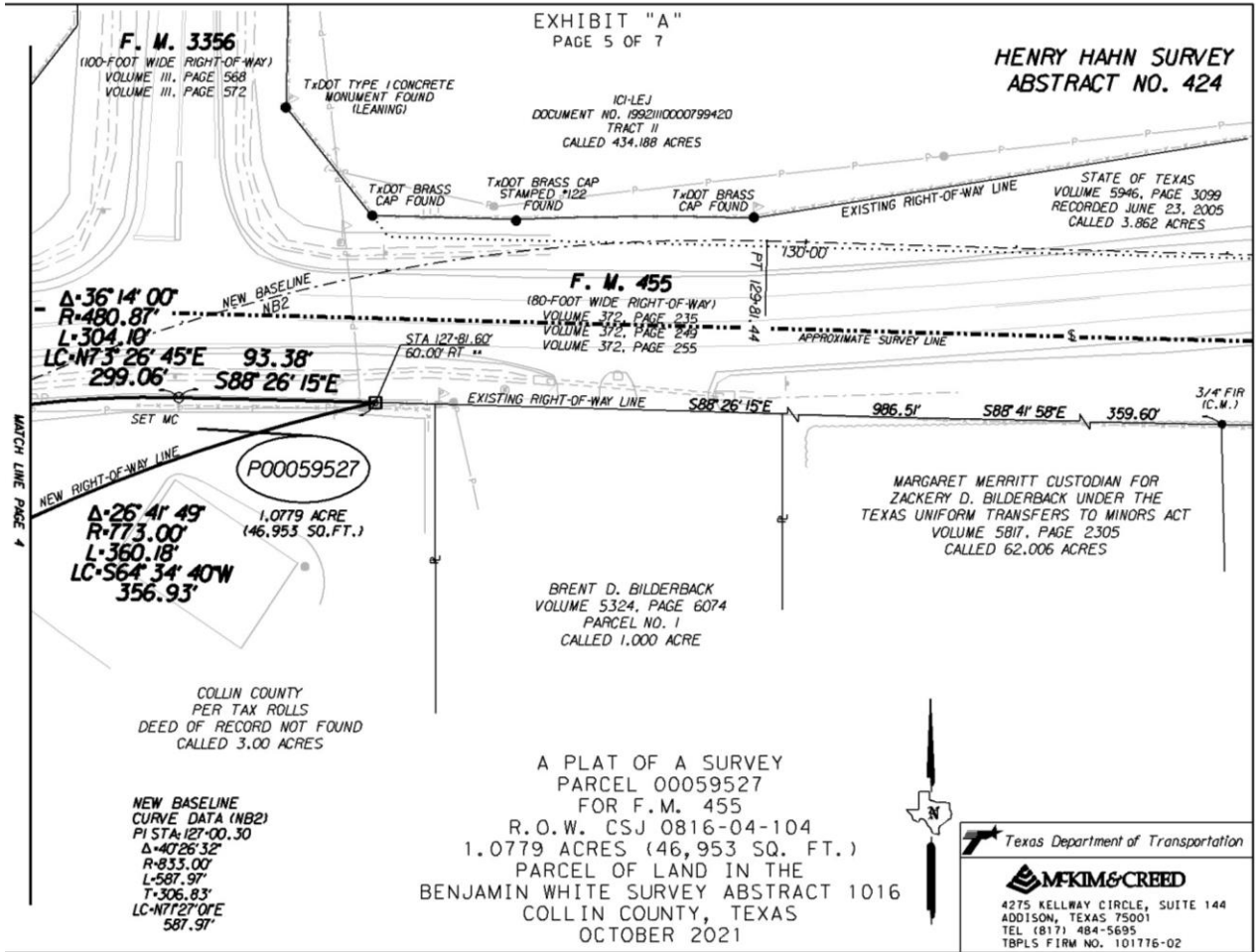
1. Abstracting for property owner deeds completed by McKim & Creed between May 2021 and June 2021.
2. Field surveys were performed between April 2021 and August 2021.
3. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202) TxDOT Virtual Reference System (VRS) RTK Network.
4. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000152710 (TxDOT Dallas County Scale Factor).
5. Project control was established by others and provided by TxDOT.
6. The Station and Offset information refers to the baseline described and shown in DGN files provided by TxDOT on 04/13/2021.
7. A Plat of Survey of even date accompanies this description.

 10/11/2021

Richard R. Dorr
Registered Professional Land Surveyor
Texas Registration No. 4780
McKim & Creed, Inc.
4275 Kellway Circle, Suite 144
Addison, Texas 75001
T (817) 484-5695
TBPELS Firm No. 10177602

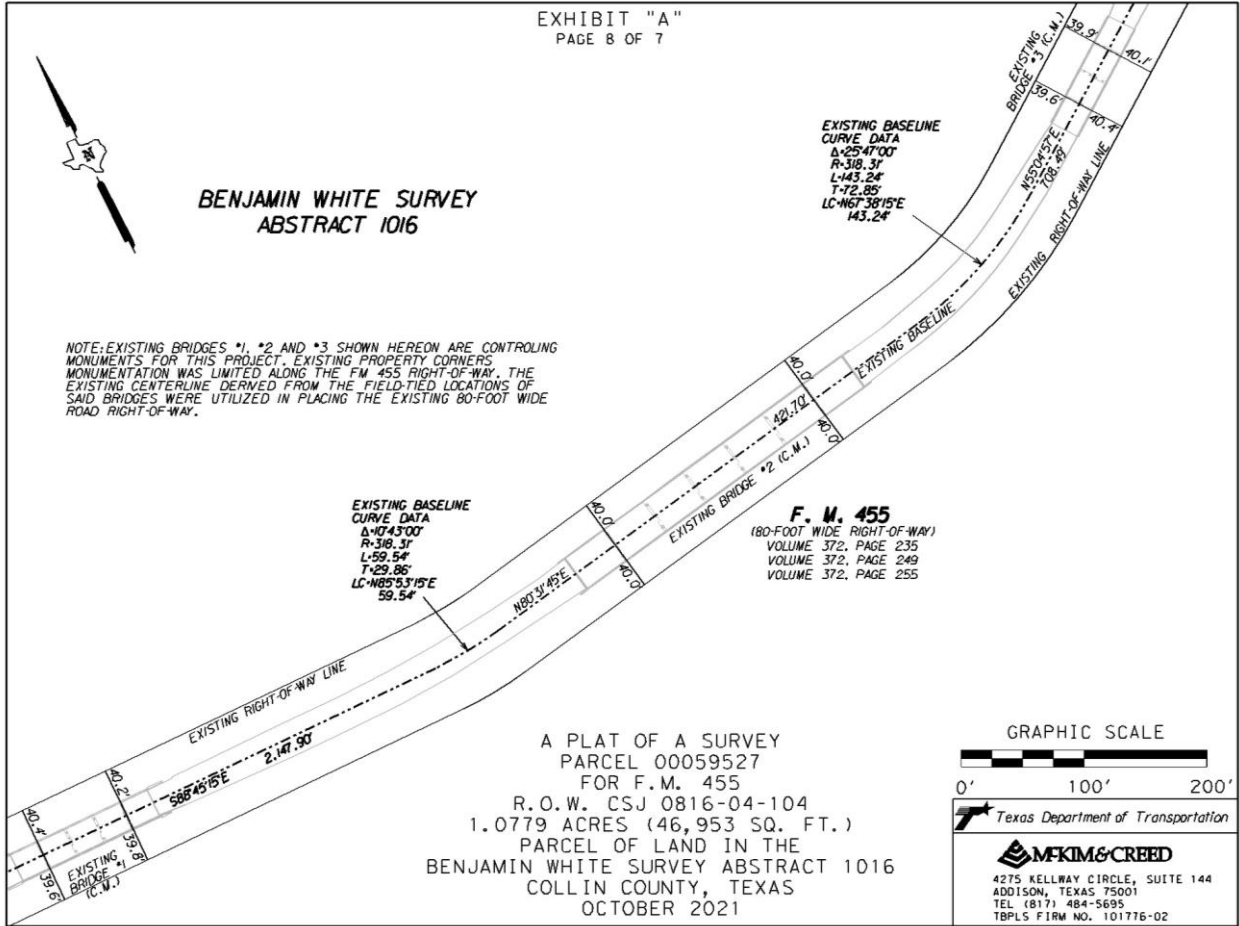


FIELD NOTES



FIELD NOTES

EXHIBIT "A"
PAGE 8 OF 7



CCSJ: 0816-04-104 Project ID: R0008795
 RCSJ: 0816-04-109

FIELD NOTES

LEGEND

EXISTING RIGHT OF WAY LINE _____

RIGHT OF WAY DEED LINE-

PARCEL BOUNDARY _____

NEW BASELINE _____

CONTINUOUS OWNERSHIP PER DEEDS AND UNITY OF USE _____

PROPERTY LINE _____

NEW ACCESS DENIAL LINE _____

EXISTING ACCESS DENIAL LINE _____

SURVEY LINE _____

EXISTING EASEMENT LINE _____

EXISTING EASEMENT LINE _____

EXISTING EASEMENT LINE _____

NEW EASEMENT LINE _____

EXISTING VISIBLE IMPROVEMENTS _____

VOL. = VOLUME

PG. = PAGE

FIR = FOUND IRON ROD

FIP = FOUND IRON PIPE

(C.M.) = CONTROLLING MONUMENT

INST. NO. = INSTRUMENT NUMBER

MON. MONUMENT

R.O.W. = RIGHT-OF-WAY

SET MC = SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM CREED"

☑ = 5/8-INCH SET IRON ROD WITH PINK PLASTIC CAP MARKED "TxDOT SURVEY MARKER RIGHT OF WAY MONUMENT"


☐ = 5/8-INCH SET IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT ACCESS DENIAL POINT"

● = FOUND MONUMENT (AS NOTED)

① = PARCEL NUMBER

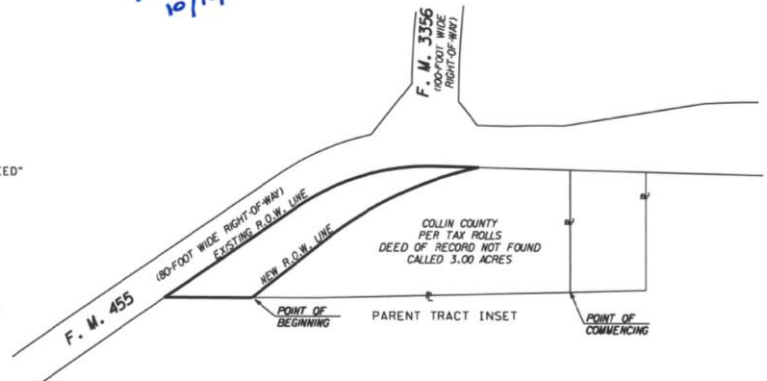
** THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

EXHIBIT "A"
PAGE 7 OF 7



GENERAL NOTES


1. ABSTRACTING FOR PROPERTY OWNER DEEDS COMPLETED BY MCKIM & CREED BETWEEN MAY 2021 AND JUNE 2021.
2. FIELD SURVEYS WERE PERFORMED BETWEEN APRIL 2021 AND AUGUST 2021.
3. THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, TxDOT VIRTUAL REFERENCE SYSTEM (VRS) RTK NETWORK.
4. ALL COORDINATES AND DISTANCES ARE US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000152710 (TxDOT COLLIN COUNTY SCALE FACTOR).
5. PROJECT CONTROL WAS ESTABLISHED BY OTHERS AND PROVIDED BY TxDOT.
6. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED AND SHOWN IN DGN FILES PROVIDED BY TxDOT 04/13/2021.
7. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.
8. VOLUME & PAGES AND INSTRUMENT NUMBERS SHOWN HEREON ARE REFERENCED TO THE COLLIN COUNTY CLERK'S RECORDS.



A PLAT OF A SURVEY
PARCEL 00059527
FOR F.M. 455
R.O.W. CSJ 0816-04-104
1.0779 ACRES (46,953 SQ. FT.)
PARCEL OF LAND IN THE
BENJAMIN WHITE SURVEY ABSTRACT 1016
COLLIN COUNTY, TEXAS
OCTOBER 2021

PARCEL REMAINDER AREA		
PARENT TRACT AREA (TAX RECORDS)	ACQUISITION AREA	CALC. REMAINDER AREA
CALLED 3.000 AC. (130,680 SQ.FT.)	1.0779 AC. (46,953 SQ.FT.)	1.9221 AC. (83,727 SQ.FT.)

(DEED) = DEED CALLED



MCKIM & CREED
4275 KELLWAY CIRCLE, SUITE 144
ADDISON, TEXAS 75001
TEL (817) 484-5695
TBPLS FIRM NO. 101776-02

CCSJ: 0816-04-104 Project ID: R0008795
RCSJ: 0816-04-109

INSPECTION REQUEST LETTER



Real Estate Valuation & Litigation Support
3021 Ridge Road, Suite A-127
Rockwall, Texas 75032
Office 972-772-9442

August 26, 2022

W.G. Proctor, County Judge of Collin Co. Texas
2300 Bloomdale Rd. #2106
McKinney, TX 75009

Re: Appraisal of your property for the FM 455 Improvement Project.

Dear Property Owner:

In connection with the FM 455 Improvement Project, our firm has been retained by O.R. Colan Associates, LLC on behalf of the Texas Department of Transportation to perform a real estate appraisal for a proposed partial acquisition involving your property.

We would like to meet with you at your earliest convenience to inspect your property for the appraisal. Please contact me at 214-236-2437 (mobile) to arrange for a time to meet at the property. You can also contact me via email (christi@caavaluation.com).

Enclosed is the parcel survey pertaining to the proposed acquisition. Should you have questions, please feel free to contact me at any time.

Sincerely,

COMMERCIAL APPRAISAL ASSOCIATES


Christi Boyd Glendinning, MAI

WWW.CAAVALUATION.COM 

CERTIFIED MAIL RECEIPT

7020 1290 0000 6908 8330

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™

McKinney TX 75071

OFFICIAL USE

Certified Mail Fee	\$4.00
Postage	\$1.44
Total Postage and Fees	\$8.69

Extra Services & Fees (check box, add fee)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0080
50

Postmark
Here

08/26/2022
FM 455-159527

Sent To
W.G. Proctor, County Judge of Collin Co. Texas
2300 Bloomdale Rd. #2106
McKinney, TX 75009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

FIDELITY NATIONAL TITLE

**2006 W. Campbell Rd., Ste. 200
Garland, TX 75044**

CERTIFICATE OF SALES

DATE: July 18, 2022.

PARCEL NO: P00059527

CSJ: 0816-04-109

FT NO: 9000142200505

We certify that we have searched the records for conveyances for a period of five (5) years immediately preceding the date of this certificate and find the following:

The last DEED found of record affecting the Land was recorded on 08/09/1972 at Volume 831, Page 582, Real Property Records, Collin County, Texas, wherein the grantee acquired subject property.

EASEMENT EXCERPTS FROM TITLE

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- a. Rights of parties in possession.
- b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

- c. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

- d. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- e. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1951, by and between R. W. Young and Alma Young, as Lessor, and H. S. Norman, as Lessee, recorded April 18, 1951 at Volume 427, Page 13, of the Official Records of Collin County, Texas. Reference to

which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

- f. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 10, 1972, by and between Jack M. Myers, as Lessor, and J. M. Huber Corporation, as Lessee, recorded February 1, 1972 at Volume 808, Page 741, of the Official Records of Collin County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
- g. Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: Gunter Water Supply Corporation
Purpose: As provided in said document
Recording Date: April 8, 1972
Recording No: Volume 817, Page 518, Official Public Records, Collin County, Texas
- h. Easement(s) and rights incidental thereto, as granted in a document:
- Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: December 15, 1967
Recording No: Volume 701, Page 306, Official Public Records, Collin County, Texas
- i. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.
- j. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

APPRAISER'S CERTIFICATE

The undersigned do hereby certify that, except as otherwise noted in this appraisal report:

I have no present or prospective interest in the property that is the subject of this report. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which analyses, opinions and conclusions expressed herein are based, are true and correct.

This appraisal report sets forth all of the assumptions and limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report. These are my personal, impartial, unbiased professional analyses, opinions, and conclusions.

This appraisal report has been made in conformity with the Uniform Standards of Professional Appraisal Practice. I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The Texas Appraiser Licensing and Certification Board requires a program of continuing education for its licensed and authorized appraisers. As of the date of this report, Christi Glendinning and Scott Boyd have completed the requirements of the continuing education program of the State of Texas.

Christi Boyd Glendinning and Scott Boyd have made a personal inspection of the property that is the subject of this report. Scott Boyd provided market research, appraisal analysis and report writing assistance for this appraisal.

We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

COMMERCIAL APPRAISAL ASSOCIATES



Christi Boyd Glendinning, MAI
Texas Certified General Real Estate Appraiser
#TX-1321645-G



Scott Boyd, R/W-AC
Texas Certified General Real Estate Appraiser
TX-1380643-G

QUALIFICATIONS OF SCOTT BOYD, R/W-AC

Scott Boyd is a commercial real estate appraiser and the owner of Hillman Services, a Dallas/Fort Worth based valuation service. He provides appraisals for government agencies, municipalities and property owners.



Valuation assignments have included, retail centers, restaurants, office buildings, manufacturing facilities, office warehouse buildings, vacant land, subdivisions and single-family residences. Special use property types and appraised include:

Fire Stations, Auto Service Facilities, Churches, Day Care Centers, Post Offices, Airport Properties, Billboards/Outdoor Advertising Signs, Wetlands/Flood Plain, Plant Nurseries, Ranches and Agricultural properties.

Scott's focus is in appraisals for transportation, utilities and other infrastructure projects. He has testified as an expert witness in Special Commissioner's hearings and has experience in surface, subterranean and aerial easement valuations, partial acquisitions, whole property acquisitions and surplus property valuation.

Professional Certifications

- ❖ State of Texas, Certified General Real Estate Appraiser TX-1380643-G
- ❖ International Right-of-Way Association, R/W-AC (Appraisal Certification)

Experience

- ❖ 2011 - Present Owner– Hillman Services – Rockwall, TX
- ❖ 2010 - Present Contract Appraiser/ Analyst – Commercial Appraisal Associates – Rockwall, TX
- ❖ 2006-2010 Senior Account Executive- ACME Manufacturing – Denver, CO
- ❖ 2000-2006 Owner - DSD Enterprises dba Boyd Manufacturing. – Denver, CO

Education

- ❖ University of North Texas, BBA – Economics 1992
- ❖ Appraisal Institute –
 - Principles and Procedures of Real Estate Appraisal
 - USPAP
 - Ethics
 - Sales Comparison Approach
 - Cost Approach
 - Market Analysis and Highest and Best Use
 - Income Approach I and II
 - Report Writing and Case Studies
- ❖ International Right of Way Association
 - Right of Way Engineering
 - Advanced Business Relocation
 - Partial Acquisitions

Professional Memberships & Community Service

- ❖ Appraisal Institute – Practicing Affiliate
- ❖ International Right-of-Way Association – Member Chapter 36

QUALIFICATIONS OF CHRISTI BOYD GLENDINNING, MAI

Professional Summary

Christi Boyd Glendinning is the principal of Commercial Appraisal Associates, a real estate valuation and advisory firm she founded in 1992. Christi is a Certified General Appraiser in the State of Texas and a MAI designated member of the Appraisal Institute with over 30 years' experience in commercial real estate. Her clients include financial institutions, corporations, government agencies, municipalities, attorneys and property owners.

Christi's current focus is in appraisals for transportation, utilities and other infrastructure projects. She has experience in surface, aerial, subsurface and avigation easement valuations, partial acquisition, whole property acquisition, review, surplus properties, market studies, damage analysis and litigation support.

Christi has appraised properties throughout Texas, Virginia, Maryland, Massachusetts, California and the District of Columbia and has provided appraisal review services nationwide.

Properties appraised include virtually all types of real estate ranging from regional retail centers to agricultural land. In the course of her practice, she has also had the opportunity to value many unique properties such as schools, courthouses, health clubs, airport facilities, historical buildings, plant nurseries/ growing operations, quarries, marinas and wetlands.

Christi has testified as an expert witness in Special Commissioners hearings as well as before Appraisal District Appraisal Review Boards, in County Courts of Law and in Federal Bankruptcy Court.



Highlighted Qualifications

BBA Real Estate, 1985, University of Texas at Arlington

MAI Designation (#9505), 1992, Appraisal Institute

SR/WA, International Right of Way Association

State of Texas Certified General Appraiser (#1321645), through 12/23

State of Texas Real Estate Sales Agent

Continuing Education

Appraisal Institute

Full course curriculum for the MAI designation
Uniform Standards for Federal Land Acquisition (Yellow Book Course)
Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
Small Hotel/Motel Valuation

International Right of Way Association & Others

Principles of Land Acquisition	Eminent Domain Law Basics for Right of Way Professionals
Ethics and the Right of Way Profession	Principles of Real Estate Negotiation
Right of Way Engineering	Conflict Management
The Uniform Act Executive Summary	Advanced Residential Relocation Assistance
Mobile Home Relocation	Business Relocation
Valuation of Partial Acquisition	United States Land Titles
Easement Valuation	Expert Witness Basics

Professional Affiliations

Appraisal Institute, North Texas Chapter &, Central Texas Chapter

Texas Public Works Association, Associate Member 2011-Present

International Right-of-Way Association, Chapter 36

National Association of Realtors, Texas Association of Realtors, Austin, Metrotex (Dallas), Houston, Longview, Texarkana, Lubbock, Tyler and Williamson County Area Associations of Realtors