NOTICE OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS

MONDAY, DECEMBER 5, 2016

6:00 P.M.

Notice is hereby given of a meeting of the Tomball City Council, to be held on Monday, December 5, 2016 at 6:00 P.M., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1.0 Call to Order

2.0 Invocation

- Led by Brother Roberson, Hufsmith Church of Christ

3.0 Pledges to U.S. and Texas Flags

- Led by Members of Tomball High School or Memorial High School Student Councils

4.0 Public Comments and Receipt of Petitions *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]*

5.0 Presentations:

- Proclamation - ***"Dr. Hayne Sheffield Day"***

6.0 Reports and Announcements

- December 9-11, 2016 – **Tomball German Christmas Market**
- December 10, 2016 – ***"Christmas on Commerce"*** – a **2nd Saturday at the Depot Event**
- December 23 and 26, 2016 – **Christmas Holidays** – City offices closed
- January 2, 2017 – **New Year's Day Holiday** – City offices closed
- Reports by City staff and members of council about items of community interest on which no action will be taken:
  - Glenn Windsor – City of Tomball Finance Department has received the Texas Comptrollers' ***Transparency Star for Traditional Finances*** for Financial Transparency

7.0 Approve the Minutes of the November 21, 2016 Special Joint Meeting of the Tomball City Council and Tomball Regional Health Foundation and the November 21, 2016 Regular Tomball City Council Meeting

8.0 Old Business:

8.1 Approve, on Second Reading, Resolution No. 2016-26-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Brandt Construction LLC, to make direct incentives to, or expenditures for, assistance with infrastructure costs for the promotion of new or expanded business enterprise related to the construction of a new commercial facility to be located on a 2.3291-acre tract of land at 22110 Hufsmith-Kohrville Road, Tomball, TX 77375. The estimated amount of expenditures for such Project $65,694.00.

9.0 New Business:

9.1 Approve Request for City Support of the Spring/Woodlands-based Rumble Cats Classic Car Club for the Use of the Depot Festival Area for Its Annual ***"Rally in the Alley"*** Car Show, to be Held on March 4, 2017, from 9 a.m. to 5 p.m.

9.2 Approve Harris County's Offer to Purchase a Portion of the City of Tomball's Utility Easements Along Phase II of the Tomball Tollway and Authorize the City Manager to Execute the Release of Easement Rights Documents

9.3 Consideration to approve **Zoning Case P16-0156:** Request by Earl Williams, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street, from the Single-Family 20 Estate District to the Commercial District.

- Conduct Public Hearing on **<u>Zoning Case P16-0156</u>**
- Adopt, on First Reading, Ordinance No. 2016-30, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Changing the Zoning District Classification of Approximately 7.34 Acres of Land, Legally Described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Single-Family 20 Estate District to the Commercial District; Said Property Being Generally Located on the East Side of South Cherry Street, North of Theis Lane at 1623 South Cherry Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

10.0 Adjournment

<u>C E R T I F I C A T I O N</u>

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 1st day of December 2016 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

<u>Doris Speer</u>

____

Doris Speer
City Secretary, TRMC

This facility is wheelchair accessible and accessible parking spaces are available Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular City Council Agenda Item Data Sheet

Meeting Date: December 5, 2016

Topic:

- Led by Brother Roberson, Hufsmith Church of Christ

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1st ☐ 2nd	Other

Regular City Council Agenda Item Data Sheet

Meeting Date: December 5, 2016

Topic:

- Led by Members of Tomball High School or Memorial High School Student Councils

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: December 5, 2016

Topic:

- Proclamation - ***"Dr. Hayne Sheffield Day"***

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

"Dr. Hayne Sheffield Day"

Office of the Mayor

Tomball, Texas

Proclamation

WHEREAS, born in 1941, Hayne Sheffield grew up in the oil fields of Moonshine Hill, a small community just outside of Humble, learning at a young age the value of hard work, discipline, and humility from his father Hayne Sr., a drill worker and oil lease operator and his mother, Gene, a substitute teacher and Boy Scout den mother; and

WHEREAS, Hayne graduated Humble High School, attended the University of Texas, and earned his medical degree in ophthalmology; and

WHEREAS, during the summer of 1966, Hayne took a part-time job driving a bus for his church, carrying a load of parishioners to Lakeview Methodist Retreat in the Palestine, Texas, and meeting Patty Lou Herron – they married three years later and just celebrated 48 years together; and

WHEREAS, Hayne began practicing medicine in 1973 just off 1960 at Northwest Medical Center – with three children and the lure of a small town life, he moved his young family to Tomball in 1979 – over the years his practice expanded and Hayne established himself as a trusted and dedicated leader in our medical community for 32 years; and

WHEREAS, Hayne, a member of Tomball United Methodist, joined a group of doctors to travel to Central America and provide treatment for those living in impoverished areas, while Patty Lou, a registered nurse, has been a constant fixture for years at TEAM (Tomball Emergency Assistance Ministries) and TOMAGWA (a facility to provide healthcare to those in need in the Tomball and Magnolia areas); and

WHEREAS, Hayne and Patty Lou's children, Amanda, Jennifer, and Luke, graduated Tomball High School, and were active in the community. Amanda is a tenured professor of developmental psychology at Oklahoma State University, Jennifer is an Assistant United States Attorney and President-Elect of the Federal Bar Association; and Luke served as Campaign Manager for our own Congressman Michael McCaul and does public relations work for the Austin Chamber of Commerce;

NOW, THERFORE, I, **Gretchen Fagan**, Mayor of the City of Tomball, on behalf of the Tomball City Council and all citizens hereof, I do hereby proclaim **Monday, December 5, 2016**, as:

"DR. HAYNE SHEFFIELD DAY"

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

____

ATTEST: ____________________

DATE: November 16, 2016

CITY OF TOMBALL TEXAS

Regular City Council Agenda Item Data Sheet

Meeting Date: December 5, 2016

Topic:

- December 9-11, 2016 – **Tomball German Christmas Market**
- December 10, 2016 – ***"Christmas on Commerce"*** – a **2nd Saturday at the Depot Event**
- December 23 and 26, 2016 – **Christmas Holidays** – City offices closed
- January 2, 2017 – **New Year's Day Holiday** – City offices closed
- Reports by City staff and members of council about items of community interest on which no action will be taken:
  - Glenn Windsor – City of Tomball Finance Department has received the Texas Comptrollers' ***Transparency Star for Traditional Finances*** for Financial Transparency

Background:

Origination:
Various

Recommendation:
N/A

Party(ies) responsible for placing this item on agenda:
City Secretary

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Transparency Star

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Tomball tx

ABOUT US | GOVERNMENT | DEPARTMENTS | BUSINESS | COMMUNITY | VISITORS

- Accounting
- Budgeting
- Financial Transparency
- Notice to Bidders
- Revenue Management
- Utility Billing

ONLINE BILL PAY

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COMMUNITY VOICE

NOTIFY ME

You are here: Home > Departments > Finance > Financial Transparency

Financial Transparency

Find out More About the Budget

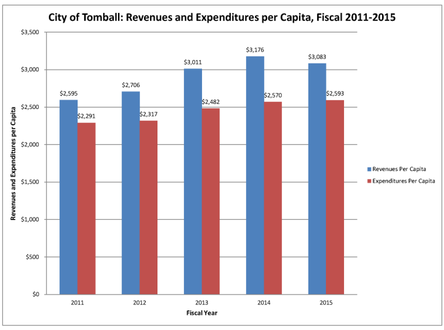
This section is meant to provide taxpayers with additional information to ensure that we are being transparent with the city's finances. By opening our books to the public, taxpayers can see exactly where their money is going. The City has participated in the Texas Comptrollers' Leadership Circle and for the last 4 years has received the highest level award for transparency. The Comptroller's Office has recently modified the transparency award and the City has chosen to participate in the new program called Transparency Stars. The program seeks to recognize government entities that open their books and provide clear and meaningful financial information to their citizens. Current Tax Rates

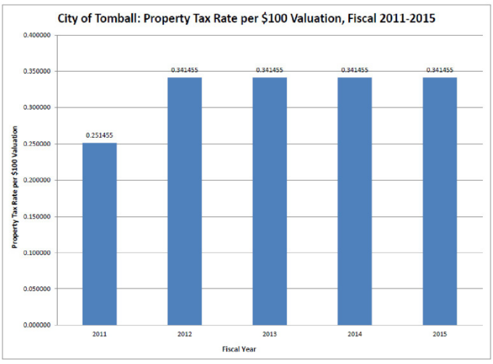
Transparency Star

Traditional Finances

The table below summarizes the City's financial position for its most recently completed fiscal year, October 1, 2014 to September 30, 2015. The source of the population figures used for the per capita calculations is the U.S. Census Bureau Quick Facts population estimates, July 2014. Total full time equivalent positions for all personnel in the most recently completed fiscal year was 175.

	Total Expenses	Total Revenues	Total Property Tax Revenue	Total Sales tax revenue
FY2014-2015 Total	$29,296,780	$34,829,960	$5,241,928	$10,839,818
Per Capita (11,299 est. population)	$2,592.86	$3,082.57	$463.93	$959.36





Provided in this section are:

- Current Year's Approved Annual Budget: Budgets for the last seven years and the proposed budget for the upcoming year Annual Budget Archive
- Current Annual Financial Report: Comprehensive Annual Financial Report (CAFR) for the last seven years. This report is the annual audited financial statements Financial Report Archive
- Current Monthly Check Register**:** The monthly check register including all operating checks written, all outgoing wire transfers, and summaries of semi-weekly payroll Monthly Check Registers
- Current Tax Rates: Local tax rates for the city
- Public Information Requests: Instructions and related forms to make a public information request
- Contact the Mayor or City Council
- Debt Information: summary information on the City's outstanding debt.
- Charts:Revenues and Expenditures per capita and Property tax rate trends
- Raw budget: downloadable budget document
- Certificate of Achievement for Excellence in Financial Reporting 2015
- Certificate of Achievement for Excellence in Financial Reporting 2014

For more information, please visit Texas Transparency.

CONTACT US

Glenn Windsor
Finance Director
E-mail Glenn

501 James St.
Tomball, TX 77375

Staff Directory

Hours
Monday - Thursday
7:45 am - 5:00 pm

Friday
7:45 am - 4:00 pm

Regular City Council
Agenda Item
Data Sheet

Meeting Date: December 5, 2016

Topic:

Approve the Minutes of the November 21, 2016 Special Joint Meeting of the Tomball City Council and Tomball Regional Health Foundation and the November 21, 2016 Regular Tomball City Council Meeting

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Draft Minutes of the November 21, 2016 City Council and Tomball Regional Health Foundation Special Joint Meeting

Draft Minutes of the November 21, 2016 City Council Meeting

MINUTES OF SPECIAL JOINT MEETING OF THE TOMBALL CITY COUNCIL AND THE TOMBALL REGIONAL HEALTH FOUNDATION CITY OF TOMBALL, TEXAS

MONDAY, NOVEMBER 21, 2016

4:00 P.M.

1.0 Call to Order

The Council meeting was called to order at 4:00 p.m. by Mayor Fagan. Other members present:

Councilman Hudgens
Councilman Stoll
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Others present:

City Manager – George Shackelford
Assistant City Manager – Robert Hauck
City Secretary – Doris Speer
Senior Administrative Assistant – Tracy Garcia
Tom Jackson, President/CEO, Tomball Regional Medical Center
Richard Gavin, CFO, Tomball Regional Medical Center
Bruce Hillegeist, Board Member, Tomball Regional Medical Center

The Tomball Regional Health Foundation meeting was called to order by Lynn LeBeouf, Director of Special Projects. Other members present:

Jack Smith, Chair
Danny Marburger
Jerry Till, Treasurer
Tom Kikis, Secretary
Jim Ross
Latrell Shannon
Bill Hogue
Vicki Clark, Vice Chair
Ralph Foxworthy

Marilyn Kinko
Rich Irving
Lori Wilson
Kevin Reed, Attorney for TRHF

2.0 No Public Comments were received.

3.0 New Business:

3.1 The Tomball City Council and the Tomball Regional Health Foundation entered into a Workshop Session to Discuss Funding, IGT transfers, and Community Projects

4.0 Having no further business, the Tomball Regional Health Foundation meeting was adjourned by Lynn LeBeouf

Motion was made by Councilman Townsend to adjourn the Council meeting, second by Councilman Stoll.

Motion carried unanimously

Council meeting adjourned.

PASSED AND APPROVED this the _5th_ day of _December_ 2016.

____
Doris Speer, TRMC, CMC
City Secretary

____
Gretchen Fagan
Mayor

MINUTES OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS

MONDAY, NOVEMBER 21, 2016

6:00 P.M.

1.0 Call to Order

The Council meeting was called to order at 6:00 p.m. by Mayor Fagan. Other members present:

Councilman Hudgens
Councilman Stoll
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Others present:

City Manager – George Shackelford
Assistant City Manager – Robert Hauck
City Secretary – Doris Speer
City Attorney – Loren Smith
Fire Chief – Randy Parr
Marketing Director – Mike Baxter
Finance Director – Glenn Windsor
Director of Public Works – David Esquivel
Director of Community Development – Craig Meyers
Executive Director-TEDC – Kelly Violette
Community Center Manager – Rosalie Dillon
Senior Administrative Assistant – Tracy Garcia

2.0 The invocation was led by Jim Poe, American Legion Post 127 representative.

3.0 Pledges to U. S. and Texas Flags were led by Randy Parr.

4.0 The following public comments were received:

Bruce Hillegeist President, GTACC	-	Announced that the Greater Tomball Area Chamber of Commerce is now an Accredited

29201 Quinn Road, 77375		Chamber of Commerce; expressed his appreciation of the City's support toward the success of the Annual Holiday Parade; and introduced 2017 Miss Tomball, Kyla Hall.
Kyla Hall 2017 Miss Tomball	-	Expressed her appreciation for the honor of being selected as 2017 Miss Tomball.

5.0 Reports and Announcements:

- November 24-25 – **Thanksgiving Holidays**; City offices will be closed
- December 9-11, 2016 – **Tomball German Christmas Market**
- December 10, 2016 – ***"Christmas on Commerce"*** – a **2nd Saturday at the Depot Event**
- December 23 and 26, 2016 – **Christmas Holidays** – City offices closed
- January 2, 2017 – **New Year's Day Holiday** – City offices closed
- Reports by City staff and members of Council about items of community interest on which no action will be taken:
    - Mike Baxter reported on the success of the ***4th Annual "Downtown Holiday Lamp Post Stroll"***
    - Glenn Windsor presented the Quarterly Investment Report for the period ending September 30, 2016. The Public Funds Investment Act requires that a report of the City's investments be presented to Council on a quarterly basis. The investment report includes a listing of all investments together with information relating to diversification, cost vs. market values, yield information, and weighted average maturities. On September 30, 2016, the City had total cash equivalents and investments totaling $49,064,249. A copy of the report is attached for review.

6.0 Motion was made by Councilman Townsend, second by Councilman Stoll, to approve the Minutes of the November 7, 2016 Regular Council Meeting.

Motion carried unanimously.

7.0 New Business:

7.1 Motion was made by Councilman Townsend, second by Councilman Stoll, to approve Resolution No. 2016-25, A Resolution of the City Council of the City of Tomball, Texas Approving an Agreement regarding the Construction of Improvements between the City of Tomball, Texas, and the Tomball Economic Development Corporation.

Motion carried unanimously.

7.2 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, read Ordinance No. 2016-29 by caption only on first reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to adopt, on First Reading and Only Reading, Ordinance No. 2016-29, an Ordinance of the City of Tomball, Texas, Authorizing the Issuance and Sale of the City of Tomball, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2016; Levying a Tax and Providing for the Security and Payment Thereof; and Enacting Other Provisions Relating Thereto. Vote was as follows:

Councilman Hudgens	Aye
Councilman Stoll	Aye
Councilman Degges	Aye
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried unanimously.

7.3 Motion was made by Councilman Degges, second by Councilman Townsend, to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Premium Interests, LLC to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the relocation and development of its business operations to be located at 22502 Park Rd., Tomball, Texas. The estimated amount of expenditures for such Project is $19,150.00.

Motion carried unanimously.

7.4 Motion was made by Councilman Hudgens, second by Councilman Townsend, to approve, on First Reading, Resolution No. 2016-26-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Brandt Construction LLC, to make direct incentives to, or expenditures for, assistance with infrastructure costs for the promotion of new or expanded business enterprise related to the construction of a new commercial facility to be located on a 2.3291-acre tract of land at 22110 Hufsmith-Kohrville Road, Tomball, TX 77375. The estimated amount of expenditures for such Project $65,694.00. Vote was as follows:

Councilman Hudgens	Nay
Councilman Stoll	Aye
Councilman Degges	Aye
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried, 4 votes Aye, 1 vote Nay.

7.5 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to accept and Approve Dedication of Sidewalk Easement by Ernest Grandinetti to the City of Tomball for a 5-Ft. Wide Strip of Land Containing 500 Square Feet, Lying Adjacent to the West Line of Lot 19 in Block 19, Revised Map of Tomball, Harris County, Recorded in Volume 4, Page 25 of the Map Records of Harris County, Texas.

Motion carried unanimously.

7.6 Motion was made by Councilman Townsend, second by Councilman Stoll, to award Contract for Bid No. 2017-03, Sale of Improvements Located at 114 Fannin Street, to Rodney K. Hutson, in the Amount of $100 and Lot 10, Block 5 of Tomball Outlots with Contingencies.

Motion carried unanimously.

7.7 Executive Session: The City Council recessed at 6:56 p.m. into Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

- Sec. 551.071 - Consultation with the City Attorney regarding a matter that the Attorney’s duty requires to be discussed in closed session.

Upon reconvening into Regular Session at 7:02 p.m., the following action was taken:

7.8 Motion was made by Councilman Townsend, second by Councilman Stoll, to Terminate the Professional Services Agreement with LJA Engineering and Approve the Professional Services Agreement for Engineering Services to Gunda Corporation for the M121 East & West Drainage Channels & Detention Basin Final Design.

Motion carried unanimously.

8.0 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to adjourn.

Motion carried unanimously.

Meeting adjourned.

PASSED AND APPROVED this the 5th day of December 2016.

Doris Speer, TRMC, CMC City Secretary	Gretchen Fagan Mayor

Regular City Council Agenda Item Data Sheet

Meeting Date: December 5, 2016

Topic:

Approve, on Second Reading, Resolution No. 2016-26-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Brandt Construction LLC, to make direct incentives to, or expenditures for, assistance with infrastructure costs for the promotion of new or expanded business enterprise related to the construction of a new commercial facility to be located on a 2.3291-acre tract of land at 22110 Hufsmith-Kohrville Road, Tomball, TX 77375. The estimated amount of expenditures for such Project $65,694.00.

Background:

All expenditures of the Tomball Economic Development Corporation (TEDC) sales tax revenue must first be approved as a "Project" of the Corporation. At its regular meeting on November 15, 2016, the TEDC Board of Directors did take formal action to approve, as a Project of the TEDC, an agreement with Brandt Construction LLC for the promotion of new or expanded business development related to the construction of a new commercial facility (4,027-square foot office building and a 3,042-square foot warehouse facility on a 2.3291-acre tract of land) to be located at 22110 Hufsmith-Kohrville Road, Tomball, TX 77375. The Tomball City Council has final approval authority over all projects and agreements of the TEDC.

Origination:

Chad Brandt, President, Brandt Construction

Recommendation:

Approval of Resolution No. 2016-26-TEDC on second reading

Funding:

Yes

Account Number:Project Grants

Party(ies) responsible for placing this item on agenda:

Kelly Violette, Executive Director, Tomball Economic Development Corporation

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Resolution No. 2016-26-TEDC
TEDC Memo
Request Letter
TEDC Performance Agreement

RESOLUTION NO. 2016-26-TEDC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, AUTHORIZING AND APPROVING THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION'S PROJECT TO EXPEND FUNDS IN ACCORDANCE WITH AN ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CORPORATION AND BRANDT CONSTRUCTION LLC TO PROMOTE AND DEVELOP A NEW OR EXPANDED BUSINESS ENTERPRISE; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the Tomball Economic Development Corporation (the "TEDC"), created pursuant to the Development Corporation Act, now Chapter 501 of the Texas Local Government Code, as amended (the "Act"), desires to adopt projects and provide incentives for economic development within the City; and

WHEREAS, the Board of Directors of the TEDC had adopted as a specific project the expenditure of the estimated amount of Sixty-Five Thousand Six Hundred and Ninety-Four Dollars ($65,694.00), found by the Board to be required or suitable to promote a new business development by Brandt Construction LLC; and

WHEREAS, pursuant to the Act, the TEDC may not undertake such project without the approval of Tomball City Council; and

WHEREAS, City Council finds and determines that such project promotes new or expanded business development and is in the best interests of the citizenry; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The City Council hereby authorizes and approves the adoption, by the Board of Directors of the Tomball Economic Development Corporation, as a specific project for the economic development of the City, an expenditure of the estimated amount of Sixty-Five Thousand Six Hundred and Ninety-Four Dollars ($65,694.00), to Brandt Construction LLC in accordance with an economic development agreement by and between the TEDC and Brandt Construction LLC, to promote and develop a new or expanded business enterprise, to be located at 22110 Hufsmith-Kohrville Road, Tomball, TX 77375.

Section 3. In the event any clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this 21st day of November 2016.

PASSED, APPROVED, AND RESOLVED on second and final reading this 5th day of December 2016.

____
Gretchen Fagan, Mayor

ATTEST:

____
Doris Speer, City Secretary

TOMBALL
ECONOMIC DEVELOPMENT CORPORATION

TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: November 21, 2016

SUBJECT: Brandt Construction LLC Performance Agreement

The Tomball Economic Development Corporation has received a request from Chad Brandt, President of Brandt Construction LLC, for assistance with infrastructure costs related to the development of a proposed 4,027-square foot office building and a 3,042-square foot warehouse facility on a 2.3291-acre tract of land located at 22110 Hufsmith-Kohrville Road, in Tomball.

Brandt Construction is currently located at 9337 Spring Cypress Road, Suite G3, in Spring, Texas and desires to relocate its operations to Tomball. The company currently has 14 employees and plans to hire 3 additional employees within the first two years of operation. Brandt Construction was founded in 2001 and specializes in site development, concrete paving, earthwork, detention development, storm drainage, site utilities, foundations, etc.

The new office building will be the company's headquarters for estimating, meetings, and daily clerical operations. The shop will serve as a mechanics shop and minimal equipment storage. The estimated capital investment for the project is $2,100,000.00. The eligible infrastructure improvements include water and sewer extensions, drainage facilities, and related site improvements totaling approximately $202,728.00.

Although this project does not create primary jobs, it does promote the development and expansion of business enterprise, which is considered a permissible project as outlined in Texas Economic Development Legislation.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the estimated 5-year net benefit for the City of Tomball is $218,981.00. The proposed incentive is an amount not to exceed $65,694.00, based on actual expenditures for eligible infrastructure improvements. The anticipated rate of return on the incentive over 5 years is 66.7%.

Brandt Construction L.L.C.

9337 Spring Cypress Rd G-3
Spring Tx, 77379

KDW **November 3, 2016**

Dear Kelly

Brandt Construction LLC is submitting this request for grant funding assistance to TEDC for our business relocation.

Brandt Construction LLC was founded in 2001 and has completed hundreds of site construction projects in the surrounding Houston area. We specialize in site development, concrete paving, earthwork, detention development, storm drainage, site utilities, foundations, etc... We have been involved in many high profile projects over the past several years including Reliant Stadium, Minute Maid Park, Baylor Medical Center, several HISD school projects, SFA college expansion, and many others. Our working area includes Houston and surrounding cities.

Brandt Construction currently has 14 employees. We are planning to construct a 4,000 sf professional office building with a detached 3,400 sf shop/warehouse. Both buildings will be metal buildings with the office having stone and stucco elevations for cosmetic enhancement. The new office will serve as our home headquarters for estimating, financial meetings, new development meetings, and daily clerical operations. The shop will serve as a mechanics shop and minimal equipment storage.

I started Brandt Construction over 15 years ago on a property in Houston. Watching the economy and population grow, I have decided it was time to relocate our headquarters closer to home. My family and I have always lived in this area and look forward to moving our office here too! We are excited to join the Tomball community and continue building our business for many years to come.

The total estimated cost of our new facilities project is estimated at $2,100,000.00. We would appreciate your consideration for any grants, tax reductions, or any other incentives you may have to offer to help absorb some of the relocation costs associated with the new office.

Thank You,

Chad Brandt

President, Brandt Construction LLC

AGREEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

This Agreement (the "Agreement") is made and entered into by and between the **Tomball Economic Development Corporation**, an industrial development corporation created pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B, located in Harris County, Texas (the "TEDC"), and **Brandt Construction LLC** (the "Company"), 9337 Spring Cypress Road, Suite G3, Spring, Texas 77379.

W I T N E S S E T H :

WHEREAS, it is the established policy of the TEDC to adopt such reasonable measures from time-to-time as are permitted by law to endeavor to attract industry, create and retain primary jobs, expand the growth of the City of Tomball (the "City"), and thereby enhance the economic stability and growth of the City; and

WHEREAS, the Company proposes to develop an approximately 2.3291-acre tract of land within the City, located at 22110 Hufsmith-Kohrville Road, Tomball, TX 77375 (the "Property"), more particularly described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, such development shall include the construction of a 4,027-square foot office building and a 3,042-square foot warehouse facility (the "Improvements") on the site, and more particularly described in Exhibit "B," attached hereto and made a part hereof; and

WHEREAS, the Company also proposes to move fourteen (14) full-time employees to the Property and to create three (3) new jobs in Tomball within the first two years of operation in conjunction with the relocation of its business operations to the Property; and

WHEREAS, the TEDC agrees to provide to the Company funding in an amount not to exceed Sixty-Five Thousand Six Hundred and Ninety-Four Dollars ($65,694.00), to assist in the construction of certain targeted infrastructure necessary to promote and develop a new business enterprise on the Property. The infrastructure found by the Board of Directors of TEDC to be required to develop the Property are site improvements and utilities including water, sewer, and drainage facilities (the "Infrastructure Improvements"), identified and described in Exhibit "C," attached hereto and made a part hereof; and

WHEREAS, the Company has agreed, in exchange and as consideration for the funding, to satisfy and comply with certain terms and conditions;

NOW, THEREFORE, in consideration of the premises and the mutual benefits and obligations set forth herein, including the recitals set forth above, the TEDC and the Company agree as follows:

1.

The Company covenants and agrees that it will construct and maintain on the Property a 4,027-square foot office building and a 3,042-square foot warehouse facility (the "Improvements") identified and described in Exhibit "B," attached hereto and made a part hereof. In conjunction with development of the Property, the Company further agrees to construct the Improvements contemplated by this Agreement, in accordance with the requirements of the ordinances of the City and the plans and specifications approved by the City.

The Company further represents and agrees that it will certify the final estimated costs of the construction of such Improvements to the TEDC prior to construction.

2.

Construction of the Improvements on the Property, including construction of the Infrastructure Improvements, must commence within 180 days from the date of this Agreement (the “Start Date”), and the Company shall notify the TEDC of such Start Date. The Development of the Property, including construction of the Improvements shall be completed, and all necessary occupancy permits from the City shall be obtained, within eighteen months of the Start Date. Extensions of these deadlines, due to extenuating circumstances or uncontrollable delay, may be granted at the sole discretion of the Board of Directors of the TEDC.

3.

The Company further represents and agrees that the Improvements described in Paragraph 1 hereof will be operated and maintained for a term of at least five (5) years.

4.

The Company further covenants and agrees that the Company or any owner or lessee of the Improvements does not and will not knowingly employ an undocumented worker. An “undocumented worker” shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized by law to be employed in that manner in the United States.

5.

In consideration of the Company's representations, promises, and covenants, TEDC agrees to reimburse the Company based on the actual cost of the Improvements in an amount not to exceed Sixty-Five Thousand Six Hundred and Ninety-Four Dollars ($65,694.00). The TEDC agrees to reimburse the Company for such amount within thirty (30) days of receipt of a letter from the Company requesting such payment and including: (a) certification of the actual cost of constructing the Infrastructure Improvements; (b) a copy of the City's occupancy permit for the Improvements to the Property; (c) verification from the City acknowledging that all necessary plats, permits, plans, and specifications have been received, reviewed, and approved; (d) verification that the Infrastructure Improvements have been constructed in accordance with the approved plans and specifications; (e) an affidavit stating that all contractors and subcontractors providing work and/or materials in the construction of the Infrastructure Improvements have been paid and any and all liens and claims regarding such work have been released; and, (f) Proof of payment to all contractors and subcontractors providing work and/or materials in the construction of the Infrastructure Improvements, proof of payment must include copies of canceled checks and/or credit card receipts and copies of paid invoices from all contractors and subcontractors.

6.

It is understood and agreed by the parties that, in the event of a default by the Company on any of its obligations under this Agreement, the Company shall reimburse the TEDC the full amount paid to the Company by the TEDC, with interest at the rate equal to the 90-day Treasury Bill plus one-half percent (½%) per annum, within thirty (30) days after the TEDC notifies the Company of the default. It is further understood and agreed by the parties that if the Company, or any owner or lessee of the Improvements, is convicted of a violation under 8 U.S.C. Section 1324a(f), the Company will reimburse the TEDC the full amount paid to the Company, with interest at the rate equal to the 90-day Treasury Bill plus one-half percent (½%) per annum, within thirty (30) days after the TEDC notifies the Company of the violation.

The Company shall also reimburse the TEDC for any and all reasonable attorney's fees and costs incurred by the TEDC as a result of any action required to obtain reimbursement of such funds. Such reimbursement shall be due and payable thirty (30) days after the Company receives written notice of default. It is understood and agreed by the parties that, in the event of a default by the TEDC on any of its obligations under this Agreement, the Company's sole and exclusive remedy shall be limited to either a) the termination of this Agreement or b) a suit for specific performance.

7.

Personal Liability of Public Officials: To the extent permitted by law, no director, officer, employee or agent of the TEDC, and no officer, employee or agent of the City of Tomball, shall be personally responsible for any liability arising under or growing out of this Agreement.

8.

This Agreement shall inure to the benefit of and be binding upon the TEDC and the Company, and upon the Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force whether the Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property and the agreements herein contained shall be held to be covenants running with the Property for so long as this Agreement, or any extension thereof, remains in effect.

9.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above. The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City:	Tomball Economic Development Corporation 401 W. Market Street Tomball, Texas 77375 Attn: President, Board of Directors
If to Company:	Brandt Construction LLC 9337 Spring Cypress Road, Suite G3 Spring, TX 77379 Attn: Chad Brandt, President

10.

This Agreement shall be performable and enforceable in Harris County, Texas, and shall be construed in accordance with the laws of the State of Texas.

11.

Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties hereto.

12.

The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

13.

This Agreement shall bind and benefit the respective Parties and their legal successors and shall not be assignable, in whole or in part, by any party without first obtaining written consent of the other party.

14.

In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this ______ day of _________________ 2016 (the "Effective Date").

BRANDT CONSTRUCTION LLC

By: ____

Name: Chad Brandt

Title: President

ATTEST:

By: _________________________________

Name: _________________________________

Title: _________________________________

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: ______________________________

Name: Gretchen Fagan

Title: President, Board of Directors

ATTEST:

By: ______________________________

Name: William Sumner, Jr.

Title: Secretary, Board of Directors

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _________________ 2016, by ___________________________, the ___________________________________ of Brandt Construction LLC and on behalf of said Company.

____
Notary Public in and for the State of Texas

My Commission Expires: __________

(SEAL)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _________________ 2016, by _______________________________, President of the Board of Directors of the Tomball Economic Development Corporation, for and on behalf of said Corporation.

____
Notary Public in and for the State of Texas

My Commission Expires: __________

(SEAL)

EXHIBIT "A"

Legal Description of Property

2.3291 acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, City of Tomball, Harris County, Texas, being a portion of Lot 1, Block 1 of Brandt Holdings, a subdivision as shown on map or plat recorded under Film Code Number 679589 of the Map Records of Harris County, Texas.

EXHIBIT "B"

Description of Improvements

Construction of a 4,027-square foot office building and a 3,042-square foot warehouse facility on an approximately 2.3291-acre tract of land located at 22110 Hufsmith-Kohrville Road, Tomball, TX 77375.

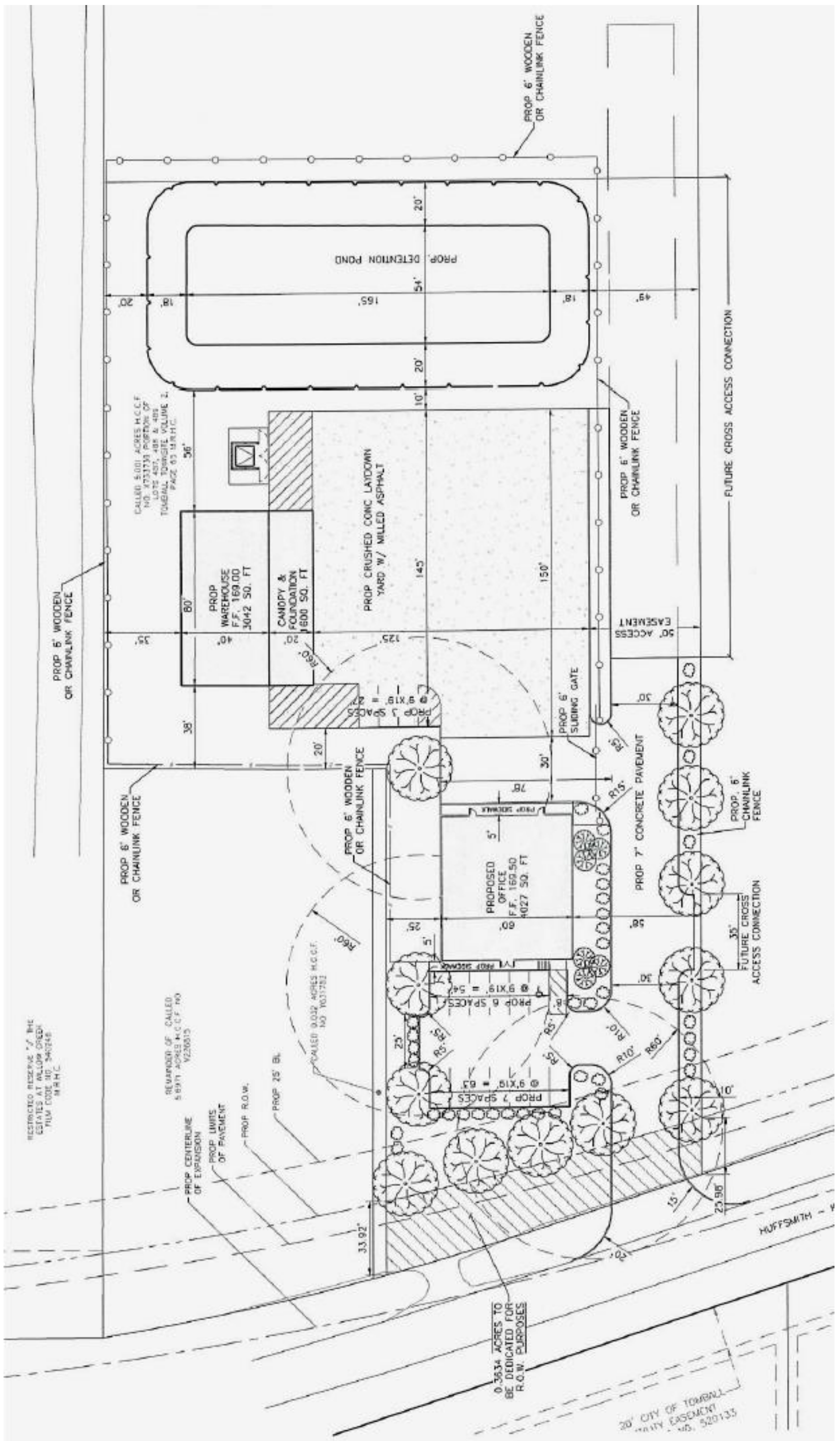


EXHIBIT “C”

Description of Infrastructure Improvements

- Water Line Construction - $10,490
- Sanitary Sewer Construction - $18,522
- Storm Sewer Construction - $58,779
- Drainage Channel Improvements - $4,108
- Site Preparation/Improvements - $110,829

Total: $202,728

EXECUTIVE SUMMARY

A REPORT OF THE ECONOMIC IMPACT OF BRANDT CONSTRUCTION LLC IN TOMBALL, TX

November 7, 2016

Prepared by:
Tomball Economic Development Corporation
29201 Quinn Rd., Suite B
Tomball, Texas 77375

Prepared using Total Impact

PURPOSE & LIMITATIONS

This report presents the results of an analysis undertaken by the Tomball Economic Development Corporation using Total Impact, an economic and fiscal impact analysis tool developed and supported by the Austin, TX based economic consulting firm, Impact DataSource.

The Total Impact model is a customized software program licensed to the Tomball Economic Development Corporation. The model includes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in Tomball Economic Development Corporation's Total Impact User Guide.

The analysis relies on prospective estimates of business activity that may not be realized. Tomball Economic Development Corporation made reasonable efforts to ensure that the project-specific data entered into the Total Impact model reflects realistic estimates of future activity.

No warranty or representation is made by Tomball Economic Development Corporation or Impact DataSource that any of the estimates or results contained in this study will actually be achieved.

CONTENTS

Introduction

This report presents the results of an economic impact analysis performed using Total Impact, a model developed by Impact DataSource. The report estimates the impact that a potential project in the City of Tomball will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Description of the Project

Brandt Construction LLC was founded in 2001 and specializes in site development, concrete paving, earthwork, detention development, storm drainage, site utilities, foundations, etc. Brandt Construction is currently located in Spring, TX and has 14 employees. The company plans to relocate to a 2.3291-acre tract located on Hufsmith-Kohrville Road in Tomball and desires to construct a 4,027 sf professional office building and a 3,042 sf shop/warehouse. The office will serve a home headquarters for estimating, financial meetings, new development meetings, and daily clerical operations. The shop will serve as a mechanics shop and minimal equipment storage. The estimated capital investment for the project is $2,100,000.00.

Economic Impact Overview

The Project's operations will support employment and other economic impacts in the community. The 17.0 workers directly employed by the Project will earn approximately $55,000 per year on average over the next 10 years. This direct activity will support 9.4 indirect and induced workers in the community earning $41,000 on average over the next 10 years. The total additional payroll or workers' earnings associated with the Project is estimated to be approximately $13.0 million over the next 10 years.

On average, the Project will generate $4.0 million in direct economic output over the next 10 years. Spin-off businesses in the community will produce $1.7 million in economic output per year as a result of the Project. In total, the Project will support $5.7 million in economic output per year on average. Economic output is the value of goods and services produced in the economy and can be thought of as revenues for businesses. The economic output calculations in this report were estimated using the RIMS II economic impact model and the Project's employment estimates.

Accounting for various taxable sales and purchases, including activity associated with the Project, worker spending, and visitors' spending in the community, the Project is estimated to support approximately $19.2 million in taxable sales over the next 10 years.

Table 1. Economic Impact Over the Next 10 Years

	Direct	Indirect & Induced	Total
Number of permanent direct, indirect, and induced jobs to be created	17.0	9.4	26.4
Salaries to be paid to direct, indirect, and induced workers	$9,157,263	$3,795,686	$12,952,949
Economic output generated by direct, indirect, and induced activity	$39,540,875	$17,413,802	$56,954,677
Taxable sales and purchases expected in the City	$19,059,766	$106,279	$19,166,045

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

Table 2. Population Impacts Over the Next 10 Years

	Direct	Indirect & Induced	Total
Number of direct, indirect, and induced workers who will move to the City	0.9	0.5	1.4
Number of new residents in the City	2.3	1.4	3.7
Number of new residential properties to be built in the City	0.1	0.1	0.2
Number of new students expected to attend local school district	0.5	0.3	0.8

The Project is estimated to support an average of approximately $1.8 million in new non-residential taxable property each year over the next 10 years. The taxable value of property supported by the Project over the 10-year period is shown in the following table.

Table 3. Value of Taxable Property Supported by the Project Over the Next 10 Years

		The Project's Property					Total
Year	New Residential Property	Land	Buildings & Other Real Prop. Improvements	Furniture, Fixtures, & Equipment	Inventories	Subtotal Nonresidential Property	Residential & Nonresidential Property
1	$33,735	$200,000	$900,000	$1,000,000	$0	$2,100,000	$2,133,735
2	$34,409	$204,000	$918,000	$900,000	$0	$2,022,000	$2,056,409
3	$35,097	$208,080	$936,360	$800,000	$0	$1,944,440	$1,979,537
4	$35,799	$212,242	$955,087	$700,000	$0	$1,867,329	$1,903,128
5	$36,515	$216,486	$974,189	$600,000	$0	$1,790,675	$1,827,191
6	$37,246	$220,816	$993,673	$500,000	$0	$1,714,489	$1,751,735
7	$37,991	$225,232	$1,013,546	$400,000	$0	$1,638,779	$1,676,769
8	$38,750	$229,737	$1,033,817	$300,000	$0	$1,563,554	$1,602,305
9	$39,525	$234,332	$1,054,493	$200,000	$0	$1,488,825	$1,528,351
10	$40,316	$239,019	$1,075,583	$200,000	$0	$1,514,602	$1,554,918

The taxable value of residential property represents the value of properties that may be constructed as a result of new workers moving to the community.

This analysis assumes the residential real property appreciation rate to be 2.0% per year. The Project's real property is assumed to appreciate at a rate of 2.0% per year. The analysis assumes the Project's furniture, fixtures, and equipment will depreciate over time according to the depreciation schedule shown in Appendix A.

Temporary Construction Impact

The Project will include an initial period of construction where $0.9 million will be spent to construct new buildings and other real property improvements. It is assumed that 70.0% of the construction expenditure will be spent on materials and 30.0% on labor. The temporary construction activity will support temporary economic impacts in the community in the form of temporary construction employment and sales for local construction firms.

Table 4. Spending and Estimated Direct Employment Impact of Project-Related Construction Activity

			Amount
Total construction expenditure			$900,000
	Materials	*$630,000*	
	Labor	*$270,000*	
Temporary Construction Workers Supported (Average Earnings = $51,300)			5.3

The following table presents the temporary economic impacts resulting from the construction.

Table 5. Temporary Economic Impact of Project-Related Construction Activity

	Direct	Indirect & Induced	Total
Number of temporary direct, indirect, and induced job years to be supported*	5.3	4.0	9.3
Salaries to be paid to direct, indirect, and induced workers	$270,000	$141,048	$411,048
Revenues or sales for businesses related to construction	$900,000	$798,840	$1,698,840

** A job year is defined as full employment for one person for 2080 hours in a 12-month span.*

Sales tax calculations related to construction activity are presented in the following table. The sales tax revenue generated from construction-period taxable spending is included in the fiscal impact for affected districts in Year 1 of this analysis.

Table 6. Construction-Related Taxable Spending

		Estimate
Expenditure for Materials		$630,000
Percent of Materials subject to local tax		9.0%
	Subtotal Taxable Materials	$56,700
Expenditure for Labor / Paid to construction workers		$270,000
Percent of gross earnings spent on taxable goods and services		25.0%
Percent of taxable spending done locally		30.0%
	Subtotal Taxable Construction Worker Spending	$20,250
Expenditure for Furniture, Fixtures, & Equipment (FF&E)		$1,000,000
Percent of FF&E subject to local tax		35.0%
	Subtotal Taxable FF&E Purchases	$350,000
Total Construction-Related Taxable Spending		$426,950

The above construction analysis focuses on the impact resulting from the Project's construction investments identified in Year 1. If construction will be phased in over several years or an expansion is planned in a later year, parallel calculations will be performed for those years.

Fiscal Impact Overview

The Project will generate additional benefits and costs for the City. Overall, the City will receive approximately $437,600 in net benefits over the 10-year period. The table below displays the estimated additional benefits, costs, and net benefits to be received by the City over the next 10 years of the Project. Appendix C contains the year-by-year calculations.

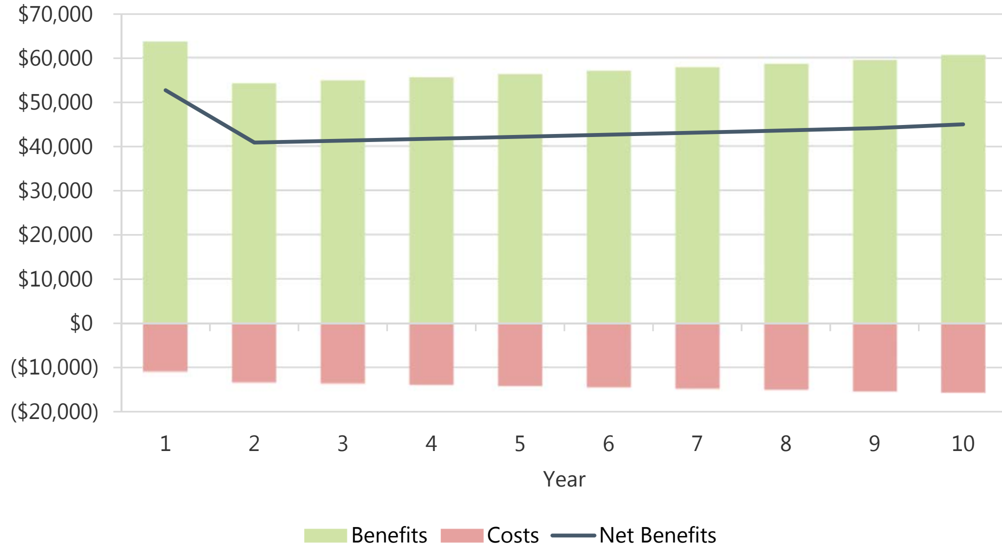
Table 7. City of Tomball: Benefits, Costs, and Net Benefits Over the Next 10 Years

	Amount
Sales Taxes	$383,321
Property Taxes - Project	$60,249
Property Taxes - New Residential	$1,261
Utility Revenue	$107,188
Utility Franchise Fees	$8,753
Building Permits and Fees	$3,690
Hotel Occupancy Taxes	$168
Miscellaneous Taxes & User Fees	$13,895
Subtotal Benefits	$578,526
Cost of Providing Municipal Services	($28,338)
Cost of Providing Utility Services	($112,548)
Subtotal Costs	($140,885)
Net Benefits	$437,640
Present Value (5% discount rate)	*$338,656*

Table 8. Year-by-Year Benefits, Costs, and Net Benefits for the City of Tomball

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	$63,618	($10,863)	$52,755	$52,755
2	$54,246	($13,329)	$40,917	$93,672
3	$54,929	($13,596)	$41,333	$135,005
4	$55,632	($13,868)	$41,764	$176,770
5	$56,356	($14,145)	$42,211	$218,981
6	$57,101	($14,428)	$42,673	$261,654
7	$57,869	($14,717)	$43,152	$304,806
8	$58,658	($15,011)	$43,647	$348,453
9	$59,470	($15,311)	$44,159	$392,611
10	$60,646	($15,617)	$45,029	$437,640
Total	$578,526	($140,885)	$437,640	

Figure 1. Annual Fiscal Net Benefits for the City of Tomball



Impact from Project and Workers

The City will receive benefits from the activity, spending, and investments associated with (1) the Project and (2) the workers. These benefits, associated costs, and resulting net benefits for the next 10 years are shown below for these two categories.

Table 9: Net Benefits to the City from the Project and Workers

	The Project	Workers	Total
Sales Taxes	$376,067	$7,254	$383,321
Real Property Taxes	$41,127	$0	$41,127
FF&E Property Taxes	$19,121	$0	$19,121
Inventory Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$1,261	$1,261
Utility Revenue	$84,945	$22,244	$107,188
Utility Franchise Fees	$7,295	$1,458	$8,753
Building Permits and Fees	$3,690	$0	$3,690
Hotel Occupancy Taxes	$168	$0	$168
Miscellaneous Taxes & User Fees	$8,425	$5,471	$13,895
Subtotal Benefits	$540,838	$37,687	$578,526
Cost of Providing Municipal Services	($17,216)	($11,122)	($28,338)
Cost of Providing Utility Services	($89,192)	($23,356)	($112,548)
Subtotal Costs	($106,407)	($34,478)	($140,885)
Net Benefits	$434,431	$3,209	$437,640
Percent of Total Net Benefits	*99.3%*	*0.7%*	

Non-Tax Incentives

The Tomball EDC is considering the following non-tax incentives for the Project.

Table 14. Incentives Under Consideration

Year	Enter Incentive Description
1	$65,694
2	$0
3	$0
4	$0
5	$0
6	$0
7	$0
8	$0
9	$0
10	$0
Total	$65,694

These financial incentives may be considered an investment in the Project made by the EDC. Four calculations analyzing possible investments were made:

1. Net Benefits - detailed above
2. Present Value of Net Benefits - detailed above
3. Rate of Return on Investment - discussed and detailed below
4. Payback Period - discussed and detailed below

The rate of return on investment calculates the average annual rate of return to the city, treating the incentives as the initial investment and the net benefits to the city as the return on investment. The payback period is the number of years that it will take the city to recover the cost of incentives from the additional revenues that it will receive as a result of the Project.

The table below shows an analysis of these incentives, including a calculation of incentives per job, rate of return, and payback period.

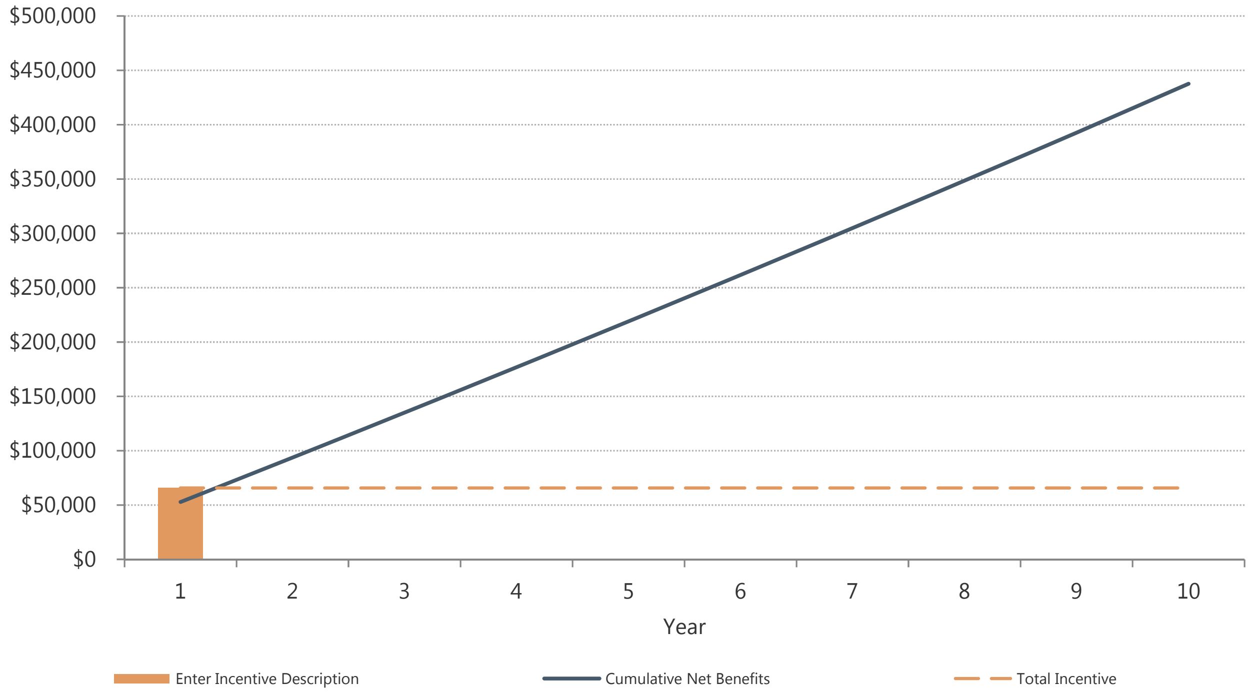
Table 15. Analysis of Incentives

Total Non-Tax Incentive	$65,694
Rate of Return - 5 Years	66.7%
Rate of Return - 10 Years	66.6%
Payback period (years)	1.3

Note: The Rate of Return and Payback Period are calculated based on the sum of annual incentives, not the present value of the incentives.

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to the City. The intersection indicates the length of time until the incentives are paid back.

Figure 2. Incentives Under Consideration



Overview of Methodology

This report presents the results of an analysis undertaken by the Tomball Economic Development Corporation using Total Impact, an economic and fiscal impact analysis tool developed and supported by the Austin, TX based economic consulting firm, Impact DataSource.

The Total Impact model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

233293 Highways and streets		City	County
Employment Multiplier	(Type II Direct Effect)	1.5522	2.0978
Earnings Multiplier	(Type II Direct Effect)	1.4145	1.8241

The fiscal impacts calculated in this report are detailed in Appendix C. Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach. This approach uses relies on two assumptions:

1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by the city and county to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs. This approach relies on two assumptions:

1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

Additionally, this analysis seeks to calculate the impact on the school district's finances from the Project by generally, and at a summary level, mimicking the district's school funding formula.

According to the Texas Education Agency, any property added to local tax rolls, and the local taxes that this generates, reduces the amount of state funding equivalent to local taxes collected for maintenance and operations. The school district retains local taxes received for debt services and the corresponding state funding is not reduced.

However, according to the Texas Education Agency, the school district will receive state aid for each new child that moves to the District. The additional revenues for the school district are calculated in this analysis.

About Impact DataSource

Impact DataSource is an Austin economic consulting, research, and analysis firm founded in 1993. The firm has conducted over 2,500 economic impact analyses of firms, projects, and activities in most industry groups in Texas and more than 30 other states.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: December 5, 2016

Topic:

Approve Request for City Support of the Spring/Woodlands-based Rumble Cats Classic Car Club for the Use of the Depot Festival Area for Its Annual ***"Rally in the Alley"*** Car Show, to be Held on March 4, 2017, from 9 a.m. to 5 p.m.

Background:

The Spring/Woodlands based Rumble Cats Classic Car Club is asking for the City of Tomball to approve use of the Depot festival area for its annual ***"Rally in the Alley"*** car show on March 4th, 2017, from 9 a.m. to 5 p.m.

The show is for pre-1964 model cars and trucks, with a family friendly "Rockabilly" theme. Many of the participants dress in the style of the 1940s and 1950s while on-site. Live Rockabilly and Oldies music would be played at the Gazebo Stage throughout the afternoon.

The car show site would be the standard footprint involving South Elm to Market, Market from the Depot to Cherry, and South Walnut from Main to Fannin. Approximately 150 vehicles and vendors are expected, with an estimated 1,000 spectators, not including those already in Tomball who might visit the show.

This is not an in-kind request. The Rumble Cats Car Club will pay a usage fee not to exceed $500 to cover the cost of public works staff, street closures, and other incidentals involved on-site. They will also hire a minimum of two Tomball Police officers to work the car show site throughout the day.

A portion of the registration and vendor fees will be donated to a local Tomball non-profit organization.

Origination:

Mike Baxter Denise Fiore

Recommendation:

Approve

Party(ies) responsible for placing this item on agenda:

Denise Fiore Mike Baxter

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Car Show Proposal

Rumble Cats Classic Car Club Show – The "Rally in the Alley"

The Spring/Woodlands based Rumble Cats Classic Car Club is asking for the City of Tomball to approve use of the Depot festival area for its annual "Rally in the Alley" car show on March 4th, 2017, from 9 a.m. to 5 p.m.

The show is for pre-1964 model cars and trucks, with a family friendly "Rockabilly" theme. Many of the participants dress in the style of the 1940s and 1950s while on-site. Live Rockabilly and Oldies music would be played at the Gazebo Stage throughout the afternoon.

The car show site would be the standard footprint involving South Elm to Market, Market from the Depot to Cherry, and South Walnut from Main to Fannin.

Approximately 150 vehicles and vendors are expected, with an estimated 1,000 spectators, not including those already in Tomball who might visit the show.

This is not an in-kind request. The Rumble Cats Car Club will pay a usage fee not to exceed $500 to cover the cost of public works staff, street closures, and other incidentals involved on-site. They will also hire a minimum of two Tomball Police officers to work the car show site throughout the day.

A portion of the registration and vendor fees will be donated to a local Tomball non-profit organization.

CONTACT: Vinnie Ramos – 281-740-0764 cflkingpin@yahoo.com
EVENT DATE: March 4, 2017 – Basic footprint: S. Elm, Market to Cherry, S. Walnut to Fannin

Pre- 1969 vehicles – cars and trucks

Registration 9 AM, Show 11 AM, Judging 1 PM, Trophies 3:30 PM, Close 5 PM

We provide contacts to:

- Tony Swonke - DJ
- Dana Kelly – beer sales
- Food Truck – food sales

Family friendly event with a Rockabilly theme, and live Rockabilly and Oldies music at the gazebo

The only low riders allowed are custom models and there would be no traditional low rider events

This is a Spring/Woodlands based club looking for a vintage style site to match their vehicles

They will advertise through social media, fliers, on the web and word of mouth. There is a strong opportunity for coverage from a California-based national car club magazine that will be on-site.

Expected attendance: 1,000 guests

Expected vehicles: 150

Expected vendors: 25

They will provide two Tomball police officers at $40 per hour throughout the day

They were advised of the need for an event fee, probably not to exceed $500, to cover the cost of public works employees on site, street closures, etc.

There will be a $25 vehicle registration fee per vehicle

The club will have City of Tomball listed as additional insured on its event liability insurance policy

A portion of the registration fees will go to a local non-profit such as Abandoned Animal Rescue

Regular City Council
Agenda Item
Data Sheet

Meeting Date: <u>December 5, 2016</u>

Topic:

Approve Harris County's Offer to Purchase a Portion of the City of Tomball's Utility Easements Along Phase II of the Tomball Tollway and Authorize the City Manager to Execute the Release of Easement Rights Documents

Background:

As part of Phase II of the Tomball Tollway Project, Harris County needs to acquire a portion of the City of Tomball's existing utility easements. The easements are located on the east side of the Tollway and to the south of Brown Road.

The first acquisition is described as Parcel Number 530 and comprises 0.0391 acres (1,702 square feet) with an offer of $7,305.50. Of the $7,305.50 offer, $2,625.00 will compensated to the ChristBridge Fellowship Church for the affected improvements (trees).

The second acquisition is described as Parcel Number 531 and comprises 0.0211 acres (918 square feet) with an offer of $4,383.50.

The third acquisition is described as Parcel 531TCE and comprises 0.0048 acres (208 square feet). Parcel 531TCE is a temporary construction easement acquisition for a period of two years with an offer of $114.50.

Currently the City of Tomball does not own any utilities within the easements. The adopted Infrastructure Master Plan identifies that a future 2" gas main and 12" water main will be placed within the existing easements. Even with the narrowed easement widths, the City of Tomball will have adequate room for the future utility main installations.

Origination:

Harris County Engineering Department, Right-of-Way Division

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda:

Craig T. Meyers, Community Development Director

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Parcel 530 Metes and Bounds

Parcel 530 Offer to Purchase and Appraisal
Release of Utility Easement-Parcel 530
Parcel 531 Metes and Bounds
Parcel 531TCE Metes and Bounds
Parcels 531 and 531TCE Offer to Purchase and Appraisal
Release of Utility Easement-Parcel 531
Temporary Construction Easement-Parcel 531TCE

Exhibit A

TOMBALL TOLLWAY – PHASE 2
PARCEL 530
0.0391 ACRE (1,702 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0391 acre (1,702 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of the 6.1473 acre remainder of that certain called 39.4690 acres described in deed to Christbridge Fellowship (formerly known as Church of Christ, Tomball, Texas), dated March 9, 1977, as recorded under Harris County Clerk's File (H.C.C.F.) Number F071153 (Film Code (F.C.) Number 160-14-2288); said 0.0391 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking an interior corner of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under F.C. Number 622107, Harris County Map Records; said iron rod also marking the most westerly interior of that certain called 8.380 acres, referred to as Tract I, Exhibit "I", described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under H.C.C.F. Number 20090460101 (F.C. Number 068-08-1070); thence:

> South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and marking the **POINT OF BEGINNING** and most northeasterly corner of the herein described tract, and having surface coordinates of X=3,031,930.01 and Y=13,965,104.12;

THENCE, southerly, across said 39.4690 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the left, having a radius of 7,970.00 feet, an arc length of 313.09 feet, a delta angel of 02°15'03", and a chord which bears South 15°45'38" East, 313.07 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing east R.O.W. line of S.H. 249, based on a varying width, and being Parcel 19A, as dedicated to State of Texas in Volume 6642, Page 433, Harris County Deed Records; said iron rod also being in the west line of said 39.4690 acre tract and marking the most southerly corner of the herein described tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 530
0.0391 ACRE (1,702 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

THENCE, northerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, the west line of said 39.4690 acre tract, and a non-tangent curve to the right, having a radius of 2,774.80 feet, an arc length of 315.03 feet, a delta angle of 06°30'18", and a chord which bears North 17°01'15" West, 314.86 feet to a point for the most westerly southwest corner of said Lot 1 and said 8.380 acre tract, and being the most northwesterly corner of the herein described tract, from which a found 5/8-inch iron rod with cap bears South 88°09'00" West, 0.30 feet;

THENCE, North 88°09'00" East, departing the existing east R.O.W. line of said S.H. 249 with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 7.14 feet to the **POINT OF BEGINNING** and containing 0.0391 acre (1,702 square feet) of land.

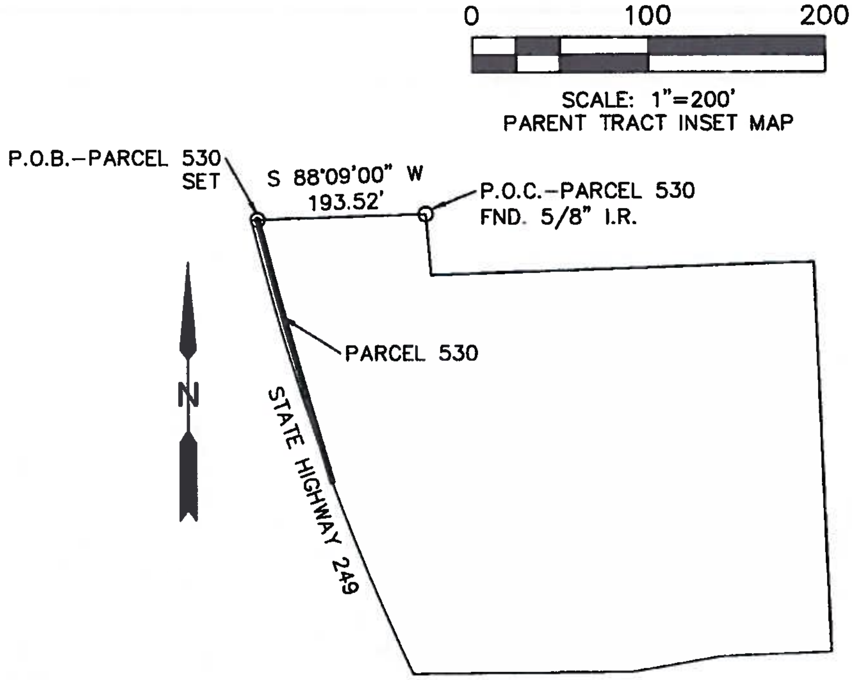
There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR

ABBREVIATIONS

A.E.	AERIAL EASEMENT
AC.	ACRES
CONC.	CONCRETE
ESMT.	EASEMENT
EXIST.	EXISTING
F.C.	FILM CODE
F/K/A	FORMERLY KNOWN AS
FND.	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.L.&P.	HOUSTON LIGHTING & POWER
INT.	INTEREST
I.P.	IRON PIPE
I.R.	IRON ROD
MONU.	MONUMENT (4"X4" PILLAR)
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SET	SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VOL.	VOLUME
W/	WITH



CURVE TABLE					
NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	7,970.00'	313.09'	02°15'03"	S 15°45'38" E	313.07'
C2	2,774.80'	315.03'	06°30'18"	N 17°01'15" W	314.86'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 88°09'00" E	7.14'

BY:

GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR

DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.

2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.

3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

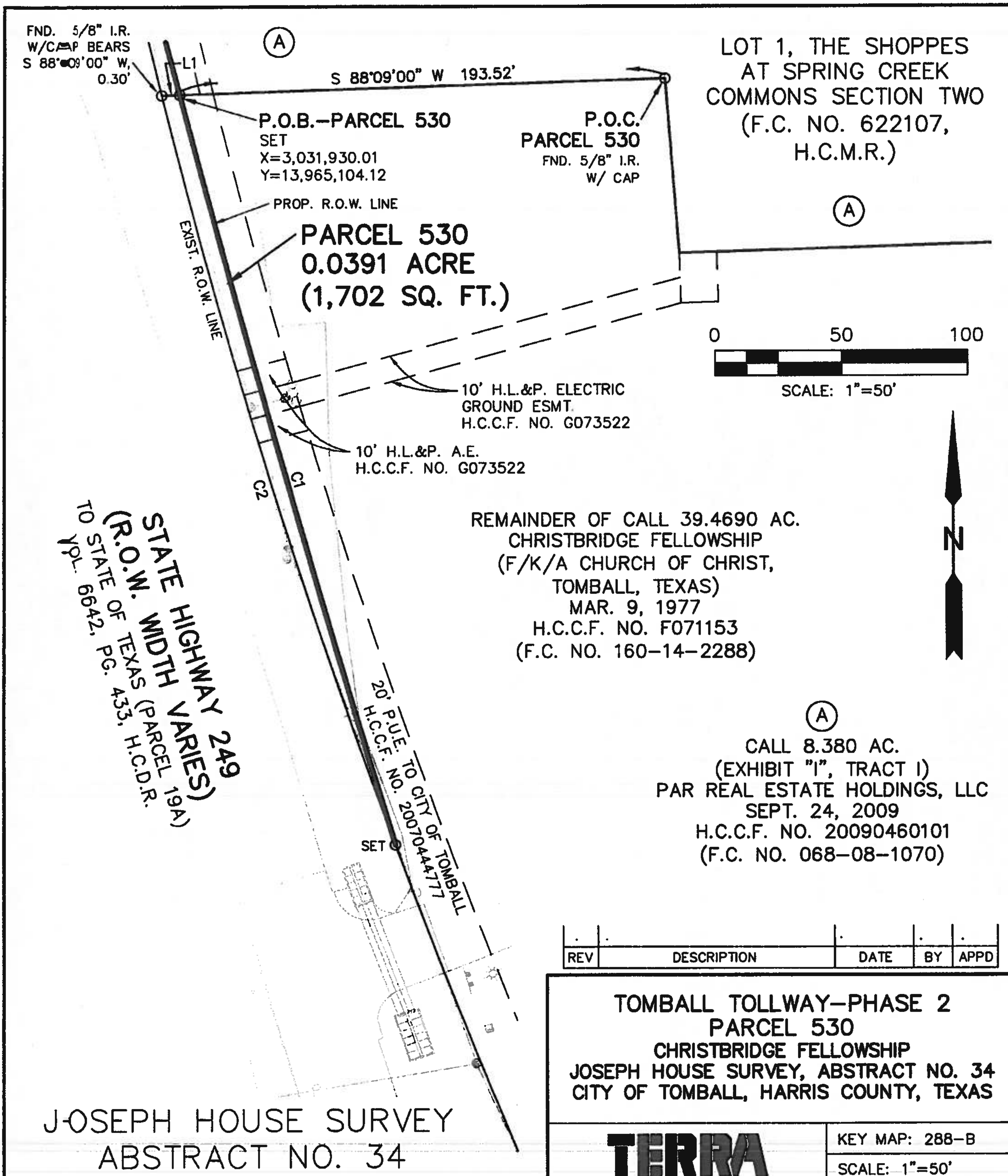
REV	DESCRIPTION	DATE	BY	APPD

TOMBALL TOLLWAY-PHASE 2
PARCEL 530
CHRISTBRIDGE FELLOWSHIP
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 3 OF 4



REV	DESCRIPTION	DATE	BY	APPD

TOMBALL TOLLWAY-PHASE 2
PARCEL 530
CHRISTBRIDGE FELLOWSHIP
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
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HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 4 OF 4

	EXISTING	TAKING	REMAINING
ACRES	6.1473	0.0391	6.1082
SQ. FT.	267,776	1,702	266,074

EXISTING ACRES/SQ. FT. IS CALCULATED FROM DEEDS

HARRIS COUNTY

ENGINEERING DEPARTMENT
RIGHT OF WAY DIVISION

10555 Northwest Frwy., Suite 210
Houston, Texas 77092
(713) 274-3700

VIA CERTIFIED MAIL NO. 7002 2030 0003 4592 9600
<u>RETURN RECEIPT REQUESTED</u>

October 11, 2016

City of Tomball
c/o Craig Meyers
501 James St.
Tomball, TX 77375

Re: **Offer to Purchase**
Project: Tomball Tollway Phase II , Tract No.: 530
Partial Acquisition of a 0.0391-acre(s) Utility Easement

Dear Mr. Meyers:

Harris County is in the process of securing property required for development of the referenced project. The acquisition of a utility easement interest in 0.0391 acre(s) of your property, as described in the enclosed property description, is needed for this project. Your rights as a Texas property owner are explained in the enclosed State of Texas Landowner's Bill of Rights.

At the time Harris County makes an offer to purchase property, it is required by Section 21.0111 of the Texas Property Code to disclose to the property owner any and all appraisal reports produced or acquired by Harris County relating specifically to the owner's property and prepared in the 10 years preceding the date of the offer.

A property owner is likewise required to disclose to Harris County, the entity seeking to acquire property, any and all current and existing appraisal reports produced or acquired by the property owner relating specifically to the owner's property and used in determining the owner's opinion of value. Such disclosure shall take place no later than the earlier of: the 10th day after the date of receipt of an appraisal report *or* the 3rd business day before the date of a special commissioners hearing if an appraisal report is to be used at the hearing.

An appraisal of your property has been prepared by an independent State Certified Real Estate Appraiser to determine its fair market value. Just compensation, relative to the above referenced acquisition, has been established as $7,305.50. Just compensation includes the valuation of the land, affected improvements, and damages to the remainder property as a result of the acquisition.

The Right of Way Division is authorized to offer you $7,305.00 which represents $4,680.00 as compensation for the land to be acquired and $2,625.00 as compensation for affected improvements. Should you decide to retain title to or remove any improvements within the acquisition area, the offer stated above will be reduced accordingly. Compensation for improvements also includes the cost to relocate or replace any affected improvements, which will be the responsibility of the property owner.

As stated above, Harris County has obtained an appraisal of your property. If you wish to accept the offer based on this appraisal, please contact me. If you are not willing to accept this offer, you may submit a written counteroffer detailing the requested amount and basis for such amount. You will have 30 days from the date of receipt of this offer before a 2nd and final offer is sent.

You may be entitled to additional benefits under Harris County's relocation program if you are being displaced due to the acquisition. It is emphasized, however, that any relocation benefits to which you may be entitled will be handled separate and apart from this transaction.

You have the right to discuss any offer or agreement regarding Harris County's acquisition of the property with others or keep the offer or agreement confidential, unless the offer or agreement is subject to Chapter 552, Government Code.

You are entitled to repurchase the subject property if the proposed public use is canceled or no actual progress is made toward the public use between the date of the County's acquisition and the 10th anniversary of that date. Your right to repurchase is explained in the attached Property Code Section 21.101.

Please be advised, if your property is encumbered by any liens, then the sale of your property to Harris County will require lender notification and approval.

Please contact me at 713-274-3714 if you have any questions. If you do not receive copies of all of the attachments listed below, please contact me immediately. I've enclosed my business card for your convenience. Your cooperation is greatly appreciated.

Sincerely,

Cherita Early
Right of Way Agent

Enclosures: Property Description/Survey
Landowner's Bill of Rights
Appraisal Report dated August 27, 2016
Appraisal Disclosure Notice
§ 21.101 Right to Repurchase

*****The acquisition is for 50% of the compensation for release of 20' utility easement in 0.0391 acre(s) taking. *****

ROW

AUG 30 2016

APPRAISAL

Integra Realty Resources
Houston

Appraisal Of:
Parcel 530
Being a 6.1473 acre tract of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas.

Prepared For:
Harris County Right of Way Division
Attn: Jennifer Gonzales
Appraisal/Sales Manager
10555 Northwest Freeway, Suite 210
Houston, Texas 77092

Effective Date of the Appraisal:
June 6, 2016

IRR – Houston File Number:
155-2016-1330

Integra Realty Resources
Houston

5 Riverway
Suite 200
Houston, Texas 77056

T 713.243.3300
F 713.827.8552
info@irr.com
www.irr.com

August 27, 2016

Harris County Right of Way Division
Attn: Jennifer Gonzales
Appraisal/Sales Manager
10555 Northwest Freeway, Suite 210
Houston, Texas 77092

Re: Appraisal for the proposed extension of the Tomball Tollway Phase II.
Property Owner: Christbridge Fellowship
Parcel 530

Dear Ms. Gonzales:

As requested, we have prepared an appraisal of the referenced property to arrive at an opinion of market value and total just compensation. The proposed acquisition of Parcel 530 will facilitate the extension of the current Tomball Tollway from its terminus north of FM 2920 to connect with the proposed Montgomery County Toll Road project. The Subject Property may be legally described as:

> Being a tract containing 6.1473 acres of land out of the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas.

The Subject Property's neighborhood area is in the northwestern portion of Harris County within the City of Tomball. The Subject Property is located along the east line of the old SR 249 off ramp with a physical address of 29510 Tomball Parkway, Tomball, TX 77375. The whole property size used throughout this report is derived from information provided by the client.

The part to be acquired, Acquisition Parcel, is approximately 0.0391 of an acre or 1,702 square feet located at the west boundary of the Subject Property. The Subject Property is improved with a church facility and associated site improvements. The main improvements are not within the acquisition and will not be included in this report. Six trees are within the part to be acquired and will be considered in this report.

The accompanying report of which this letter is a part describes the site, purpose and method of appraisal and the data considered in reaching our final value conclusion. A complete appraisal was performed on the Subject Property. This is an Appraisal Report that complies with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice (USPAP).*

The purpose of this appraisal is to estimate the market value of the Subject Property, the Acquisition Parcel before and after the acquisition, and the remainder before and after the acquisition, and to determine the just compensation due the property owner.

After completing an analysis of the Subject Property and the part to be acquired as reflected in the attached report, it is our opinion that the just compensation due for the acquisition of the Acquisition Parcel as of June 6, 2016, is:

FOURTEEN THOUSAND SIX HUNDRED ELEVEN DOLLARS
($14,611)*

The attached definitions, data, discussion, analysis, certificate, and limiting conditions are provided and are an integral part of this report. This letter is to transmit the attached report, which reflects our reasoning for the value conclusion reached. Please call if we may be of further assistance to you in this matter.

Sincerely,

INTEGRA REALTY RESOURCES - HOUSTON
BY:

David R. Dominy, MAI, CRE, FRICS
Senior Managing Director
TX-1321542-G

William C. Boone IV

W. Cameron Boone, IV, MAI
Associate Director
TX-1338682-G

****Please see page 29 for additional discussion of compensation***

AN

APPRAISAL REPORT

PREPARED BY

INTEGRA REALTY RESOURCES - HOUSTON

FOR

HARRIS COUNTY RIGHT OF WAY DIVISION
ATTN: JENNIFER GONZALES
APPRAISAL/SALES MANAGER
10555 NORTHWEST FREEWAY, SUITE 210
HOUSTON, TEXAS 77092

AS OF

June 6, 2016

This is an appraisal report that values the Subject Property, the Acquisition Parcel both before and after the acquisition, and the remainder both before and after the acquisition for the purpose of estimating the just compensation due the property owner as a result of the proposed acquisition.

APPRAISAL PROCESS

The appraisal process is a systematic approach whereby the appraiser researches, collects, and analyzes data pertaining to the subject property in order to arrive at an estimate of market value for the real property interest being appraised. The first step in this process is an inspection and investigation of the subject site and the neighborhood in which it is located. The appraiser then researches and collects data pertaining to sales of comparable properties that have sold in the market area. If the subject property is an income-producing property, data is collected pertaining to income and operating expenses for the subject property and similar properties. Typically, three approaches are used in estimating the value of the subject property. These are the Sales Comparison Approach, the Cost Approach, and the Income Capitalization Approach. Generally, the Cost Approach and the Income Approach are only used when the property is improved. Following analysis of the data collected, the appraiser reconciles the values derived through each approach into a single estimate of market value for the subject property.

If the proposed acquisition involves a partial interest, such as a utility easement, the total fee simple value is discounted at the appropriate rate to arrive at an estimate of the impact of the partial interest on the value of the acquisition parcel. To this estimate is added the depreciated value of any improvements located on the acquisition parcel. When the interest to be acquired encumbers only a portion of the subject property, the damages to the remainder, if any, are added to arrive at an estimate of just compensation due the property owner.

The appraisers have inspected the Subject Property and the neighborhood in which it is located. The real estate market has been researched for sales of properties similar to the Subject Property. Sources of sale data include: in-house sales files, Comps on-line sales database, Houston Association of Realtors Multiple Listing Service, and Harris County Appraisal District and Tax Records.

Definition of Market Value: ***Market Value*** is defined by the Financial Institutions Reform, Recovery and Enforcement Act of 1989 as being:

> The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. buyer and seller are typically motivated;
> 2. both parties are well informed or well advised, and acting in what they consider their best interests;
> 3. a reasonable time is allowed for exposure in the open market;
> 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
> 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

In City of Austin v. Cannizzo, 267 S.W. 2d 808, 815 (Texas 1954), the Texas Supreme Court defined ***market value*** as:

> ...the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who 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.

The valuation in this report assumes a transaction involving cash consideration or cash equivalent terms.

SCOPE OF THE APPRAISAL

To perform this assignment, we took the following steps to gather, confirm, and analyze relevant data and arrive at our opinion of the just compensation due the owner of the Subject Property.

- Physically inspected the Subject Property and the surrounding market area. The inspection of the Subject Property was limited to those things readily observable without the use of special testing or equipment.

- Collected factual information about the Subject Property and the surrounding market, and confirmed the information with various sources.

- Performed a highest and best use analysis of the Subject Property as vacant and as improved, when applicable.

- Gathered market information on applicable comparable land sales. If used in the report, the comparable sale information was confirmed with at least one of the parties to the transaction.

- Analyzed market information and developed indications of value under the necessary approaches to value. The market information was analyzed for an appraisal of the Subject Property, the Acquisition Parcel before and after the acquisition, and the remainder before and after the acquisition.

    - In certain partial acquisitions, the primary improvements are not within the area of proposed acquisition. If it has been determined that the proposed acquisition will not result in permanent damages to the remainder property, the opinion of compensation can be limited to the valuation of the land and affected site improvements, if any. In some cases, it is not necessary to value the unaffected improvements to arrive at an accurate estimate of the just compensation due for the acquisition.

    - The Subject Property is improved with church facility and associated site improvements. The main improvements are not within the part to be acquired. Six trees are within the acquisition area. The Cost Approach was used to value the affected improvements and the Sales Comparison Approach was used to value the land. The Income Approach is not considered applicable.

- Performed a highest and best use analysis of the Acquisition Parcel.

- Performed a highest and best use analysis on the portion of the Subject Property remaining after the acquisition with consideration being given to the impact on the remainder property as a result of the proposed acquisition. If necessary, the cost to cure and restore the functional utility of the remainder after was estimated.

- Derived an estimate of the total compensation due to the owner of the Subject Property as the result of the proposed acquisition by summation of the diminution in value of the Acquisition Parcel and any damages to the remainder. The damages were 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.

Data collection consists of inspecting and photographing the Subject Property and researching the proper real estate market for comparable cost, sales and rental data. A diligent effort to research the proper markets and locate all pertinent data was made so that all valuations would be based on thoroughly researched and accurate data. This data came from numerous sources, including the appraisers' files, local and regional publications of sales data, local brokers, lenders, property owners and appraisers. Any data omitted was considered to be potentially misleading or inappropriate and did not satisfy the requisites of "market value". Only the sales sharing the characteristics most similar to the Subject Property are included in the report.

Harris County Right of Way Division, the client, provided details and specific information regarding the Acquisition Parcel. The purpose of this appraisal report is to assist the client with acquisition for the proposed extension of the Tomball Tollway at its terminus north of FM 2920 to connect with the proposed Montgomery County Toll Road project. The client provided requirements for the appraisal process and reporting format.

Neighborhood data is based on information provided by local Chambers of Commerce, published sources, various real estate publications, and a visual inspection of the defined neighborhood as well as analysis of market trends indicated by current sales and listings. The market transactions were confirmed by one or more of the parties directly involved (grantor, grantee, broker).

Date of Report: The date of the report is August 27, 2016.

Effective Date of Value Estimate: The date of valuation (date of inspection) is June 6, 2016.

Date of Inspection: June 6, 2016 and other dates.

Property Rights Appraised: The property rights appraised in this report is fee simple rights and easement interest.

Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, by the Appraisal Institute as:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Easement is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 63, by the Appraisal Institute as:

> The right to use another's land for a stated purpose.

Just Compensation: The Fifth Amendment to the United States Constitution states that no person shall be deprived of life, liberty, or property without due process of law, nor shall private property be taken for public use without ***just compensation***. This provision of the Constitution is extended to the states by the Fourteenth Amendment. The term just compensation has not been defined in the U.S. Constitution or that of any of the states. It has been left to the courts to define this term, and they have generally held that just compensation and market value are synonymous.

For the purposes of this appraisal, just compensation is comprised of the diminution in the market value of the Acquisition Parcel plus any damages to the remainder parcel as a result of the acquisition and/or the cost to cure said damages to the remainder.

Identity of the Client: The client is the Harris County Right of Way Division.

Intended Users and Intended Use of the Appraisal: The only intended user of this report is the client and its employees/agents. This report may also be used by an outside entity hired by the client to assist in the assignment. The intended use of this report is to assist the Harris County Right of Way Division in determining the amount of just compensation to be paid for a proposed acquisition.

Purpose of the Appraisal: Harris County is acquiring a proposed permanent roadway easement as part of the Harris County Toll Road Authority's Tomball Phase II project. The purpose of this appraisal is to estimate the market value of the property rights being acquired, which constitutes the just compensation due the property owner.

Prior Services: We have not performed any services in connection with the Subject Property within the three-year period immediately preceding acceptance of this assignment, either as an appraiser or in any other capacity.

Exposure Time: The exposure time for the Subject Property is estimated to be approximately one year.

HARRIS COUNTY AREA ANALYSIS

The Subject is located in the Houston-The Woodlands-Sugar Land, TX Metropolitan Statistical Area, hereinafter called the Houston MSA, as defined by the U.S. Office of Management and Budget. The Houston MSA is 8,258 square miles in size, and is the fifth most populous metropolitan area in the nation.

Population

The Houston MSA has an estimated 2016 population of 6,677,340, which represents an average annual 2.0% increase over the 2010 census of 5,920,416. The Houston MSA added an average of 126,154 residents per year over the 2010-2016 period, and its annual growth rate exceeded the State of Texas rate of 1.6%.

Looking forward, the Houston MSA's population is projected to increase at a 1.6% annual rate from 2016-2021, equivalent to the addition of an average of 113,302 residents per year. The Houston MSA's growth rate is expected to exceed that of Texas, which is projected to be 1.4%.

Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2016 Est.	2021 Est.	2010 - 2016	2016 - 2021
Houston MSA	5,920,416	6,677,340	7,243,851	2.0%	1.6%
Texas	25,145,561	27,611,503	29,594,059	1.6%	1.4%

Source: The Nielsen Company

Employment

Total employment in the Houston MSA is currently estimated at 2,992,600 jobs. Between year-end 2004 and the present, employment rose by 645,500 jobs, equivalent to a 27.5% increase over the entire period. There were gains in employment in nine out of the past ten years despite the national economic downturn and slow recovery. The Houston MSA's rate of employment growth over the last decade surpassed that of Texas, which experienced an increase in employment of 22.3% or 2,156,300 jobs over this period

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Houston MSA has had a 6.1% average unemployment rate, which is the same as the rate for Texas. The two areas are performing similarly according to this measure.

Recent data shows that the Houston MSA unemployment rate is 4.9% in comparison to a 4.5% rate for Texas, a negative sign for the Houston MSA economy but one that must be tempered by the fact that the Houston MSA has outperformed Texas in the rate of job growth over the past two years.

Employment Trends

	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
Year	Houston MSA	% Change	Texas	% Change	Houston MSA	Texas
2004	2,347,100		9,655,400		6.1%	5.9%
2005	2,438,200	3.9%	9,965,600	3.2%	5.6%	5.4%
2006	2,545,200	4.4%	10,296,400	3.3%	5.0%	4.9%
2007	2,635,900	3.6%	10,617,400	3.1%	4.2%	4.3%
2008	2,657,500	0.8%	10,670,700	0.5%	4.7%	4.8%
2009	2,546,900	-4.2%	10,297,500	-3.5%	7.6%	7.6%
2010	2,596,600	2.0%	10,514,000	2.1%	8.3%	8.2%
2011	2,679,500	3.2%	10,752,200	2.3%	7.8%	7.7%
2012	2,798,000	4.4%	11,125,700	3.5%	6.6%	6.7%
2013	2,887,900	3.2%	11,427,800	2.7%	6.0%	6.2%
2014	2,992,600	3.6%	11,811,700	3.4%	4.9%	5.1%
Overall Change 2004-2014	645,500	27.5%	2,156,300	22.3%		
Avg Unemp. Rate 2004-2014					6.1%	6.1%
Unemployment Rate - November 2015					4.9%	4.5%

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Major employers in the Houston MSA are shown in the following table.

Major Employers - Houston MSA

	Name	Number of Employees
1	Memorial Hermann Health System	19,500
2	The University of Texas MD Anderson Cancer Center	19,290
3	United Airlines	17,000
4	Exxon Mobil Corporation	13,191
5	Houston Methodist	13,000
6	Shell Oil Company	13,000
7	Kroger Company	12,000
8	National Oilwell Varco	10,000
9	Schlumberger Limited	10,000
10	BP America, Inc.	9,537
11	UTMB Health	9,318
12	Baylor College of Medicine	9,232
13	Chevron	9,000
14	HP	9,000
15	ARAMARK Corp.	8,500
16	Pappas Restaurants, Inc.	8,000
17	HCA	7,855
18	Macy's	7,000
19	AT&T	6,900
20	Jacobs	6,220

Source: Greater Houston Partnership

Gross Domestic Product

The Houston MSA is the fifth largest metropolitan area economy in the nation based on Gross Domestic Product (GDP).

Economic growth, as measured by annual changes in GDP, has been somewhat lower in the Houston MSA than Texas overall during the past eight years. The Houston MSA has grown at a 2.8% average annual rate while Texas has grown at a 3.2% rate. As the national economy improves, the Houston MSA continues to underperform Texas. GDP for the Houston MSA rose by 1.8% in 2014 while Texas's GDP rose by 4.5%.

The Houston MSA has a per capita GDP of $70,097, which is 30% greater than Texas's GDP of $54,055. This means that Houston MSA industries and employers are adding relatively more value to the economy than their counterparts in Texas.

Gross Domestic Product

Year	($ Mil) Houston MSA	% Change	($ Mil) Texas	% Change
2007	376,251		1,168,971	
2008	370,535	-1.5%	1,175,148	0.5%
2009	373,522	0.8%	1,171,250	-0.3%
2010	377,560	1.1%	1,203,425	2.7%
2011	391,994	3.8%	1,247,045	3.6%
2012	419,958	7.1%	1,322,210	6.0%
2013	447,114	6.5%	1,394,805	5.5%
2014	454,944	1.8%	1,457,170	4.5%
Compound % Chg (2007-2014)		2.8%		3.2%
GDP Per Capita 2014	$70,097		$54,055	

Source: Bureau of Economic Analysis and Economy.com; data released September 2015. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2009 dollars.

Income, Education and Age

The Houston MSA has a higher level of household income than Texas. Median household income for the Houston MSA is $61,968, which is 12.0% greater than the corresponding figure for Texas.

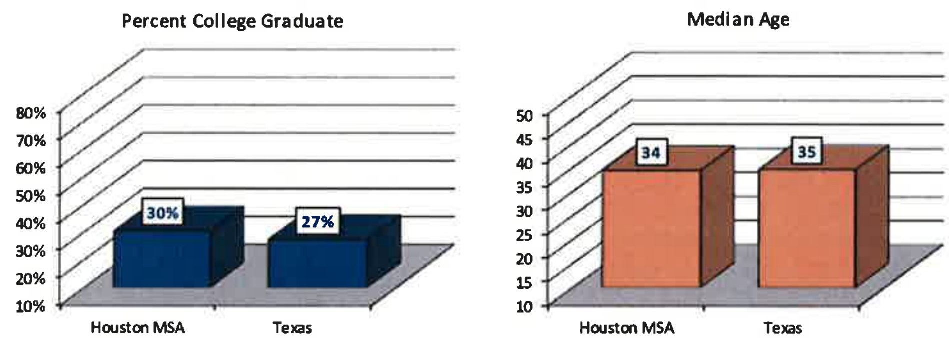
Median Household Income - 2016

	Median
Houston MSA	$61,968
Texas	$55,352
Comparison of Houston MSA to Texas	+ 12.0%

Source: The Nielsen Company

Residents of the Houston MSA have a higher level of educational attainment than those of Texas. An estimated 30% of Houston MSA residents are college graduates with four-year degrees, versus 27% of Texas residents. People in the Houston MSA are slightly younger than their Texas counterparts. The median age for the Houston MSA is 34 years, while the median age for Texas is 35 years.

Education & Age - 2016



Source: The Nielsen Company

Conclusion

The Houston MSA economy will benefit from a growing population base and higher income and education levels. The Houston MSA experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. Moreover, the Houston MSA gains strength from being the fifth most populous metropolitan area in the country and having both a higher rate of GDP growth and a higher level of GDP per capita than Texas overall. We anticipate that the Houston MSA economy will grow, strengthening the demand for real estate.

NEIGHBORHOOD ANALYSIS

The Subject Property is situated in the City of Tomball, Texas, Harris County's northernmost city approximately thirty miles north of downtown Houston. The Subject Property fronts SH 249, also known as the Tomball Parkway, which is the main road through Tomball. The Subject Property is north of SH 99 (Grand Parkway) and south of Spring Creek and the Montgomery/Harris County line. Major north/south interior roadways in the Tomball area include Huffsmith-Kohrville Road (FM 2978), Telge Road and Decker Prairie Rosehill Road. Primary east/west interior roadways in the area include Zion Road, West Main (FM 2920), and Boureaux Road. Overall, ingress/egress to the subject neighborhood is considered to be good via the aforementioned thoroughfares.

Development within the neighborhood consists primarily of commercial and residential developments. The majority of commercial uses are located on the aforementioned major thoroughfares. Overall, the neighborhood is considered to be in a period of growth.

The neighborhood has adequate services to accommodate residents including retail shopping, public schools, park areas and religious facilities. The subject neighborhood has good access to the City of Tomball's major thoroughfare system which benefits neighborhood residents' ability to use area facilities.

Set forth below is additional information pertinent to the subject neighborhood obtained from the Claritas, Inc. The demographic information has been included in tabular form for ease of reading. The one mile, three mile and five mile radii referenced on the table have been determined based upon a center point located proximate to the Subject Property.

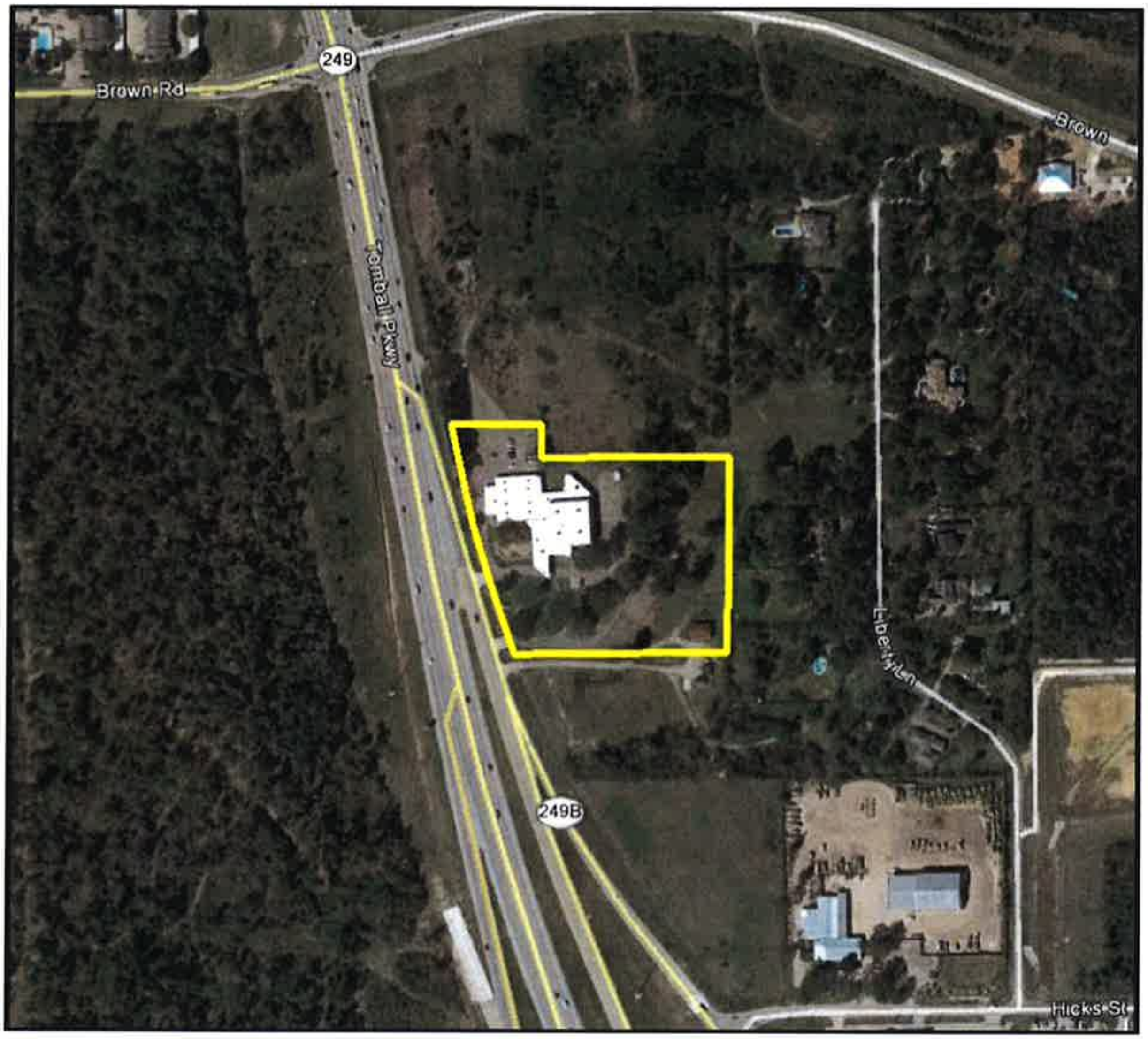
Surrounding Area Demographics

2016 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Harris County	Texas
Population 2010	4,357	17,549	46,838	4,092,459	25,145,561
Population 2016	4,751	19,634	57,363	4,555,625	27,611,503
Population 2021	5,101	21,149	63,794	4,919,513	29,594,059
Compound % Change 2010-2016	1.5%	1.9%	3.4%	1.8%	1.6%
Compound % Change 2016-2021	1.4%	1.5%	2.1%	1.5%	1.4%
Households 2010	1,688	6,687	16,384	1,435,155	8,922,933
Households 2016	1,832	7,549	19,856	1,591,059	9,804,313
Households 2021	1,962	8,172	22,048	1,718,255	10,523,761
Compound % Change 2010-2016	1.4%	2.0%	3.3%	1.7%	1.6%
Compound % Change 2016-2021	1.4%	1.6%	2.1%	1.6%	1.4%
Median Household Income 2016	$65,170	$59,399	$73,038	$56,911	$55,352
Average Household Size	2.6	2.5	2.9	2.8	2.8
College Graduate %	30%	26%	30%	29%	27%
Median Age	39	39	36	34	35
Owner Occupied %	59%	58%	74%	57%	64%
Renter Occupied %	41%	42%	26%	43%	36%
Median Owner Occupied Housing Value	$237,609	$196,286	$191,282	$155,994	$150,318
Median Year Structure Built	1992	1993	2002	1985	1987
Avg. Travel Time to Work in Min.	35	34	36	31	28

Source: The Nielsen Company

As shown above, the current population within a 3-mile radius of the subject is 19,634, and the average household size is 2.5. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Harris County overall, the population within a 3-mile radius is projected to grow at a similar rate.

AERIAL MAP



SUBJECT PHOTOS

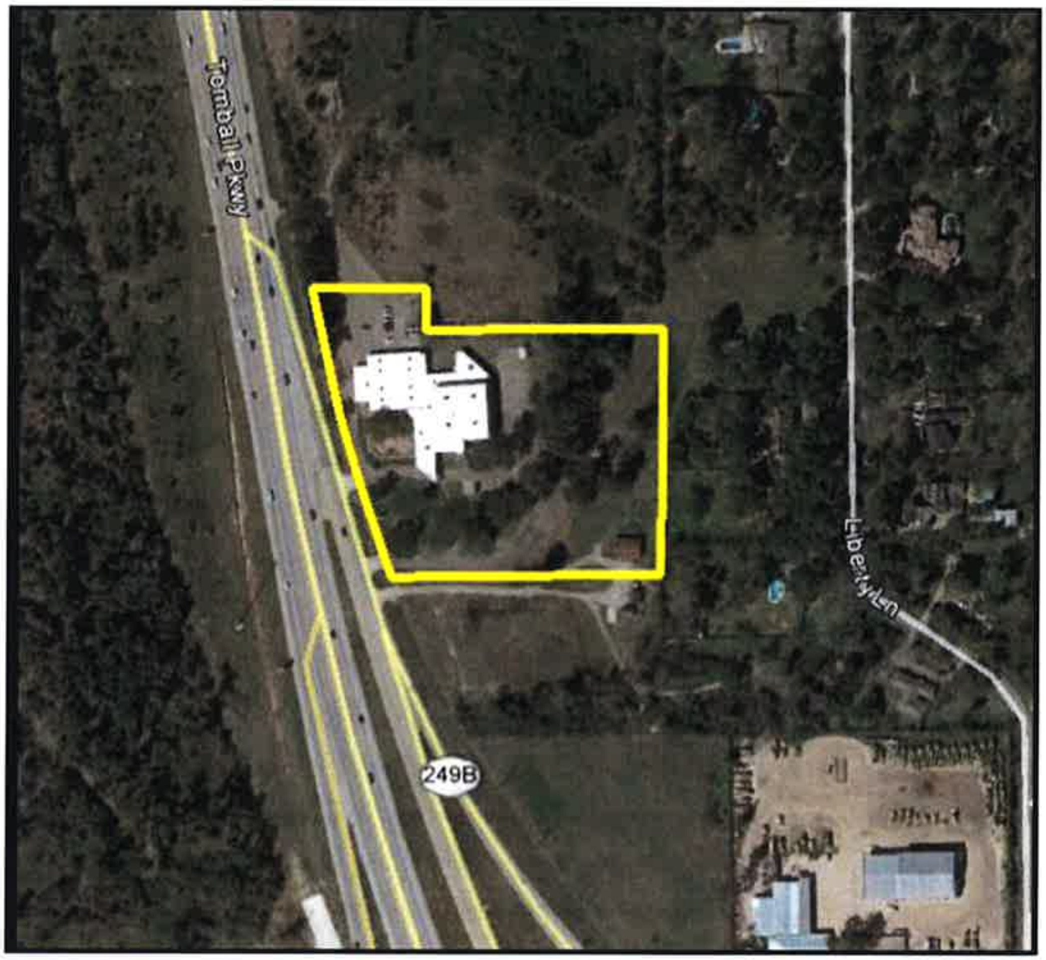

06/06/2016


06/06/2016

SITE DATA

An analysis of the subject site is particularly important in estimating its highest and best use and for separate valuation of the improvements, if any. Following is a discussion of those site characteristics considered most important.

Property Location: The Subject Property is located along the exit ramp of the east line of Old SR 249, south of Brown Road.



Legal Description: The Subject Property may be legally described as a called 6.1473 acres of land out of the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas.

Statement of Ownership: According to information provided by the client and Harris County Appraisal District records, the Subject Property appears to be owned by Christbridge Fellowship (formerly known as Church of Christ, Tomball, Texas).

Property History: According to deed records, the Subject Property was conveyed to Christbridge Fellowship (formerly known as Church of Christ, Tomball, Texas) in March of 1977, recorded under Harris County Clerk's File Number F071153 (Film Code Number 160-14-2288). The appraisers are not aware of any other transaction pertaining to the Subject Property since that time.

Site Access: The east line of the off ramp of SR 249 provides access to the Subject Property.

Physical Characteristics: According to the information provided by the client, the Subject Property contains approximately 6.1473 acres or 267,776 square feet of land. The western property line is part of a 0.5887 or 25,644 square feet exclusive and perpetual easement granted to the City of Tomball (County Clerk's File No. 20070444777). The easement has a depth of 20' and runs along the entire western boundary for a total of 0.2544 of an acre or 11,080 square feet out of the whole 0.5887 perpetual easement. The tract is irregular shaped and its topography is gently sloping.

Flood Plain: The Federal Emergency Management Agency (FEMA) publishes flood insurance rate maps for the Houston/Harris County area. According to the FEMA Maps (Panel 48201C0210L, dated June 18, 2007), the Subject Property appears to be located in Flood Zone X, which is outside of the 100-year flood plain.

Environmental Statement: The appraisers are not qualified to detect the presence of environmental hazards, and the services of an expert in this field should be retained, if necessary. The value estimated in this appraisal is based on the assumption that the Subject Property is unaffected by environmental issues or hazardous materials.

Off-Site Improvements: SR 249 is a one lane, one-way asphalt paved roadway which is considered to be in average condition.

Adjacent Land Use: The Subject Property is adjacent to residential and vacant properties.

Easements: The Subject Property is subject to typical utility easements which are not considered to be adverse to the development potential of the site. A title report was provided for review and revealed the following easements:

2. EASEMENTS:

(A) Easement for pipeline purposes, of unknown width and location, granted to Humble Oil and Refining Company by instrument dated January 12, 1934 and recorded in Volume 940, Page 403 of the Deed Records of Harris County, Texas.

Amendment of Right of Way dated March 15, 1971 and recorded under County Clerk's File Number D303692 of the Official Public Records of Real Property of Harris County, Texas.

(B) Easement for pipeline purposes, of unknown width and location, granted to Humble Oil and Refining Company by instrument dated January 12, 1937 and recorded in Volume 1048, Page 246 of the Deed Records of Harris County, Texas.

Partial Release dated June 14, 1965 and recorded under County Clerk's File Number C107813 of the Official Public Records of Real Property of Harris County, Texas.

Amendment of Right of Way dated March 15, 1971 and recorded under County Clerk's File Number D303692 of the Official Public Records of Real Property of Harris County, Texas.

(C) Easement for electric distribution facilities being 10 feet width and 20 feet in length along with an unobstructed aerial easement 10 feet wide, located on both sides of and adjoining said 10 feet wide easement, granted to Houston Lighting and Power Company by instrument dated April 20, 1979 and recorded under County Clerk's File Number G073522 of the Official Public Records of Real Property of Harris County, Texas.

(D) Easement for electric distribution facilities, 10 feet in width and 160.59 feet in length, granted to Houston Lighting and Power Company by instrument dated April 20, 1979 and recorded under County Clerk's File Number G073522 of the Official Public Records of Real Property of Harris County, Texas.

(E) Easement for public utilities, 20 feet in width, granted to City of Tomball by instrument dated May 17, 2007 and recorded under County Clerk's File Number 20070444777 of the Official Public Records of Real Property of Harris County, Texas.

Utilities: The Subject Property has public water and sewer through the City of Tomball. Electricity, natural gas and telecommunications are available through various providers.

Zoning/Restrictions: The Subject Property is located within the City of Tomball. The Subject Property is zoned "C", Commercial District. A zoning map and permitted uses are included in the addenda of this report. Other exceptions include the following:

(A) City of Tomball Ordinance No. 1003, pertaining to among other things, the drilling, completion, and operating of oil wells within the corporate limits of the City of Tomball. A certified copy of said ordinance was filed for record on September 14, 1965, under Harris County Clerk's File No. C158845.

(B) City of Tomball Ordinance #85-7, pertaining to among other things, the annexing of certain land contiguous to and adjoining the City of Tomball, Texas and adjusting the boundaries accordingly. A certified copy of said ordinance was filed for record on March 21, 1985, under Harris County Clerk's File No. J943773.

Description of Improvements: The Subject Property is improved with a church facility and associated site improvements.

Project: The Harris County Right of Way Division is acquiring the Acquisition Parcel for the extension of the current Tomball Tollway from its terminus north of FM 2920 to connect with the proposed Montgomery County Toll Road project.

Acquisition Parcel: The Acquisition Parcel is comprised of 0.0391 of an acre or 1,702 square feet along the western property boundary and is within a 20' perpetual utility easement granted to the City of Tomball. The Acquisition Parcel is triangular shaped with a depth of 7.14 linear feet at the northwest corner of the property line and extending 313.09 linear feet in a southerly direction.

Remainder Parcel: The remainder parcel, before and after the acquisition, will have physical characteristics that are generally similar to that of the Subject Property before the acquisition. As such, the unit land value estimated for the Subject Property is applicable in computing the value of the remainder before and after the acquisition.

HIGHEST AND BEST USE OF THE SUBJECT PROPERTY

An analysis of the Subject Property's highest and best use involves the consideration of four criteria, in sequence. These criteria are as follows: 1) legally permissible use, 2) physically possible use, 3) financially feasible use, and 4) maximally productive use. Data collected, analyzed, and presented in the Neighborhood Analysis and Site Data sections of this appraisal is particularly useful in an analysis of the highest and best use for the Subject Property. Following is a discussion of each criteria and the appraisers' conclusion of highest and best use for the Subject Property.

Legally Permissible Use: The Subject Property is located within the City of Tomball. The City of Tomball subscribes to zoning. The Subject Property is zoned "C", Commercial District. A zoning map and permitted uses are included in the addenda of this report.

Physically Possible Use: A tract's physical characteristics, including its size, shape, topography and subsoil conditions, are important considerations in determining its possible uses. The Subject Property is an irregular shaped 6.1473 acres of land of which approximately 0.254 of an acre along the western boundary is comprised of a perpetual and exclusive utility easement to the City of Tomball. The site has adequate frontage, accessibility and visibility to support any number of uses and has all public utilities available. There are no physical limitations that would prohibit development of the site. Therefore, from a physically possible standpoint, the site is suited for any number of uses.

Financially Feasible Use: Land uses in the subject's area include residential, commercial, and some vacant tracts. The majority of the improved properties along the SH 249 frontage in proximity to the Subject Property are commercial developments with residential development along the interior roadways. Given the legally permitted use of the Subject Property, the financially feasible use is for commercial development.

Maximally Productive Use: After considering legal permissibility, physical possibilities and financial feasibility, maximally productive uses must be considered. As it has been determined by the three previous tests that the Subject Property's most probable highest and best use is for commercial development, the maximally productive use is considered the same.

Highest and Best Use - Land Only: After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraisers' opinion that the highest and best use for the Subject Property (land only) is for commercial development.

Highest and Best Use – As Improved: The Subject Property is improved with a church facility and associated site improvements. The current value indications for the Subject, as improved, meets the four test for highest and best use and would exceed the projected value of the site as if vacant; i.e., the current improvements contribute to the overall value of the site. Considering current economic conditions of the neighborhood, no alternative legal use would justify removal of the improvements at present. Therefore, the current use is the highest and best use for the site, as improved.

VALUATION OF THE SUBJECT PROPERTY

Cost Approach: The Cost Approach, particularly for newer construction with well documented costs and well supported land value estimates, is a widely accepted methodology for valuing improved properties. In this instance, the Subject Property is improved with a church facility; however, the main improvements are not affected by the acquisition. Six trees are along the part to be acquired. Therefore, the Cost Approach will be used to value the affected improvements.

Income Approach: The Income Approach to value is predicated on the assumption that there is a definite relationship between the amount of income a property will earn and its value. In other words, the value indicated by this approach equals an amount an investor might be willing to pay for a property based upon the income the investor can reasonably expect to see in the future from the property. This income is typically measured by the potential rental payments for a property, followed by adjustment for vacancy and collection loss and then the deduction of necessary expenses to operate the property. As this income is adjusted, it is progressively referred to as the potential gross income, effective gross income and, ultimately, the net operating income. The net operating income is the income stream which is capitalized in arriving at an indication of value for the subject property. As the permanent improvements are not impacted by the acquisition, the Subject Property is being valued as unimproved vacant land. Therefore, the Income Approach to value is considered not applicable.

Sales Comparison Approach-As Improved: As stated above, the Subject Property is improved with a church facility and associated site improvements; however, the main improvements are not affected by the proposed acquisition. Therefore, the Sales Comparison Approach for improved properties is considered not applicable.

Sales Comparison Approach-Land Only: The Subject Property is being valued as vacant land. Therefore the Sales Comparison Approach – Land Only is considered to be the appropriate valuation methodology.

The Sales Comparison Approach is based upon the principle of substitution. In essence, this principle states that a prudent purchaser will pay no more for any particular property than it would cost to acquire an equally desirable alternate property.

The Sales Comparison Approach utilizes sales of properties similar to the subject property as the basis for an indication of market value. Direct comparison is made between each sale and the subject on an item-by-item basis. Adjustments are made to the sales price of the comparable property to arrive at an indication of what it would have sold for had it been essentially the same as the subject property. These adjusted prices are then reconciled into an indication of value for the subject property.

The vacant land sales in the following summary are those considered most comparable to the Subject Property.

LAND SALES SUMMARY				
No.	**Property Location**	**Sale Date**	**Size / Ac.**	**Price / SF**
1	S/L of Theis Lane, E of SH 249	12/2015	6.7133	$ 3.42
2	32400 SH 249	06/2014	2.432	$ 4.72
3	W/L of SH 249, N of SR 249	06/2014	5.273	$ 3.45
4	NEC of SH 249 & Coons Road	05/2014	4.157	$ 6.50

Land Sales Analysis: The land sales summarized above are those considered most comparable to the Subject Property. Those factors considered most pertinent to the valuation of the Subject Property include access, location and size. Each sale was compared to the Subject Property and adjusted based on these and other relevant factors.

Explanation of Adjustments: Each of the comparable sales was compared to the Subject Property and adjusted for various factors, when appropriate. First, if necessary, the sales were adjusted for condition of sale (seller financing, distressed sales, etc.) which might have affected the effective sale price of each property. Next, adjustments were considered to reflect changing market conditions that might have resulted in appreciation or depreciation in market values since the date on which each of the comparable sales occurred. The sales were then compared to the Subject Property and adjusted for variances in location and physical characteristics. Following is the explanation of adjustments considered.

Financing/Conditions of Sale: These factors of comparison are separate items and consider the effects of favorable financing or other special conditions of the sale that might have an impact on the effective sale price of the property. Such factors include: owner financing at an interest rate and/or on terms that are not readily available in the market; special considerations associated with a sale that are not arms-length; or other costs paid by the buyer or seller that are not normally involved in a land sale transaction. Adjustments for these characteristics are made prior to adjustment for physical characteristics.

Market Conditions: This factor considers the effects of changing market conditions that may have resulted in appreciation or depreciation in market value since the date the comparable sale occurred. Attempts are made to obtain land sales that have occurred within a time frame similar to current market conditions. If the sales utilized occurred in a period of dissimilar market conditions, adjustments are made to reflect the dynamics of the market.

Location and Access: Location and access are key factors considered by purchasers of real estate. Commercial tracts located on major thoroughfares generally command higher prices than properties located on secondary thoroughfares. Corner lots many times sell at higher unit values than interior lots. This is usually attributed to increased traffic exposure and improved ingress/egress characteristics typically available to such properties. When appropriate, adjustments will be made to reflect the differences between the comparable properties and the Subject Property.

Size: Larger tracts of land usually sell at lower per unit prices than otherwise similar smaller tracts. This fact is attributed to the economic principle of supply and demand. Larger tracts require a larger capital investment, which restricts the number of market participants with the financial ability to invest in such tracts and, therefore, the market demand. When necessary, adjustments are made to reflect significant size differences.

Utilities: Properties with access to public utilities and/or those with utilities connected to the site usually sell at higher prices than tracts without such utilities. When necessary, adjustments are made to account for differences in utility availability.

Flood Hazard: Tracts located in the flood plain and/or floodway typically sell for lower per unit prices than otherwise similar tracts not so affected. This fact is attributed to the increased development costs and restrictions often associated with such properties.

Other Physical Characteristics: Other factors that might have an effect on the market value of real estate include: drainage, shape/configuration with respect to development potential, adverse easements, road frontage, and topography. When necessary, these items will be addressed and appropriate adjustments will be applied.

Sale 1 occurred in December of 2015 and involved a 6.7133 acre tract of land located at the south line of Theis Lane, just east of SH 249. The grantor in this transaction was Charles E. Durow, Sr. and Bettie J. Durow and the grantee was Worldwide Rock Enterprises, L.P. Consideration involved in this sale was $3.42 per square foot. When comparing this sale to the Subject Property, an upward adjustment is deemed necessary to account for the Subject's superior location and access/frontage.

Sale 2 occurred in June of 2014 and involved a 2.432 acre tract of land located at 32400 SH 249. The grantor in this transaction was CINANN, LLC and the grantee was Island Group Services, LLC. Consideration involved in this sale was $4.72 per square foot. When comparing this sale to the Subject Property, an upward adjustment is deemed necessary to account for the Subject's superior location and downward adjustments were made for the Subject's inferior size.

Sale 3 occurred in June of 2014 and involved a 5.273 acre tract of land located along the west line of SH 249, north of SR 249. The grantor in this transaction was TSKM Tomball, LLC and the grantee was 786 SHB, LLC. Consideration involved in this sale was $3.45 per square foot. When comparing this sale to the Subject Property, upward adjustments are necessary to account for the Subject's superior location and flood plain characteristics.

Sale 4 occurred in May of 2014 and involved a 4.157 acre tract of land located at the northeast corner of SH 249 and Coons Road. The grantor in this transaction was Four D Resources, LTD and the grantee was Kiss Real Properties III, LLC. Consideration involved in this sale was $6.50 per square foot. When comparing this sale to the Subject Property, a downward adjustment is necessary to account for the Subject's inferior location

Estimated Value of Subject Property – Land Only: The comparable sales summarized in the preceding chart reflect an unadjusted sale price range of $3.42 to $6.50 per square foot. Following the application of adjustments, the indicated per unit market value for the fee simple interest in the Subject Whole Property (land only), as of June 6, 2016, is $5.50 per square foot. Per the information provided by the client, the Subject is approximately 6.1473 acres or 267,776 square feet of land of which 0.2544 acres or 11,080 square feet is comprised of an exclusive and perpetual utility easement conveyed to the City of Tomball. The easement has been valued at 100%. Applying the unit value estimate to the Subject Property's land area results in a total land value estimate of **$1,472,768:**

Land: 5.8929 Acres (256,696 SF) x $5.50/SF	**$**	**1,411,828**
Perpetual Utility Easement: 0.2544 Acres (11,080 SF) x $5.50/SF x100%	**$**	**60,940**
Value of Subject Whole Property (Land Only)	**$**	**1,472,768**

COST APPROACH

The Subject Property is improved with a church facility. The main improvements are not affected by the proposed acquisition and will not be considered in this report. Six trees were noted along the part to be acquired. The inspection of the Subject Property was done from the existing right of way as our attempts to contact the property owner were unsuccessful.

A brief description and photo of the affected site improvements are shown below.

Trees		6 Trees, mulched

Discussion of Cost Approach: The Cost Approach is based on the principal of substitution. The Subject Property is improved with an apartment complex and associated site improvements. The Cost Approach to value will be used to value only the improvements impacted by the acquisition. In the Cost Approach, the contributory (depreciated) value of the improvements is added to the land value to result in a total property value. Accordingly, the Subject Property has a market value concluded by the Cost Approach calculated as follows:

Land: 5.8929 Acres (256,696 SF) x $5.50/SF:	$ 1,411,828
Perpetual Utility Easement: 0.2544 Acres (11,080 SF) x $5.50/SF x100%	$ 60,940
Landscaped Trees: 6 Trees x $875/EA less 0% depreciation	$ 5,250
Value of Subject Whole Property:	**$ 1,478,018**

Improvements: The replacement cost new of the affected improvements was estimated using the Marshall Valuation Service Cost Manual and discussions with local contractors. The sources are found in the following chart:

Item	Source
Trees	Big Tex Tree Nurseries, Sugar Land, TX 281-763-7444 Marshall & Swift Valuation, Section 66, Page 8

Direct Costs: Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. We use Marshall Valuation Service (MVS) and local contractors' costs as the basis of our direct cost estimate. The MVS number includes adjustments for local and regional multipliers and indirect costs, if any, that are not included by the services such as: taxes and carrying costs on the land during construction; legal and accounting fees; and marketing and finance costs prior to stabilization. The cost estimates from local contractors represents all local costs including indirect costs. The final component of the replacement cost estimate is entrepreneurial incentive, the profit that a developer would expect to receive in addition to recovering all direct and indirect costs. This is the economic reward that would be necessary to motivate a developer to undertake a project. Entrepreneurial profit for area projects typically ranges from 5% to 15%. In this report, we have projected an entrepreneurial profit of 10%. Indirect costs are estimated to be 5%. The combined cost is indicated on the previous page. The site improvement unit value numbers were obtained from the sources shown above.

Physical Deterioration: Depreciation is a loss in value from any cause and is defined as "the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date." (Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 56, by the Appraisal Institute). Physical Deterioration is the result of wear, tear, and weathering of improvements. This form of depreciation can be divided into two categories: curable and incurable. Curable physical deterioration refers to items of deferred maintenance that are in need of repair on the date of the appraisal in order to maintain occupancy or restore marketability. Incurable physical deterioration refers to items that cannot be practically or economically corrected as of the date of the appraisal. The Subject Property suffers from curable physical deterioration. The trees are presented as a contributory value and no depreciation is included for this improvement.

Functional Obsolescence: Functional obsolescence refers to a loss in value from defects in design, or changes over time in designs or building materials that render the current design or materials obsolete. It may be curable or incurable depending on the dollar value of the cost to cure relative to the anticipated increase in value. The improvements could suffer from functional obsolescence due to the change in the market and the increase in land value. In this case, the improvements are not considered to suffer functional obsolescence.

External Obsolescence: External obsolescence is a loss in value caused by negative factors outside the property such as changes in supply and demand, general property uses in the area, zoning, changing market conditions, etc. This form of obsolescence cannot be cured by the actions of the owner or tenant. Based on an analysis of current market conditions, no external obsolescence is applicable to the Subject Property.

Cost Approach Conclusions: The final step in the Cost Approach is to add the market value of the land to the depreciated cost (contributory value) of the improvements. The value conclusion from the Cost Approach is as follows:

Market Value of Land:	
Land: 5.8929 Acres (256,696 SF) x $5.50/SF:	$ 1,411,828
Perpetual Utility Easement: 0.2544 Acres (11,080 SF) x $5.50/SF x100%	$ 60,940
Value of Improvements:	$ 5,250
Concluded Value (Cost Approach):	**$ 1,478,018**

RECONCILIATION AND CONCLUSION OF VALUE

Reconciliation involves the analysis of alternative value indications to determine a final value conclusion. The value indicated by the traditional approaches is as follows:

Cost Approach	**$1,478,018**
Sales Comparison Approach – Land Only	**$1,472,768**
Sales Comparison Approach - Improved	**N/A**
Income Capitalization Approach	**N/A**

Based on the foregoing analyses and conclusions, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is our opinion that the market value of the fee simple estate of the Subject Property, as of the date of appraisal is:

$1,478,018

VALUATION OF THE ACQUISITION AND REMAINDER

Highest and Best Use of Acquisition Parcel: The size, configuration and most likely use of the Acquisition Parcel are such that it cannot be considered an economic unit unto itself. In other words, the Acquisition Parcel is not considered to be a separate economic unit that would warrant analysis as a separate property. It is the appraisers' opinion that the Acquisition Parcel derives its value as a pro rata portion of the Subject Property. Therefore, the highest and best use of the Acquisition Parcel is considered to be used in conjunction with the Subject Property for commercial development.

Acquisition Parcel: The Acquisition Parcel is for road right-of-way improvement purposes. As mentioned, the Acquisition Parcel is located within a perpetual utility easement granted to the City of Tomball. The Acquisition Parcel will encompass approximately 0.0391 of an acre (1,702 square feet) of easement land located along the northwestern corner of the whole property. The total value of the Acquisition Parcel is calculated as follows:

Acquisition Parcel Before:		
Acquisition Parcel: 1,702 SF X $5.50/SF x 100%	**$ 9,361**	
Depreciated Value of Improvements	**$ 5,250**	
Total Value of Acquisition Parcel Before		**$ 14,611**

Remainder - Before Acquisition: In order to determine if there are damages due the owner as a result of the acquisition, it is necessary to estimate the values of the remainder tract before and after the acquisition. The value of the remainder before the acquisition is the value of the Subject Property less the value of the Acquisition Parcel.

Value of Subject Property (Land Only)	**$1,472,768**
Less Value of Acquisition Parcel	**$ 14,611**
Value of Remainder - Before	**$1,458,157**

Remainder - After Acquisition: The remainder parcel will have essentially the same location and physical characteristics before and after the acquisition, and the owner will continue to enjoy similar rights to those enjoyed prior to acquisition of the easement. Thus, the remainder after is considered to have the same highest and best use as the whole property. It is the appraisers' opinion there is no diminution or decrease in the value of the remainder after resulting from the partial acquisition. The value of the remainder after the acquisition is calculated as follows:

Land Value:		
Fee Land: 256,696 SF X $5.50/SF	**$**	**1,411,828**
Perpetual Utility Easement: 0.2153 Acres (9,378 SF) x $5.50/SF x100%	**$**	**51,579**
Less Value of Improvements	**$**	**5,250**
Value of Remainder - After	**$**	**1,458,157**

Damages/Enhancements to the Remainder: If there is a difference between the value of the remainder before and after the acquisition, the result will be reflected as damages or an enhancement to the remainder.

In this appraisal, there is no difference in the values estimated for the remainder before and after the acquisition; therefore, there are no damages to the remainder:

Remainder Before the Acquisition	**$**	**1,458,157**
Remainder After the Acquisition	**$**	**1,458,157**
Damages to the Remainder, If any	**$**	**0**

SUMMARY OF JUST COMPENSATION

The value of the Subject Property, the value of the Acquisition Parcel before and after the acquisition, the value of the remainder before and after the acquisition and damages to the remainder, if any, were estimated in the preceding sections of this report. Total just compensation due the property owner is computed as follows:

Value of Acquisition Parcel	**$**	**14,611**
Plus Damages, If any	**$**	**0**
Total Just Compensation	**$**	**14,611**

FOURTEEN THOUSAND SIX HUNDRED ELEVEN DOLLARS
($14,611)

In addition, for the purposes of this report, specific to Parcel 530, the client has asked us to partition the just compensation as a result of the partial acquisition between the underlying fee owner (Par Real Estate Holdings, LLC) and the City of Tomball, which has a 15' wide utility easement along the west line of the Subject. The entirety of the fee acquisition and temporary construction easement is within the portion of the Whole Property encumbered by the City of Tomball utility easement. Consequently, at the request of the client, for the purposes of this specific assignment, the appraisers have partitioned 50% of the total just compensation to the underlying fee owner and 50% to the City of Tomball. The 50% division of interest accounts for the remaining fee ownership of the underlying owner who still enjoys limited surface use of the property while also recognizing that the City of Tomball maintains the rights to install and maintain subsurface utilities.

Compensation due to City of Tomball ($14,611 @ 50%)	**$**	**7,305.50**
Compensation due to Underlying Fee Owner ($14,611 @ 50%)	**$**	**7,305.50**

CERTIFICATE OF VALUE

I certify that, to the best of my knowledge and belief

(1) The statements of fact contained in this report are true and correct.

(2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.

(3) We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

(4) Our 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.

(5) Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics, the Uniform Standards of Professional Appraisal Practice and the Texas Appraiser Licensing and Certification Board.

(6) The use of this report is subject to the requirements of the Appraisal Institute and the Texas Appraiser Licensing and Certification Board relating to review by its duly authorized representatives.

(7) As of the date of this report, we, David R. Dominy, MAI, CRE, FRICS and W. Cameron Boone, IV, MAI have completed the requirements under the continuing education program of the Appraisal Institute and/or the Texas Appraiser Licensing and Certification Board.

(8) The property has been inspected by David R. Dominy, MAI, CRE, FRICS and W. Cameron Boone, IV, MAI.

(9) Significant real property appraisal assistance, consisting of participating in the property inspection, conducting research on the subject, competitive markets and comparable data, all under the appropriate supervision, was provided by Ana G. Smith who has not signed this certification.

(10) We have not performed any services in connection with the Subject Property within the three-year period immediately preceding acceptance of this assignment, either as an appraiser or in any other capacity.

David R. Dominy, MAI, CRE, FRICS is a State Certified General Real Estate Appraiser Certification No. TX-1321542-G.

W. Cameron Boone, IV, MAI is a State Certified General Real Estate Appraiser Certification No. TX-1338682-G.

William C. Boone IV

David R. Dominy, MAI, CRE, FRICS
Senior Managing Director
TX-1321542-G

W. Cameron Boone, IV, MAI
Associate Director
TX-1338682-G

David R. Dominy, MAI, CRE, FRICS

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Experience

Senior Managing Director of Integra Realty Resources Houston, a multi-faceted real estate valuation and consulting firm with experience in properties including office buildings, single-family and multi-family residential, single and multi-tenant retail centers, industrial facilities, subdivisions, billboard valuation, convenience stores/service stations, hospital/MOB properties and mini-warehouse facilities. Other assignments include pipeline systems and rights of way including roadways, railroads, waterways, avigation and high voltage transmission corridors and salt cavern storage facilities.

Clients include financial institutions, insurance companies, law firms, governmental entities, oil companies, developers, and private property owners, including many Fortune 500 companies. The practice features a litigation section assisting clients in many matters including general commercial litigation, property partitioning, estate tax matters, environmental contamination cases and eminent domain cases among others.

Professional Activities & Affiliations

Advisory Board Member: Baylor University - Hankamer School of Business
Board Member: On Track Ministries
Board Member: Yellowstone Academy
Board of Director: West Harris County Municipal Utility District #15
Royal Institute of Chartered Surveyors, Fellow (FRICS)
Counselor of Real Estate (CRE) Former Chairman, Current Board Member; Houston
Appraisal Institute, Member (MAI) Former President; Houston
Member: International Right of Way Association
Former President: C Club Houston
Former President: Houston Realty Business Coalition
Former Vice Chairman: Integra Realty Resources; National

Licenses

Alabama, Real Estate General Appraiser, G00659, Expires September 2017
Arkansas, State Certified General Appraiser, CG 1255, Expires September 2017
Arizona, Certified General Real Estate Appraiser, 31937, Expires February 2017
Colorado, Real Estate General Appraiser, CG40033015, Expires December 2017
Georgia, Certified General Real Property Appraiser, 366343, Expires January 2017
Iowa, General Real Property Appraiser, CG03427 2, Expires June 2018
Louisiana, Real Estate General Appraiser, G1033, Expires December 2017
Mississippi, Real Estate General Appraiser, GA-740, Expires October 2016
Oklahoma, Real Estate General Appraiser, 11679, Expires February 2018
Texas, Real Estate General Appraiser, TX-1321542-G, Expires November 2017
Texas, Real Estate Broker, 341697-13, Expires May 2018

Education

BBA – Baylor University – Major – Accounting/Finance

Successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, accredited universities and others.
Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

Guest Lecturer: Rice University; CLE International; Harris County Eminent Domain Seminar; Harris County Appraisal District; Texas Association of Assessment Officers

Qualified Before Courts & Administrative Bodies

County and District Courts: Texas – Harris, Montgomery, Fort Bend, Brazoria, Galveston, Chambers, Grimes, San Jacinto, Angelina, Polk, Liberty, Bexar, and Waller.
Arkansas - White County
Louisiana - St. Tammany Parish
Federal Courts: Houston and Sherman, Texas

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Experience

Cameron Boone is an Associate Director with Integra Realty Resources Houston, a multi-faceted real estate appraisal and consulting firm. Mr. Boone's experience includes expert witness testimony and appraisal and consulting analysis of real property throughout Texas and Louisiana. He has valued large portfolios for litigation and estate tax planning.

Specific property assignments include valuation of right of way corridors, researching the impact of construction defects on real property, quantifying diminution in value due to stigma and environmental contamination, and analyzing the highest and best use for prospective development.

Mr. Boone's experience spans a variety of property types including unimproved vacant land, single family residential, multi-family residential, industrial, commercial, retail, office, subdivisions, mixed use development, shopping malls, television studios, agriculture and ranch land, mineral rights, conservation easements, timber land, hotels and conservancies.

Prior to joining Integra Mr. Boone was a principal with Lewis Realty Advisors, a real estate appraisal and consulting firm located in Houston, Texas. While a student he served as an intern for United States Senator Kay Bailey Hutchison in Washington, D.C. and NASA's Johnson Space Center in Houston, Texas

Professional Activities & Affiliations

Appraisal Institute, Member (MAI)

Licenses

Texas, Certified General Real Estate Appraiser, 1338682 G, Expires March 2018
Louisiana, Certified General Appraiser License, G 3959, Expires December 2017
Arkansas, State Certified General Appraiser, CG4148, Expires December 2016
New Mexico, Certified General Appraiser, 03477-G, Expires April 2018

Education

Mr. Boone is a graduate of Baylor University, Waco, Texas, where he received a Bachelor of Arts in History. He has successfully completed the CCIM Financial Analysis for Commercial Investment Real Estate course, the Requirements of UASFLA – The "Yellow Book" course by the American Society of Farm Managers and Rural Appraisers, and numerous real estate courses and seminars sponsored by the Appraisal Institute, accredited universities and others.

Qualified Before Courts & Administrative Bodies

County Courts: Harris County, Montgomery County, Tarrant County, Fort Bend County, Texas
District Courts: Burleson County, Texas

Miscellaneous

Co-Author: "Revisiting the Valuation of Timberland - Terminology, Methods, and Case Studies" Appraisal Journal (Summer, 2011)

cboone@irr.com - 713-243-3392

irr.

GENERAL ASSUMPTIONS

The legal description used in this report is assumed to be correct.

No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.

No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.

Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.

All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures 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. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, asbestos, and/or existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. We urge the client to retain an expert in this field if desired.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.

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.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines described and that there is no encroachment or trespass unless noted within the report.

LIMITING CONDITIONS

The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore. If any courtroom or administrative testimony is required in connection with this report, an additional fee shall be charged for those services.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser and, in any event, only with properly written qualifications and only in its entirety.

The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm or professional organization of which the appraiser is a member be identified without written consent of the appraiser.

The report and data investigated, except that furnished by the client, remains the sole property of our firm.

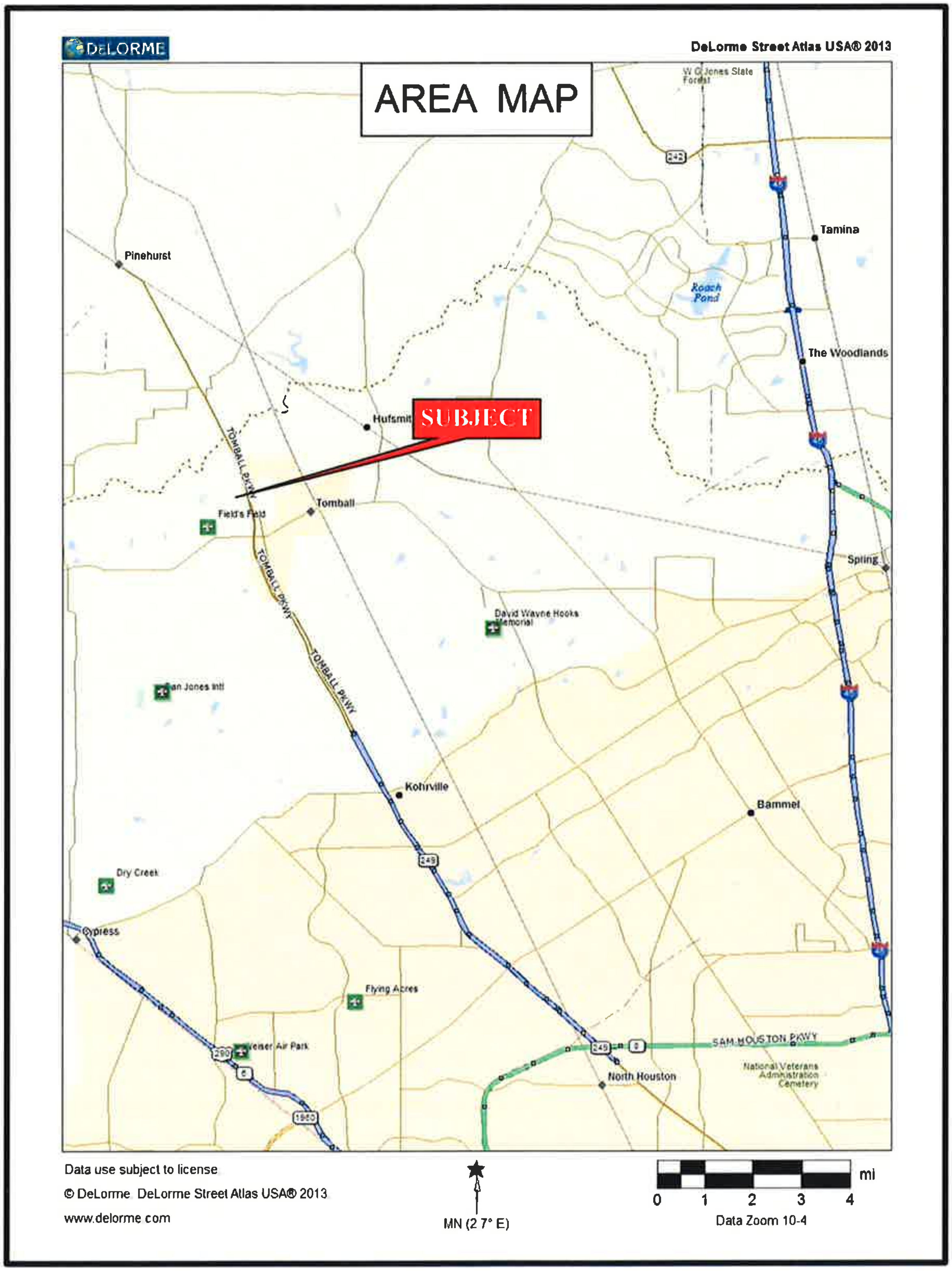
The terms of the agreement between the client and the authors are such that the authors have no obligation to update the report or revise it in any manner because of events or transactions occurring subsequent to the date of such report.

We have no objection to your use of our firm name as the author of the report which is to be prepared, and hereby consent to your making reference to such report in your reports or financial statements and in any document filed with any governmental agency, provided that: 1) prior to making any such reference in any report or statement or any document filed with The Securities and Exchange Commission or other governmental agency, we are allowed to review and approve the text of such reference to determine the accuracy and adequacy of such reference to the report prepared by our firm; 2) in our opinion, the proposed reference is not untrue or misleading and is adequate for the purposes intended in light of the circumstances under which it is made; and, 3) such reference to the report includes language to be approved by our firm.

Loss or removal of any portion of this report invalidates the entire report.

ADDENDA

MAPS


DELORME
DeLorme Street Atlas USA® 2013
AREA MAP
SUBJECT
W G Jones State Forest
Tamina
Pinehurst
Roach Pond
The Woodlands
Hufsmith
TOMBALL PKWY
Tomball
Field's Field
Spring
David Wayne Hooks Memorial
Kohrville
Bammel
Dry Creek
Cypress
Flying Acres
Weiser Air Park
SAM HOUSTON PKWY
North Houston
National Veterans Administration Cemetery
Data use subject to license
© DeLorme. DeLorme Street Atlas USA® 2013
www.delorme.com
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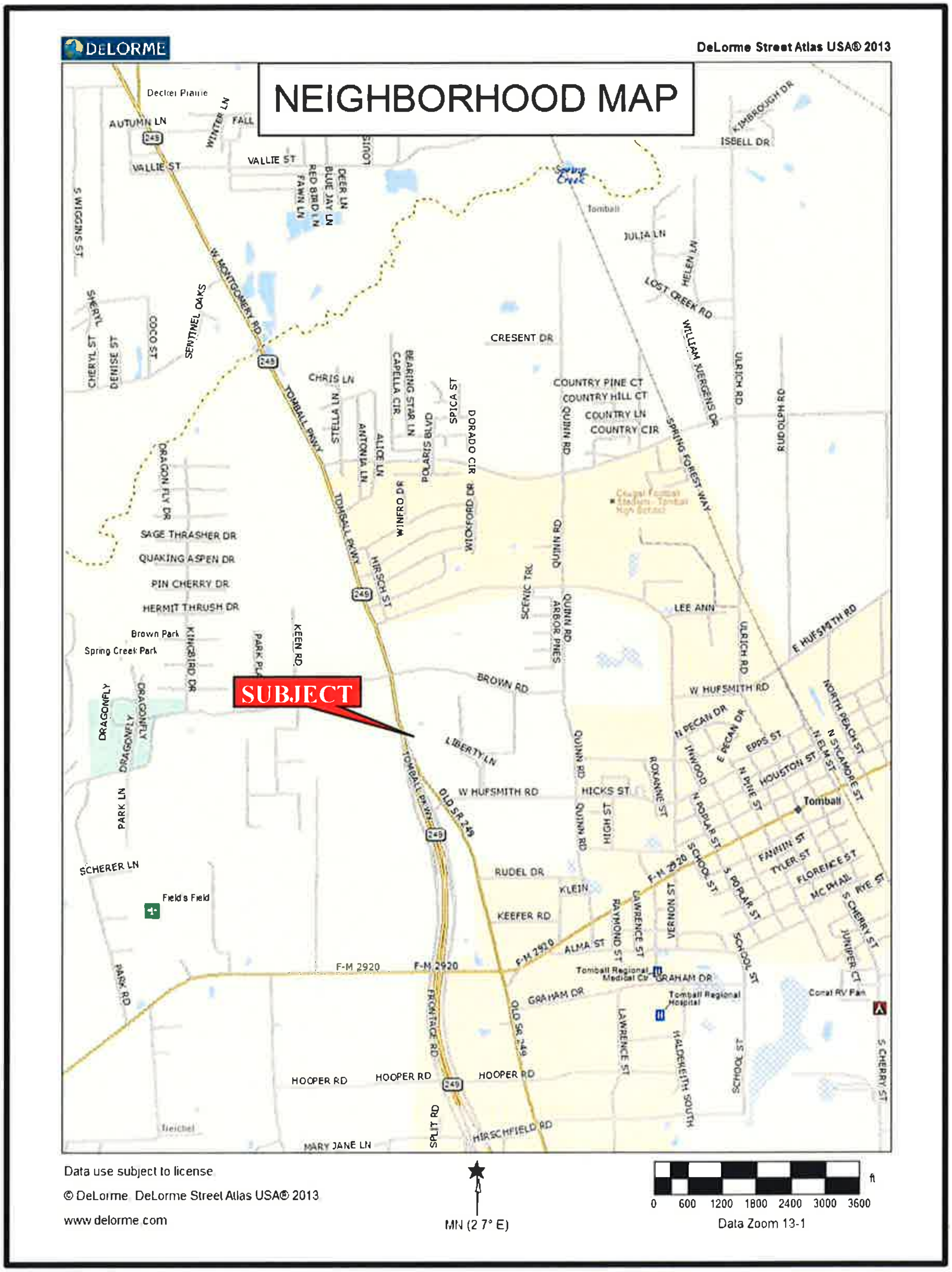
Data Zoom 10-4


DELORME
DeLorme Street Atlas USA® 2013
NEIGHBORHOOD MAP
SUBJECT
AUTUMN LN
VALLIE ST
ISBELL DR
KIMBROUGH DR
W MONTGOMERY RD
TOMBALL PKWY
JULIA LN
HELEN LN
LOST CREEK RD
WILLIAM JUERGENS DR
CRESENT DR
CHRIS LN
COUNTRY PINE CT
COUNTRY HILL CT
COUNTRY LN
COUNTRY CIR
SPRING FOREST WAY
ULRICH RD
RUDOLPH RD
SAGE THRASHER DR
QUAKING ASPEN DR
PIN CHERRY DR
HERMIT THRUSH DR
Brown Park
Spring Creek Park
KINGBIRD DR
KEEN RD
BROWN RD
LEE ANN
E HUFSMITH RD
W HUFSMITH RD
LIBERTY LN
HICKS ST
Tomball
OLD SR 249
SCHERER LN
Field's Field
RUDEL DR
KEEFER RD
F-M 2920
ALMA ST
GRAHAM DR
Tomball Regional Hospital
HOOPER RD
MARY JANE LN
HIRSCHFIELD RD
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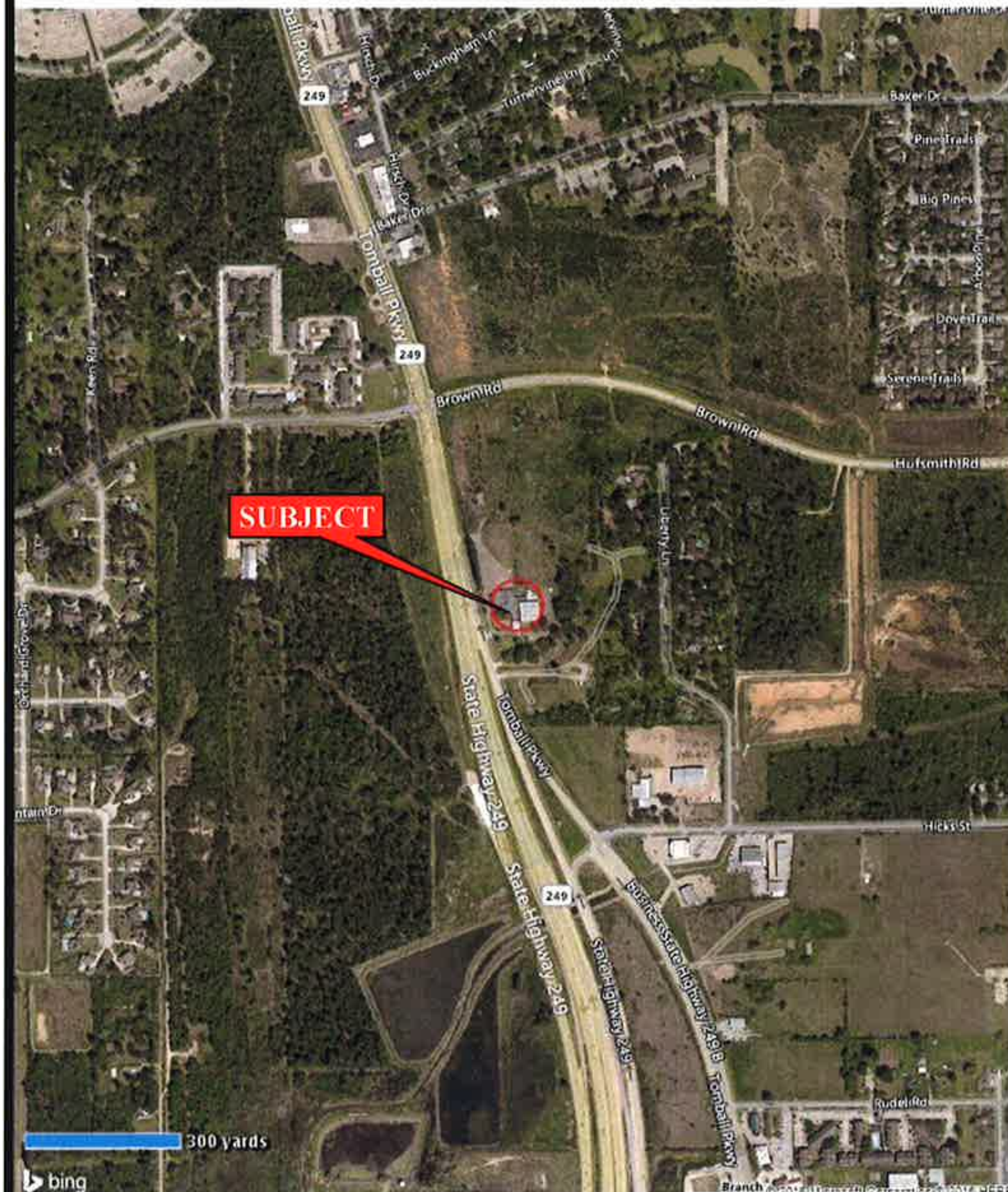
Data Zoom 13-1

InterFlood by a la mode

Prepared for: Integra Realty Resources
FM 249



Powered by CoreLogic

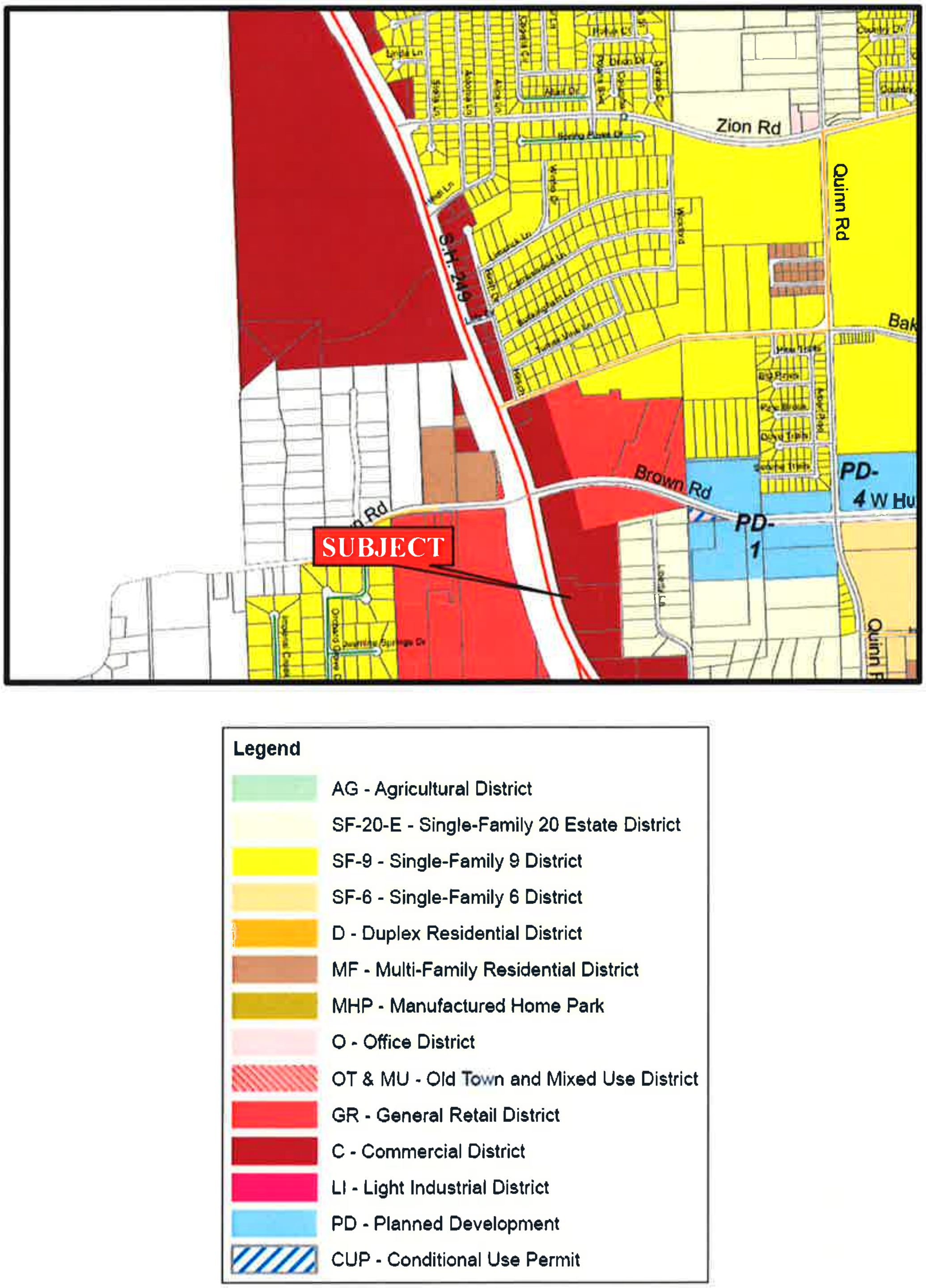
MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **48201C0210L**
Zone: **X**
Map Date: **June 18, 2007**
FIPS: **48201**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

ZONING MAP


Zion Rd
Quinn Rd
S.H. 249
Brown Rd
SUBJECT
PD-
4
PD-
1
Legend
AG - Agricultural District
SF-20-E - Single-Family 20 Estate District
SF-9 - Single-Family 9 District
SF-6 - Single-Family 6 District
D - Duplex Residential District
MF - Multi-Family Residential District
MHP - Manufactured Home Park
O - Office District
OT & MU - Old Town and Mixed Use District
GR - General Retail District
C - Commercial District
LI - Light Industrial District
PD - Planned Development
CUP - Conditional Use Permit

Sec. 50-77. Commercial District (C).

(a) *General purpose and description.* The C Commercial District is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions. The uses envisioned for the C Commercial District will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

(b) *Permitted uses.* Those uses listed for the C district in the use charts (section 50-82) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(c) *Height regulations.* The maximum height in the C district shall be:

(1) 70 feet for the main buildings; also see setback requirements related to height in subsection (d)(2)b of this section.

(2) One story for accessory buildings.

(3) Additional height may be approved by CUP.

(d) *Area regulations.*

(1) *Size of lot.*

a. Minimum lot area: 10,000 square feet.

b. Minimum lot width: 60 feet.

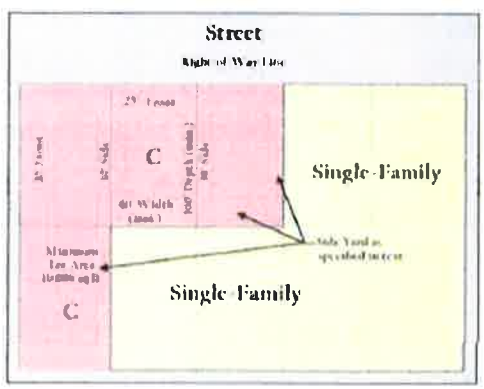
c. Minimum lot depth: 100 feet.

(2) *Size of yards.*

a. Minimum front yard: 25 feet. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.

b. Minimum side and rear yard: ten feet. If adjacent to a single-family, duplex (two family), patio home or single-family attached district, then side and rear setbacks (within which parking is permitted) shall be according to the height of the primary structure, as follows:

Illustration 50-77-1: Setback and height relationship for commercial structures



1. Setbacks shall be measured at a ratio of five feet in horizontal setback distance for every three feet of building height as shown in Illustration 50-75-2.
2. Setback measurements shall be calculated by story.
3. These measurements shall not limit any building to less than 35 feet.

c. Interior side yards: when retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.

d. Exceptions for certain retail shopping center outbuildings fronting State Highway 249: notwithstanding any other provision of this section to the contrary, the building line for retail outbuildings adjacent to State Highway 249 and State Highway 249 Bypass shall be ten feet if:

1. The retail outbuilding is within a shopping center development (a development comprised of retail businesses which share common parking and pedestrian areas and facilities for their clientele) which contains not less than 1¼ acres of land and which has not less than 240 feet of frontage on said State Highway 249 and State Highway 249 Bypass;
2. The retail outbuilding contains not more than 100 square feet of floor area;
3. The retail outbuilding is located so as not to create a hazard to vehicular or pedestrian traffic on the shopping center site, the adjacent State Highway 249 and State Highway 249 Bypass, or any other adjacent public or private street or property; limit spacing of said structures to no greater than one per 300 feet;
4. The retail outbuilding is located not less than 50 feet from any paved portion of State Highway 249 and State Highway 249 Bypass, whether main lane or access road; and
5. The retail outbuilding is located so as to be a minimum of 300 feet from the closest retail outbuilding along either side of State Highway 249 and State Highway 249 Bypass, measured in a straight line from the center fronts of each retail outbuilding.

(3) *Maximum lot coverage.* Maximum lot coverage is 60 percent including main and accessory buildings; maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).

(4) Maximum floor area. Maximum floor area ratio (FAR) is 2:1.

(5) The maximum glare produced by any industry shall be limited to four footcandles of illumination intensity beyond the industrial or commercial tract boundary throughout the light frequency spectrum beginning with ultraviolet and ending through the infrared wavelengths.

(Code 1978, § 5-9; Code 1993, § 14-9; Ord. No. 2008-01, § 31, 2-4-2008)

1. Setbacks shall be measured at a ratio of five feet in horizontal setback distance for every three feet of building height as shown in Illustration 50-75-2.
2. Setback measurements shall be calculated by story.
3. These measurements shall not limit any building to less than 35 feet.

c. Interior side yards: when retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.

d. Exceptions for certain retail shopping center outbuildings fronting State Highway 249: notwithstanding any other provision of this section to the contrary, the building line for retail outbuildings adjacent to State Highway 249 and State Highway 249 Bypass shall be ten feet if:

1. The retail outbuilding is within a shopping center development (a development comprised of retail businesses which share common parking and pedestrian areas and facilities for their clientele) which contains not less than 1¼ acres of land and which has not less than 240 feet of frontage on said State Highway 249 and State Highway 249 Bypass;
2. The retail outbuilding contains not more than 100 square feet of floor area;
3. The retail outbuilding is located so as not to create a hazard to vehicular or pedestrian traffic on the shopping center site, the adjacent State Highway 249 and State Highway 249 Bypass, or any other adjacent public or private street or property; limit spacing of said structures to no greater than one per 300 feet;
4. The retail outbuilding is located not less than 50 feet from any paved portion of State Highway 249 and State Highway 249 Bypass, whether main lane or access road; and
5. The retail outbuilding is located so as to be a minimum of 300 feet from the closest retail outbuilding along either side of State Highway 249 and State Highway 249 Bypass, measured in a straight line from the center fronts of each retail outbuilding.

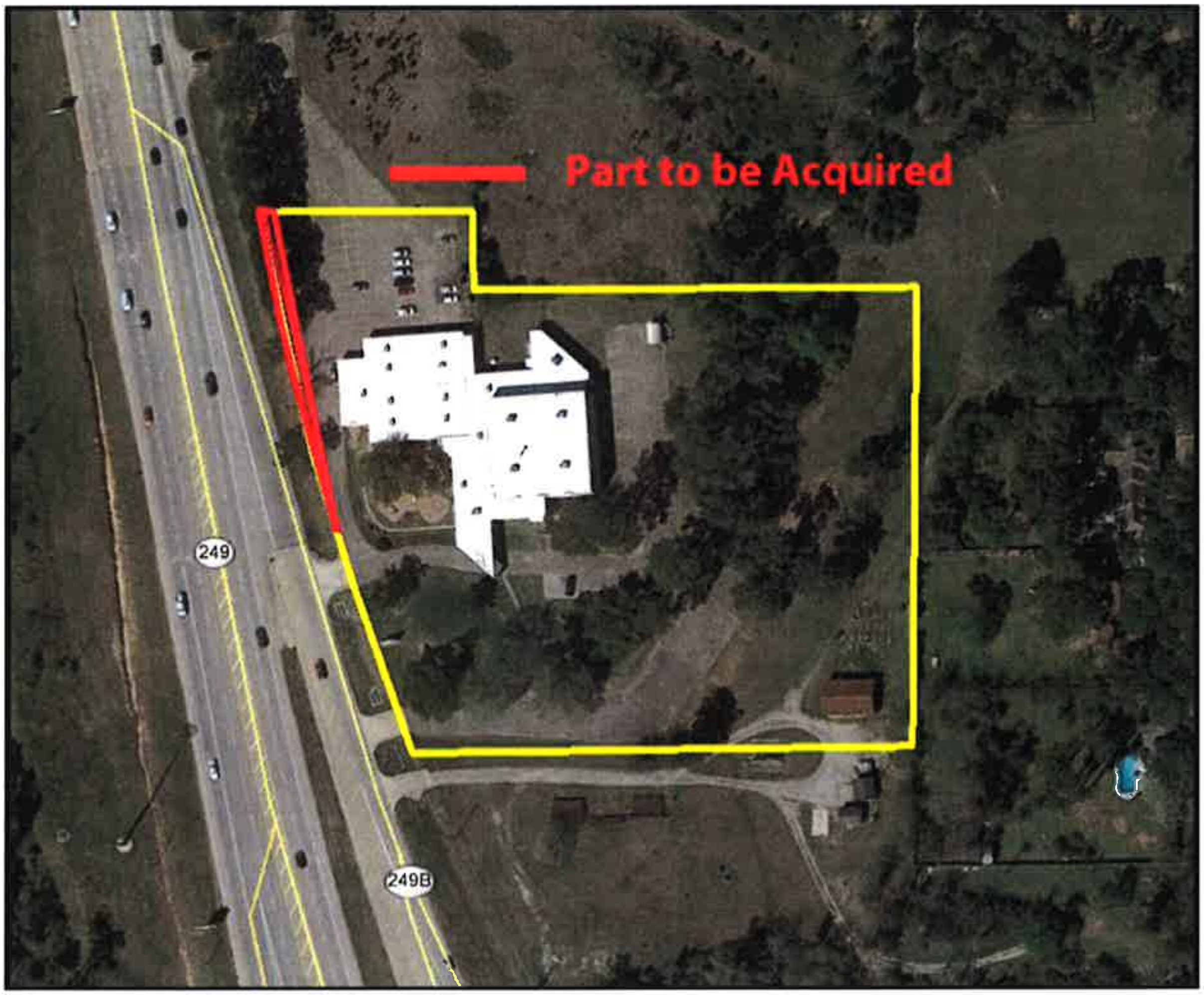
(3) *Maximum lot coverage.* Maximum lot coverage is 60 percent including main and accessory buildings; maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).

(4) Maximum floor area. Maximum floor area ratio (FAR) is 2:1.

(5) The maximum glare produced by any industry shall be limited to four footcandles of illumination intensity beyond the industrial or commercial tract boundary throughout the light frequency spectrum beginning with ultraviolet and ending through the infrared wavelengths.

(Code 1978, § 5-9; Code 1993, § 14-9; Ord. No. 2008-01, § 31, 2-4-2008)

AERIAL MAP



TAX INFORMATION

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0402700010005

Tax Year: 2016

Print

Owner and Property Information			
Owner Name & Mailing Address:	**CHRISTBRIDGE FELLOWSHIP 29510 TOMBALL PARKWAY TOMBALL TX 77375**	Legal Description:	**TR 5C & 5E ABST 34 J HOUSE**
		Property Address:	**0 SH 249 TOMBALL TX 77375**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Total Living Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
XV -- Other Exempt (Religious)	8000 -- Land Neighborhood General Assignment	E	0	232,366 SF	1,710	0	9925.03	4771A	288F

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/22/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate
Total	026	TOMBALL ISD	901,143	Not Certified	1.340000	
	040	HARRIS COUNTY	901,143	Not Certified	0.419230	
	041	HARRIS CO FLOOD CNTRL	901,143	Not Certified	0.027330	
	042	PORT OF HOUSTON AUTHY	901,143	Not Certified	0.013420	
	043	HARRIS CO HOSP DIST	901,143	Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT	901,143	Not Certified	0.005422	
	045	LONE STAR COLLEGE SYS	901,143	Not Certified	0.107900	
	083	CITY OF TOMBALL	901,143	Not Certified	0.341455	
	679	HC EMERG SERV DIST 8	901,143	Not Certified	0.100000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	0		Improvement	0	
Total	0	0	Total	0	0

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4620	SF	232,366	1.00	1.00	1.00	--	1.00	0	0	0

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1985	Religious	Shell, Industrial	Low	1,710	Displayed

Building Details (1)

Building Data

Building Areas

Integra Realty Resources - Houston

Element	Detail
Construction Type	Steel, Light
Functional Utility	Avg/Normal
Heating / AC	None
Partition Type	Below Normal
Physical Condition	Fair
Plumbing Type	Minimum
Sprinkler Type	None
Exterior Wall	Metal, Light
Economic Obsolescence	Normal
Element	Units
Wall Height	12
Interior Finish Percent	100

Description	Area
BASE AREA PRI	1,710

Building Features	
Description	Units
	1

LAND SALES INFORMATION

Land Sale #1

Date of Sale:	December 16, 2015
County:	Harris
Key Map:	288Q
Recording Data:	2015-0562448
Grantor:	Charles E. Durow, Sr. & Bettie J. Durow
Grantee:	Worldwide Rock Enterprises, L.P.
Location:	S/L of Theis Lane, E of SH 249
Size/Acres:	6.7133 AC / 292,431 SF
Price/SF:	$3.42

Land Sale #2

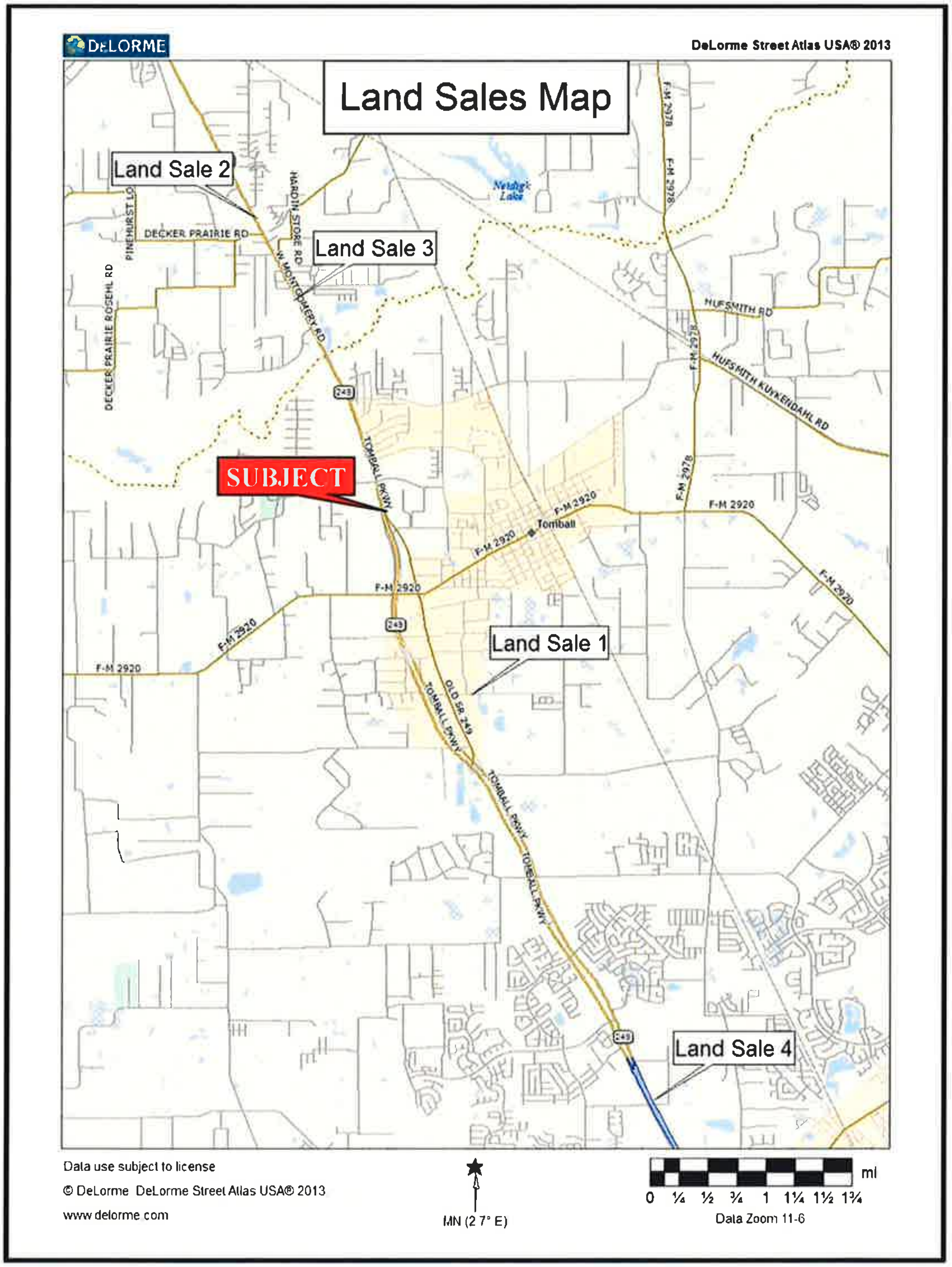
Date of Sale:	June 30, 2014
County:	Harris
Key Map:	247R
Recording Data:	2014-063951
Grantor:	CINANN, LLC
Grantee:	Island Group Services, LLC
Location:	32400 SH 249
Size/SF:	2.432 AC / 105,932 SF
Price/SF:	$4.72

Land Sale #3

Date of Sale:	June 25, 2014
County:	Harris
Key Map:	248S
Recording Data:	2014-064007
Grantor:	TSKM Tomball, LLC
Grantee:	786 SBH LLC
Location:	W/L of SH 249, N of SR 249
Size/Acres:	5.273 AC / 229,672 SF
Price/SF:	$3.45

Land Sale #4

Date of Sale:	May 24, 2014
County:	Harris
Key Map:	329J
Recording Data:	2014-0218733
Grantor:	Four D Resources, LTD
Grantee:	Kiss Real Properties III, LLC
Location:	NEC of SH 249 & Coons Road
Size/Acres:	4.157 Acres / 181,085 SF
Price/SF:	$6.50



DeLorme Street Atlas USA® 2013
Land Sales Map
Land Sale 2
Land Sale 3
Land Sale 1
Land Sale 4
SUBJECT
DECKER PRAIRIE RD
PINEHURST LO
DECKER PRAIRIE ROSEHL RD
HARDIN STORE RD
W. MONTGOMERY RD
F-M 2978
HUFSMITH RD
HUFSMITH KUYKENDAHL RD
F-M 2920
Tomball
TOMBALL PKWY
OLD SH 249
249
Data use subject to license
© DeLorme DeLorme Street Atlas USA® 2013
www.delorme.com
MN (2.7° E)
mi
0 ¼ ½ ¾ 1 1¼ 1½ 1¾
Data Zoom 11-6

LEGAL DESCRIPTION AND ACQUISITION MAP

TOMBALL TOLLWAY – PHASE 2
PARCEL 530
0.0391 ACRE (1,702 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 1 of 4

Being a tract or parcel, containing 0.0391 acre (1,702 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of the 6.1473 acre remainder of that certain called 39.4690 acres described in deed to Christbridge Fellowship (formerly known as Church of Christ, Tomball, Texas), dated March 9, 1977, as recorded under Harris County Clerk's File (H.C.C.F.) Number F071153 (Film Code (F.C.) Number 160-14-2288); said 0.0391 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking an interior corner of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under F.C. Number 622107, Harris County Map Records; said iron rod also marking the most westerly interior of that certain called 8.380 acres, referred to as Tract I, Exhibit "1", described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under H.C.C.F. Number 20090460101 (F.C. Number 068-08-1070); thence:

> South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and marking the **POINT OF BEGINNING** and most northeasterly corner of the herein described tract, and having surface coordinates of X=3,031,930.01 and Y=13,965,104.12;

THENCE, southerly, across said 39.4690 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the left, having a radius of 7,970.00 feet, an arc length of 313.09 feet, a delta angel of 02°15'03", and a chord which bears South 15°45'38" East, 313.07 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the existing east R.O.W. line of S.H. 249, based on a varying width, and being Parcel 19A, as dedicated to State of Texas in Volume 6642, Page 433, Harris County Deed Records; said iron rod also being in the west line of said 39.4690 acre tract and marking the most southerly corner of the herein described tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 530
0.0391 ACRE (1,702 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

THENCE, northerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, the west line of said 39.4690 acre tract, and a non-tangent curve to the right, having a radius of 2,774.80 feet, an arc length of 315.03 feet, a delta angle of 06°30'18", and a chord which bears North 17°01'15" West, 314.86 feet to a point for the most westerly southwest corner of said Lot 1 and said 8.380 acre tract, and being the most northwesterly corner of the herein described tract, from which a found 5/8-inch iron rod with cap bears South 88°09'00" West, 0.30 feet;

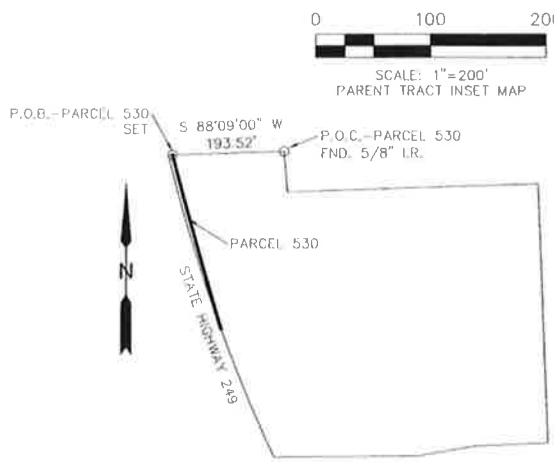
THENCE, North 88°09'00" East, departing the existing east R.O.W. line of said S.H. 249 with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 7.14 feet to the **POINT OF BEGINNING** and containing 0.0391 acre (1,702 square feet) of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

ABBREVIATIONS

A.E.	AERIAL EASEMENT
AC.	ACRES
CONC.	CONCRETE
ESMT.	EASEMENT
EXIST.	EXISTING
F.C.	FILM CODE
F/K/A	FORMERLY KNOWN AS
FND.	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.L.&P.	HOUSTON LIGHTING & POWER
INT.	INTEREST
I.P.	IRON PIPE
I.R.	IRON ROD
MONU.	MONUMENT (4"X4" PILLAR)
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SET	SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VOL.	VOLUME
W/	WITH



CURVE TABLE

NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	7,970.00'	313.09'	02°15'03"	S 15°45'38" E	313.07'
C2	2,774.80'	315.03'	06°30'18"	N 17°01'15" W	314.86'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 88°09'00" E	7.14'

BY: [signature]

GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR

DATED: 3-31-16

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

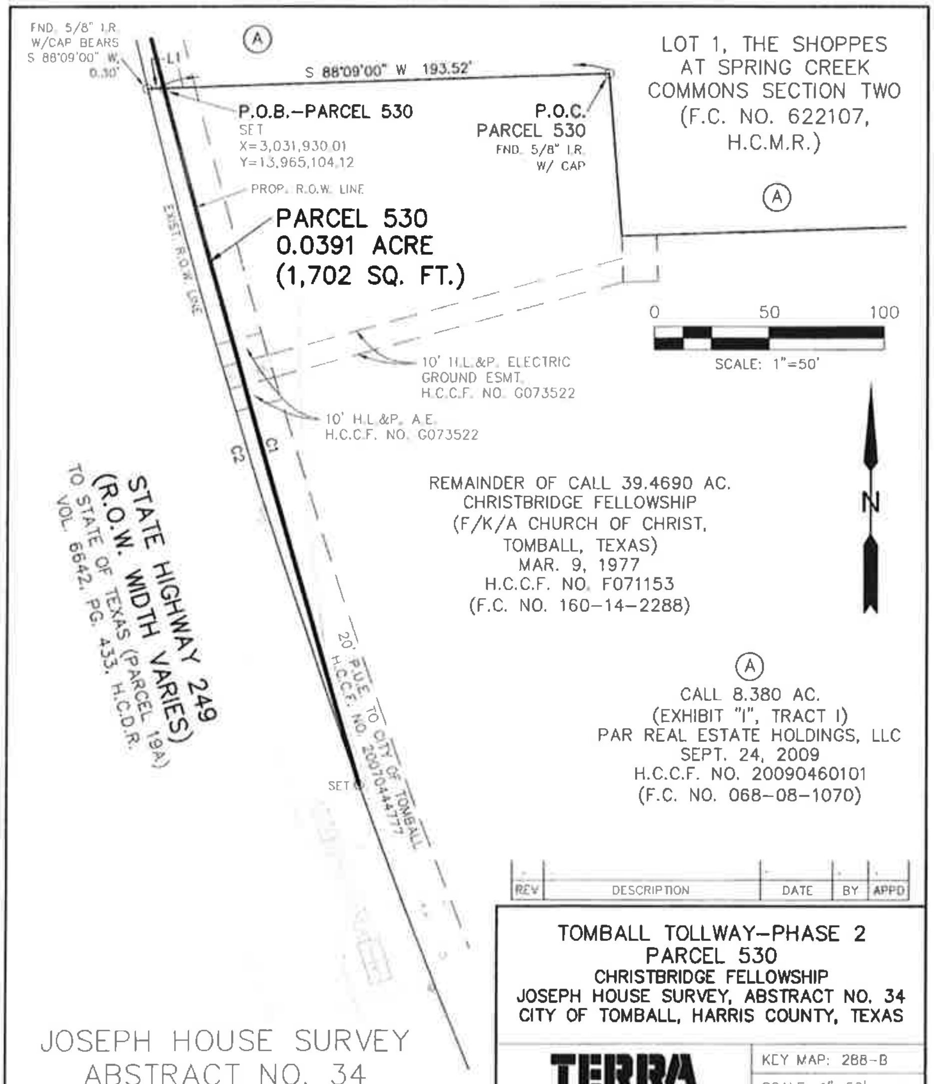
REV.	DESCRIPTION	DATE	BY	APPD

TOMBALL TOLLWAY-PHASE 2
PARCEL 530
CHRISTBRIDGE FELLOWSHIP
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B	
SCALE: 1"=50'	
PROJECT: 1053-1401	
DATE: APRIL 2016	
DRAWN BY: SDM	
PAGE 3 OF 4	



REV	DESCRIPTION	DATE	BY	APPD

TOMBALL TOLLWAY–PHASE 2
PARCEL 530
CHRISTBRIDGE FELLOWSHIP
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993–0327
FAX (713) 993–9231

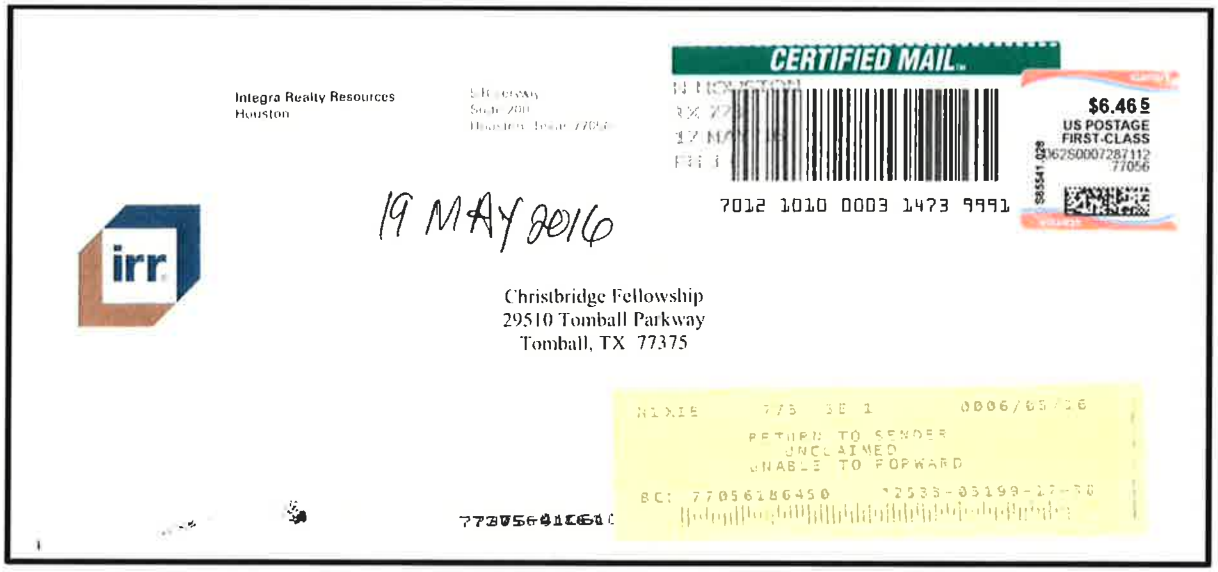
KEY MAP: 288–B
SCALE: 1"=50'
PROJECT: 1053–1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 4 OF 4

	EXISTING	TAKING	REMAINING
ACRES	6.1473	0.0391	6.1082
SQ. FT.	267,776	1,702	266,074

EXISTING ACRES/SQ. FT. IS CALCULATED FROM DEEDS

PROPERTY OWNER CONTACT INFORMATION

An owner contact letter was mailed to the property owner listed on the assessment office records offering the property owner the opportunity to accompany the appraiser at the inspection. The contact letter was returned to our office unclaimed. The property was inspected from the existing right of way on June 6, 2016.



RELEASE OF EASEMENT RIGHTS

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT, for and in consideration of the sum of Seven Thousand Three Hundred Five and 50/100 **($7,305.50)** Dollars, paid to the undersigned, the legal owner and holder of that certain Utility Easement recorded under County Clerk's Number 20070444777 of the Official Public Records of Real Property of Harris County, Texas Church of Christ , Tomball, Texas, n/k/a, Christbridge Fellowship, a Texas Non-profit corporation, as Grantor and City of Tomball, as Grantee, encumbering, a tract of land situated in the County of Harris, State of Texas, described as follows, to-wit:

Being 0.0391 acres (1,702 square feet) of land located in the Joseph House Survey, Abstract No.34, Harris County, Texas and being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, City of Tomball , the owner and holder of said Easement, does hereby RELEASE and DISCHARGE the herein above described property from any and all interests created by virtue of said Easement.

EXECUTED this the _____ day of ____________________________, 2016.

City of Tomball

BY: ____________________________

____
Print or type name and title

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on ____________________________, 2016 by

_______________________, _____________________________ of the City of Tomball.

____
Notary Public Signature

Exhibit A

TOMBALL TOLLWAY – PHASE 2
PARCEL 531
0.0211 ACRE (918 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Being a tract or parcel, containing 0.0211 acre (918 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under Film Code (F.C.) Number 622107, Harris County Map Records; also being part of and out of 18.489 acres comprised of two tracts: 1) called 10.109 acres, referred to in Exhibit "H"; and 2) called 8.380 acres, referred to as Tract I, Exhibit "I", all described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101 (F.C. Number 068-08-1070); said 0.0211 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking the most westerly interior corner of said Lot 1 and said 8.380 acre tract; thence:

> South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and marking the **POINT OF BEGINNING** and most southeasterly corner of the herein described tract, and having surface coordinates of X=3,031,930.01 and Y=13,965,104.12;

THENCE, South 88°09'00" West, continuing with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 7.14 feet to a point in the existing east R.O.W. line of S.H. 249, being Parcel 19A, as dedicated to State of Texas in Volume 6642, Page 433, Harris County Deed Records; also being the most westerly southwest corner of said Lot 1, said 8.380 acre tract, and the herein described tract, from which a found 5/8-inch iron rod with cap found for reference bears South 88°09'00" West, 0.30 feet;

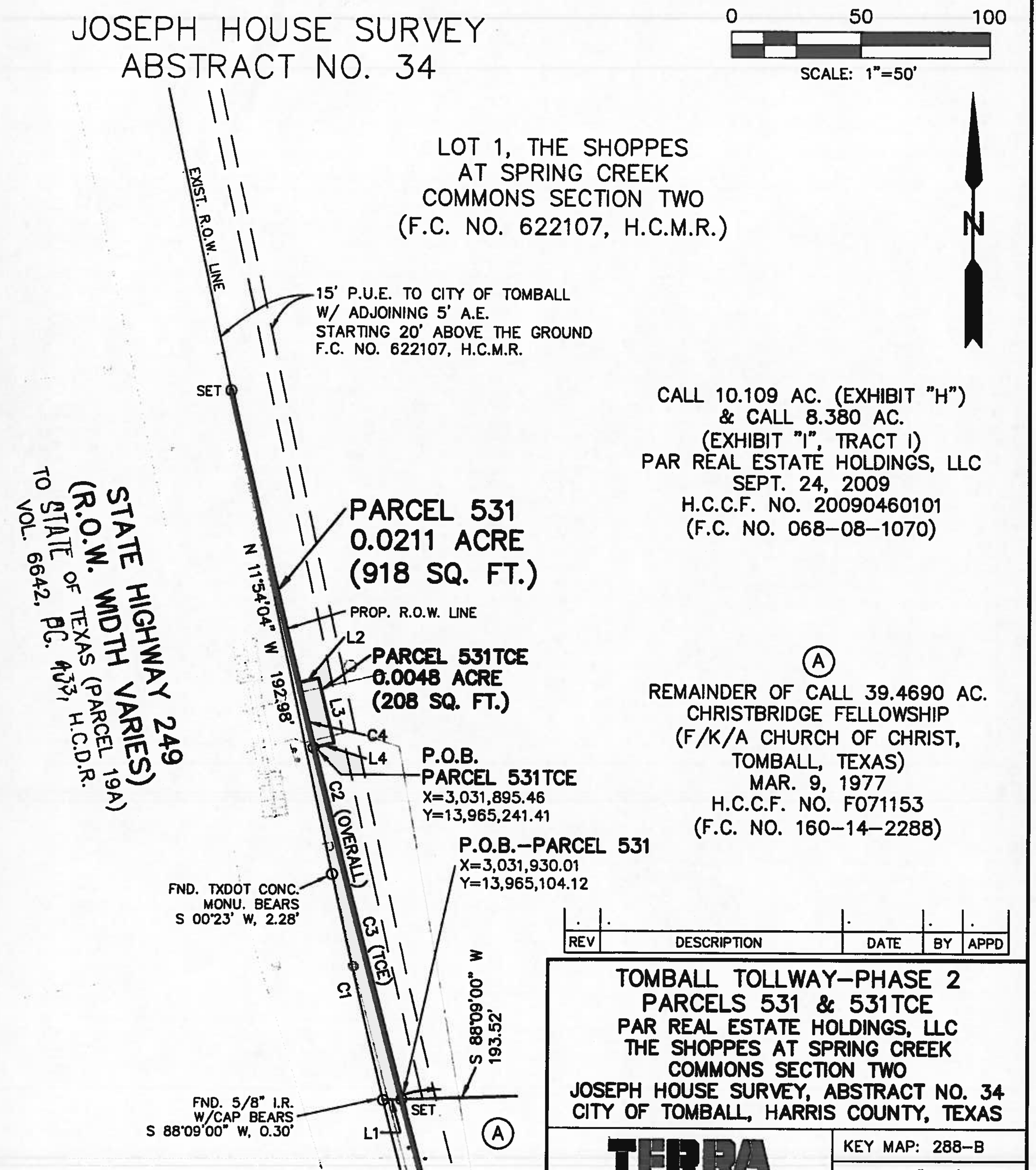
THENCE, northerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, the west line of said Lot 1 and said 8.380 acre tract, and a non-tangent curve to the right, having a radius of 2,774.80 feet, an arc length of 90.44 feet, a delta angle of 01°52'03"", and a chord which bears North 12°50'05" West, 90.44 feet to a point of tangency, from which a found Texas Department of Transportation concrete monument bears South 00°23' West, 2.28 feet;

THENCE, North 11°54'04" West, continuing with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, and the west line of said Lot 1 and said 8.380 acre tract, a distance of 192.98 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of said S.H. 249 and marking the most northerly corner of the herein described tract;

THENCE, southerly, departing said existing east R.O.W. line and across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the left, having a radius of 7,970.00 feet, an arc length of 284.79 feet, a delta angle of 02°02'50", and a chord which bears South 13°36'41" East, 284.78 feet to the **POINT OF BEGINNING** and containing 0.0211 acre (918 square feet) of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401



REV	DESCRIPTION	DATE	BY	APPD

TOMBALL TOLLWAY-PHASE 2
PARCELS 531 & 531TCE
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK
COMMONS SECTION TWO
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

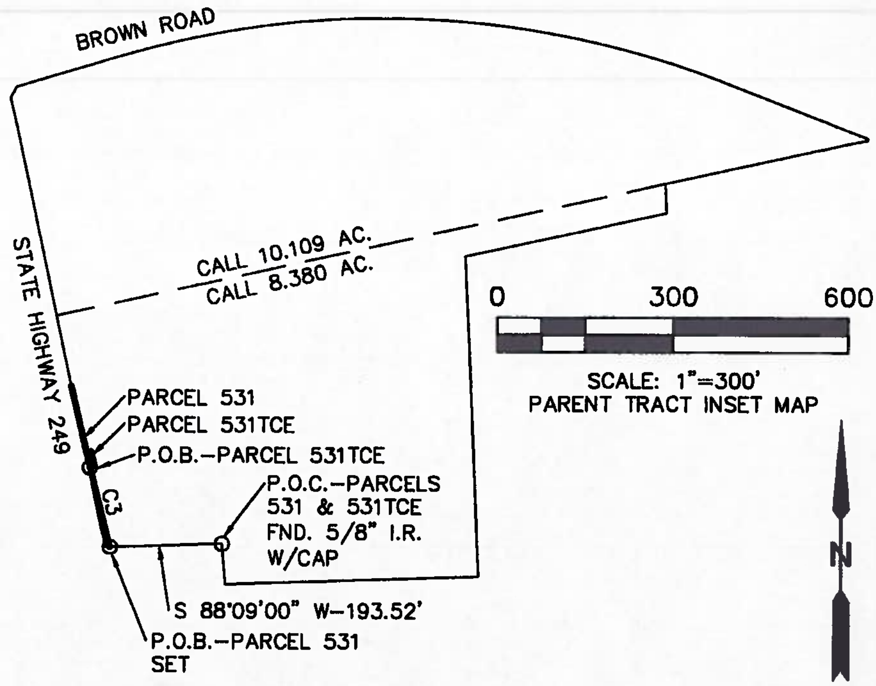
KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 6 OF 6

	EXISTING	TAKING	REMAINING
ACRES	18.489	0.0211	18.468
SQ. FT.	805,372	918	804,454

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

ABBREVIATIONS

A.E.	AERIAL EASEMENT
AC.	ACRES
CONC.	CONCRETE
ESMT.	EASEMENT
EXIST.	EXISTING
F.C.	FILM CODE
F/K/A	FORMERLY KNOWN AS
FND.	FOUND
H. C.C.F.	HARRIS COUNTY CLERK'S FILE
H. C.D.R.	HARRIS COUNTY DEED RECORDS
H. C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT
H. C.M.R.	HARRIS COUNTY MAP RECORDS
H. L&P.	HOUSTON LIGHTING & POWER
INT.	INTEREST
I.P.	IRON PIPE
I.R.	IRON ROD
MONU.	MONUMENT (4"X4" PILLAR)
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SET	SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
TX DOT	TEXAS DEPARTMENT OF TRANSPORTATION
VOL.	VOLUME
W/	WITH



CURVE TABLE					
NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	2,774.80'	90.44'	01°52'03"	N 12°50'05" W	90.44'
C2	7,970.00'	284.79'	02°02'50"	S 13°36'41" E	284.78'
C3	7,970.00'	141.57'	01°01'04"	N 14°07'34" W	141.57'
C4	7,970.00'	26.00'	00°11'13"	N 13°31'26" W	26.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 88°09'00" W	7.14'
L2	N 76°28'34" E	8.00'
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L4	S 76°28'34" W	8.00'

BY: [signature]

GEORGE COLLISON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4461

STATE OF TEXAS REGISTERED GEORGE COLLISON 4461 PROFESSIONAL LAND SURVEYOR

DATED: 3-31-16

REV	DESCRIPTION	DATE	BY	APPD

GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

TOMBALL TOLLWAY-PHASE 2
PARCELS 531 & 531TCE
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 5 OF 6

Exhibit A

TOMBALL TOLLWAY – PHASE 2
PARCEL 531TCE
0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Being an easement tract or parcel, containing 0.0048 acre (208 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under Film Code (F.C.) Number 622107, Harris County Map Records; also being part of and out of 18.489 acres comprised of two tracts: 1) called 10.109 acres, referred to in Exhibit "H"; and 2) called 8.380 acres, referred to as Tract I, Exhibit "I", all described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101 (F.C. Number 068-08-1070); said 0.0048 acre easement tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking the most westerly interior corner of said Lot 1 and said 8.380 acre tract; thence:

> South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of S.H. 249, based on a varying width;
>
> Northerly, across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 141.57 feet, a delta angle of 01°01'04", and a chord which bears North 14°07'34" West, 141.57 feet to the **POINT OF BEGINNING** and southwest corner of the herein described easement tract, and having surface coordinates of X=3,031,895.46 and Y-13,965,241.41;

THENCE, northerly, continuing across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 26.00 feet, a delta angle of 00°11'13", and a chord which bears North 13°31'26" West, 26.00 feet to a point for the northwest corner of the herein described easement tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 531TCE
0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

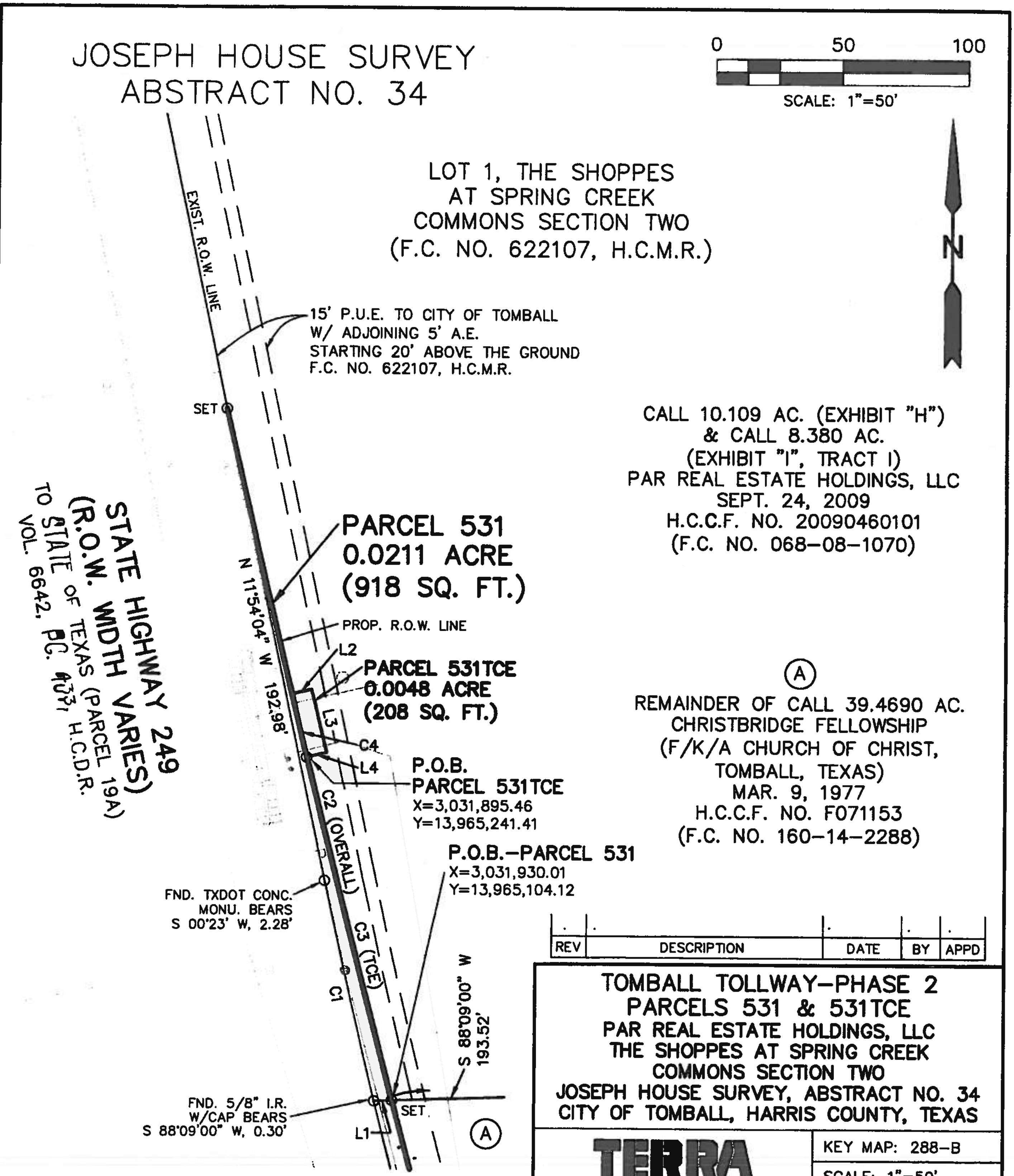
THENCE, departing said proposed east R.O.W. line and across said Lot 1 and said 8.380 acre tract with lines of the proposed easement, the following courses:

> North 76°28'34" East, a distance of 8.00 feet to a point for the northeast corner of the herein described easement tract;
>
> South 13°31'26" East, a distance of 26.00 feet to a point for the southeast corner of the herein described easement tract;
>
> South 76°28'34" West, a distance of 8.00 feet to the **POINT OF BEGINNING** and containing 0.0048 acre (208 square feet) easement tract of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR



REV	DESCRIPTION	DATE	BY	APPD
.	.	.	.	.

TOMBALL TOLLWAY-PHASE 2
PARCELS 531 & 531TCE
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK
COMMONS SECTION TWO
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA

TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 6 OF 6

	EXISTING	TAKING	REMAINING
ACRES	18.489	0.0211	18.468
SQ. FT.	805,372	918	804,454

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

ABBREVIATIONS

A.E.	AERIAL EASEMENT
AC.	ACRES
CONC.	CONCRETE
ESMT.	EASEMENT
EXIST.	EXISTING
F. C.	FILM CODE
F/K/A	FORMERLY KNOWN AS
FND.	FOUND
H. C.C.F.	HARRIS COUNTY CLERK'S FILE
H. C.D.R.	HARRIS COUNTY DEED RECORDS
H. C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT
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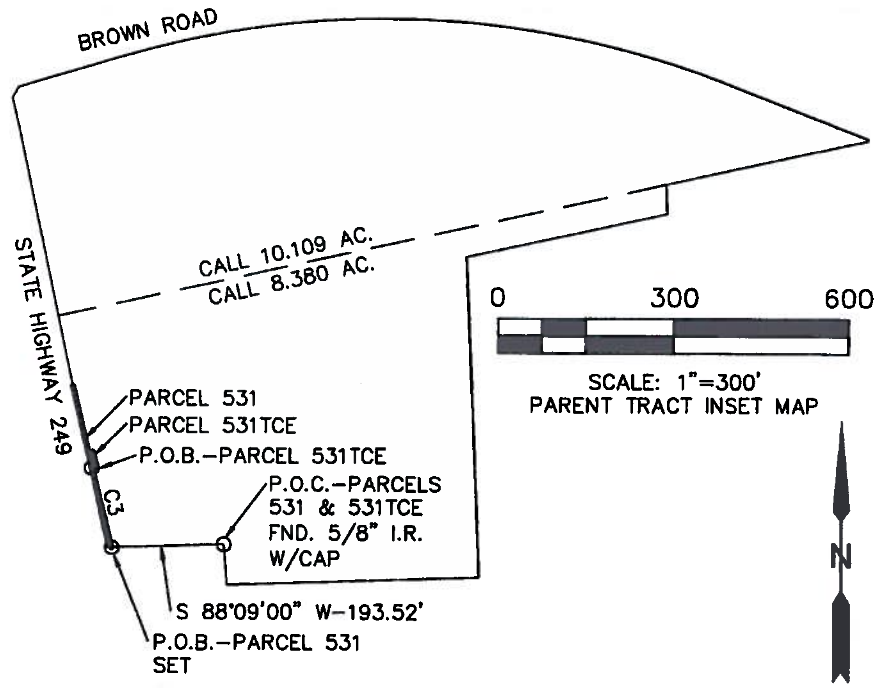

SCALE: 1"=300'
PARENT TRACT INSET MAP

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BY: [signature]

GEORGE COLLISON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4461

STATE OF TEXAS REGISTERED GEORGE COLLISON 4461 PROFESSIONAL LAND SURVEYOR

DATED: 3-31-16

REV	DESCRIPTION	DATE	BY	APPD

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TOMBALL TOLLWAY-PHASE 2
PARCELS 531 & 531TCE
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

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KEY MAP: 288-B
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DATE: APRIL 2016
DRAWN BY: SDM
PAGE 5 OF 6

HARRIS COUNTY

ENGINEERING DEPARTMENT
RIGHT OF WAY DIVISION

10555 Northwest Frwy., Suite 210
Houston, Texas 77092
(713) 274-3700

September 22, 2016

City of Tomball
501 James St.
Tomball, TX 77375

Re: **Offer to Purchase**
Project: Tomball Tollway Phase 2, Tract Nos.: 531 & 531TCE
0.0211-acre(s) Utility Easement (Tr.531) & 0.0048-acre(s) Temporary Construction Easement (Tr. 531TCE)

Dear Ladies and Gentlemen:

Harris County is in the process of securing property required for development of the referenced project. The acquisition of a utility easement interest in 0.0211 acre(s) **Tr.531** and temporary construction easement across 0.0048 acre(s) **Tr.531TCE** of your property, as described in the enclosed property description, is needed for this project. Your rights as a Texas property owner are explained in the enclosed State of Texas Landowner's Bill of Rights.

At the time Harris County makes an offer to purchase property, it is required by Section 21.0111 of the Texas Property Code to disclose to the property owner any and all appraisal reports produced or acquired by Harris County relating specifically to the owner's property and prepared in the 10 years preceding the date of the offer.

A property owner is likewise required to disclose to Harris County, the entity seeking to acquire property, any and all current and existing appraisal reports produced or acquired by the property owner relating specifically to the owner's property and used in determining the owner's opinion of value. Such disclosure shall take place no later than the earlier of: the 10th day after the date of receipt of an appraisal report *or* the 3rd business day before the date of a special commissioners hearing if an appraisal report is to be used at the hearing.

An appraisal of your property has been prepared by an independent State Certified Real Estate Appraiser to determine its fair market value. Just compensation, relative to the above referenced acquisition, has been established as $4,498.00. Just compensation includes the valuation of the land, affected improvements, and damages to the remainder property as a result of the acquisition.

The Right of Way Division is authorized to offer you $4,498.00 which represents $4,498.00 as compensation for the land to be acquired. Should you decide to retain title to or remove any improvements within the acquisition area, the offer stated above will be reduced accordingly. Compensation for improvements also includes the cost to relocate or replace any affected improvements, which will be the responsibility of the property owner.

As stated above, Harris County has obtained an appraisal of your property. If you wish to accept the offer based on this appraisal, please contact me. If you are not willing to accept this offer, you may submit a written counteroffer detailing the requested amount and basis for such amount. You will have 30 days from the date of receipt of this offer before a 2nd and final offer is sent.

You may be entitled to additional benefits under Harris County's relocation program if you are being displaced due to the acquisition. It is emphasized, however, that any relocation benefits to which you may be entitled will be handled separate and apart from this transaction.

You have the right to discuss any offer or agreement regarding Harris County's acquisition of the property with others or keep the offer or agreement confidential, unless the offer or agreement is subject to Chapter 552, Government Code.

You are entitled to repurchase the subject property if the proposed public use is canceled or no actual progress is made toward the public use between the date of the County's acquisition and the 10th anniversary of that date. Your right to repurchase is explained in the attached Property Code Section 21.101.

Please be advised, if your property is encumbered by any liens, then the sale of your property to Harris County will require lender notification and approval.

Please contact me at 713-274-3714 if you have any questions. If you do not receive copies of all of the attachments listed below, please contact me immediately. I've enclosed my business card for your convenience. Your cooperation is greatly appreciated.

Sincerely,

Cherita Early
Right of Way Agent

Enclosures: Property Description/Survey
Landowner's Bill of Rights
Appraisal Report dated August 27, 2016
Appraisal Disclosure Notice
§ 21.101 Right to Repurchase

*****The acquisition is for 50% of the compensation for release of 15' utility easement in 0.0211 acre(s) taking and use of 0.0048 acre(s) for temporary construction easement*****

Integra Realty Resources
Houston

RECEIVED
By Harris County Right of Way at 8:41 am, Aug 29, 2016

Appraisal Of:
Parcel 531
Being a 18.489 acre tract of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, The Shoppes at Spring Creek Commons Section Two.

Prepared For:
Harris County Right of Way Division
Attn: Jennifer Gonzales
Appraisal/Sales Manager
10555 Northwest Freeway, Suite 210
Houston, Texas 77092

Effective Date of the Appraisal:
June 6, 2016

IRR – Houston File Number:
155-2016-1331

irr

Integra Realty Resources
Houston

5 Riverway
Suite 200
Houston, Texas 77056

T 713.243.3300
F 713.827.8552
info@irr.com
www.irr.com

August 27, 2016

Harris County Right of Way Division
Attn: Jennifer Gonzales
Appraisal/Sales Manager
10555 Northwest Freeway, Suite 210
Houston, Texas 77092

Re: Appraisal for the proposed extension of the Tomball Tollway Phase II.
Property Owner: Par Real Estate Holdings, LLC
Parcel 531 & 531 TCE

Dear Ms. Gonzales:

As requested, we have prepared an appraisal of the referenced property to arrive at an opinion of market value and total just compensation. The proposed acquisition of Parcel 531 & 531 TCE will facilitate the extension of the current Tomball Tollway from its terminus north of FM 2920 to connect with the proposed Montgomery County Toll Road project. The Subject Property may be legally described as:

> Being a tract containing a 18.489 acre of land situated in the Joseph House Survey, Abstract No. 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, The Shoppes at Spring Creek Commons Section Two.

The Subject Property's neighborhood area is in the northwestern portion of Harris County within the City of Tomball. The Subject Property is 18.489 acres of land located along the southeast corner of SH 249 and Brown Road. The whole property size used is derived from information provided by the client. The portion of the tract located at the intersection of SH 249 and Brown Road, approximately 1.5 acres, is considered to have a greater market demand than the balance of the tract and is considered a separate economic unit. The part to be acquired is located along the southwestern corner of the property within the balance of the tract, 16.989 acres. For this reason, in this analysis only the balance of the tract containing the part to be acquired will be valued. The portion of the tract located at the hard corner of SH 249 and Brown Road will not be considered.

The part to be acquired, Acquisition Parcel, is approximately 0.0211 of an acre (918 square feet) in size and located at the southwest portion the property and east line of the old SR 249 exit ramp. The acquisition includes a Temporary Construction Easement comprised of 0.0048 of an acre (208 square feet) located approximately 141.57 linear feet from the southwest corner of the property. The Subject Property is a vacant tract of land.

The accompanying report of which this letter is a part describes the site, purpose and method of appraisal and the data considered in reaching our final value conclusion. A complete appraisal was performed on the Subject Property. This is an Appraisal Report that complies with the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice (USPAP).*

The purpose of this appraisal is to estimate the market value of the Subject Property, the Acquisition Parcel before and after the acquisition, and the remainder before and after the acquisition, and to determine the just compensation due the property owner.

After completing an analysis of the Subject Property and the part to be acquired as reflected in the attached report, it is our opinion that the just compensation due for the acquisition of the Acquisition Parcel as of June 6, 2016, is:

EIGHT THOUSAND NINE HUNDRED NINETY SIX DOLLARS
($8,996)*

The attached definitions, data, discussion, analysis, certificate, and limiting conditions are provided and are an integral part of this report. This letter is to transmit the attached report, which reflects our reasoning for the value conclusion reached. Please call if we may be of further assistance to you in this matter.

Sincerely,

INTEGRA REALTY RESOURCES - HOUSTON
BY:

David R. Dominy, MAI, CRE, FRICS
Senior Managing Director
TX-1321542-G

William C. Boone IV

W. Cameron Boone, IV, MAI
Associate Director
TX-1338682-G

Please see page 29 for additional discussion of compensation

AN

APPRAISAL REPORT

PREPARED BY

INTEGRA REALTY RESOURCES - HOUSTON

FOR

HARRIS COUNTY RIGHT OF WAY DIVISION
ATTN: JENNIFER GONZALES
APPRAISAL/SALES MANAGER
10555 NORTHWEST FREEWAY, SUITE 210
HOUSTON, TEXAS 77092

AS OF

June 6, 2016

This is an appraisal report that values the Subject Property, the Acquisition Parcel both before and after the acquisition, and the remainder both before and after the acquisition for the purpose of estimating the just compensation due the property owner as a result of the proposed acquisition.

APPRAISAL PROCESS

The appraisal process is a systematic approach whereby the appraiser researches, collects, and analyzes data pertaining to the subject property in order to arrive at an estimate of market value for the real property interest being appraised. The first step in this process is an inspection and investigation of the subject site and the neighborhood in which it is located. The appraiser then researches and collects data pertaining to sales of comparable properties that have sold in the market area. If the subject property is an income-producing property, data is collected pertaining to income and operating expenses for the subject property and similar properties. Typically, three approaches are used in estimating the value of the subject property. These are the Sales Comparison Approach, the Cost Approach, and the Income Capitalization Approach. Generally, the Cost Approach and the Income Approach are only used when the property is improved. Following analysis of the data collected, the appraiser reconciles the values derived through each approach into a single estimate of market value for the subject property.

If the proposed acquisition involves a partial interest, such as a utility easement, the total fee simple value is discounted at the appropriate rate to arrive at an estimate of the impact of the partial interest on the value of the acquisition parcel. To this estimate is added the depreciated value of any improvements located on the acquisition parcel. When the interest to be acquired encumbers only a portion of the subject property, the damages to the remainder, if any, are added to arrive at an estimate of just compensation due the property owner.

The appraisers have inspected the Subject Property and the neighborhood in which it is located. The real estate market has been researched for sales of properties similar to the Subject Property. Sources of sale data include: in-house sales files, Comps on-line sales database, Houston Association of Realtors Multiple Listing Service, and Harris County Appraisal District and Tax Records.

Definition of Market Value: ***Market Value*** is defined by the Financial Institutions Reform, Recovery and Enforcement Act of 1989 as being:

> The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. buyer and seller are typically motivated;
> 2. both parties are well informed or well advised, and acting in what they consider their best interests;
> 3. a reasonable time is allowed for exposure in the open market;
> 4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
> 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

In City of Austin v. Cannizzo, 267 S.W. 2d 808, 815 (Texas 1954), the Texas Supreme Court defined ***market value*** as:

> …the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who 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.

The valuation in this report assumes a transaction involving cash consideration or cash equivalent terms.

SCOPE OF THE APPRAISAL

To perform this assignment, we took the following steps to gather, confirm, and analyze relevant data and arrive at our opinion of the just compensation due the owner of the Subject Property.

- Physically inspected the Subject Property and the surrounding market area. The inspection of the Subject Property was limited to those things readily observable without the use of special testing or equipment.
- Collected factual information about the Subject Property and the surrounding market, and confirmed the information with various sources.
- Performed a highest and best use analysis of the Subject Property as vacant and as improved, when applicable.
- Gathered market information on applicable comparable land sales. If used in the report, the comparable sale information was confirmed with at least one of the parties to the transaction.
- Analyzed market information and developed indications of value under the necessary approaches to value. The market information was analyzed for an appraisal of the Subject Property, the Acquisition Parcel before and after the acquisition, and the remainder before and after the acquisition.
  - In certain partial acquisitions, the primary improvements are not within the area of proposed acquisition. If it has been determined that the proposed acquisition will not result in permanent damages to the remainder property, the opinion of compensation can be limited to the valuation of the land and affected site improvements, if any. In some cases, it is not necessary to value the unaffected improvements to arrive at an accurate estimate of the just compensation due for the acquisition.
  - The Subject Property is a vacant tract of land with an asphalt drive and mulched trees . The Sales Comparison Approach was used to value the land and the Cost Approach to value the asphalt drive and four trees along the acquisition area. The Income Approach is not considered applicable.
- Performed a highest and best use analysis of the Acquisition Parcel.
- Performed a highest and best use analysis on the portion of the Subject Property remaining after the acquisition with consideration being given to the impact on the remainder property as a result of the proposed acquisition. If necessary, the cost to cure and restore the functional utility of the remainder after was estimated.
- Derived an estimate of the total compensation due to the owner of the Subject Property as the result of the proposed acquisition by summation of the diminution in value of

the Acquisition Parcel and any damages to the remainder. The damages were 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.

Data collection consists of inspecting and photographing the Subject Property and researching the proper real estate market for comparable cost, sales and rental data. A diligent effort to research the proper markets and locate all pertinent data was made so that all valuations would be based on thoroughly researched and accurate data. This data came from numerous sources, including the appraisers' files, local and regional publications of sales data, local brokers, lenders, property owners and appraisers. Any data omitted was considered to be potentially misleading or inappropriate and did not satisfy the requisites of "market value". Only the sales sharing the characteristics most similar to the Subject Property are included in the report.

Harris County Right of Way Division, the client, provided details and specific information regarding the Acquisition Parcel. The purpose of this appraisal report is to assist the client with acquisition for the proposed extension of the Tomball Tollway at its terminus north of FM 2920 to connect with the proposed Montgomery County Toll Road project. The client provided requirements for the appraisal process and reporting format.

Neighborhood data is based on information provided by local Chambers of Commerce, published sources, various real estate publications, and a visual inspection of the defined neighborhood as well as analysis of market trends indicated by current sales and listings. The market transactions were confirmed by one or more of the parties directly involved (grantor, grantee, broker).

Date of Report: The date of the report is August 27, 2016.

Effective Date of Value Estimate: The date of valuation (date of inspection) is June 6, 2016.

Date of Inspection: June 6, 2016 and other dates.

Property Rights Appraised: The property rights appraised in this report is fee simple rights and easement interest.

Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, by the Appraisal Institute as:

> Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Easement is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 63, by the Appraisal Institute as:

> The right to use another's land for a stated purpose.

Just Compensation: The Fifth Amendment to the United States Constitution states that no person shall be deprived of life, liberty, or property without due process of law, nor shall private property be taken for public use without ***just compensation***. This provision of the Constitution is extended to the states by the Fourteenth Amendment. The term just compensation has not been defined in the U.S. Constitution or that of any of the states. It has been left to the courts to define this term, and they have generally held that just compensation and market value are synonymous.

For the purposes of this appraisal, just compensation is comprised of the diminution in the market value of the Acquisition Parcel plus any damages to the remainder parcel as a result of the acquisition and/or the cost to cure said damages to the remainder.

Identity of the Client: The client is the Harris County Right of Way Division.

Intended Users and Intended Use of the Appraisal: The only intended user of this report is the client and its employees/agents. This report may also be used by an outside entity hired by the client to assist in the assignment. The intended use of this report is to assist the Harris County Right of Way Division in determining the amount of just compensation to be paid for a proposed acquisition.

Purpose of the Appraisal: Harris County is acquiring a proposed permanent roadway easement as part of the Harris County Toll Road Authority's Tomball Phase II project. The purpose of this appraisal is to estimate the market value of the property rights being acquired, which constitutes the just compensation due the property owner.

Prior Services: We have not performed any services in connection with the Subject Property within the three-year period immediately preceding acceptance of this assignment, either as an appraiser or in any other capacity.

Exposure Time: The exposure time for the Subject Property is estimated to be approximately one year.

HARRIS COUNTY AREA ANALYSIS

The Subject is located in the Houston-The Woodlands-Sugar Land, TX Metropolitan Statistical Area, hereinafter called the Houston MSA, as defined by the U.S. Office of Management and Budget. The Houston MSA is 8,258 square miles in size, and is the fifth most populous metropolitan area in the nation.

Population

The Houston MSA has an estimated 2016 population of 6,677,340, which represents an average annual 2.0% increase over the 2010 census of 5,920,416. The Houston MSA added an average of 126,154 residents per year over the 2010-2016 period, and its annual growth rate exceeded the State of Texas rate of 1.6%.

Looking forward, the Houston MSA's population is projected to increase at a 1.6% annual rate from 2016-2021, equivalent to the addition of an average of 113,302 residents per year. The Houston MSA's growth rate is expected to exceed that of Texas, which is projected to be 1.4%.

Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2016 Est.	2021 Est.	2010 - 2016	2016 - 2021
Houston MSA	5,920,416	6,677,340	7,243,851	2.0%	1.6%
Texas	25,145,561	27,611,503	29,594,059	1.6%	1.4%

Source: The Nielsen Company

Employment

Total employment in the Houston MSA is currently estimated at 2,992,600 jobs. Between year-end 2004 and the present, employment rose by 645,500 jobs, equivalent to a 27.5% increase over the entire period. There were gains in employment in nine out of the past ten years despite the national economic downturn and slow recovery. The Houston MSA's rate of employment growth over the last decade surpassed that of Texas, which experienced an increase in employment of 22.3% or 2,156,300 jobs over this period

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Houston MSA has had a 6.1% average unemployment rate, which is the same as the rate for Texas. The two areas are performing similarly according to this measure.

Recent data shows that the Houston MSA unemployment rate is 4.9% in comparison to a 4.5% rate for Texas, a negative sign for the Houston MSA economy but one that must be tempered by the fact that the Houston MSA has outperformed Texas in the rate of job growth over the past two years.

Employment Trends

	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
Year	Houston MSA	% Change	Texas	% Change	Houston MSA	Texas
2004	2,347,100		9,655,400		6.1%	5.9%
2005	2,438,200	3.9%	9,965,600	3.2%	5.6%	5.4%
2006	2,545,200	4.4%	10,296,400	3.3%	5.0%	4.9%
2007	2,635,900	3.6%	10,617,400	3.1%	4.2%	4.3%
2008	2,657,500	0.8%	10,670,700	0.5%	4.7%	4.8%
2009	2,546,900	-4.2%	10,297,500	-3.5%	7.6%	7.6%
2010	2,596,600	2.0%	10,514,000	2.1%	8.3%	8.2%
2011	2,679,500	3.2%	10,752,200	2.3%	7.8%	7.7%
2012	2,798,000	4.4%	11,125,700	3.5%	6.6%	6.7%
2013	2,887,900	3.2%	11,427,800	2.7%	6.0%	6.2%
2014	2,992,600	3.6%	11,811,700	3.4%	4.9%	5.1%
Overall Change 2004-2014	645,500	27.5%	2,156,300	22.3%		
Avg Unemp. Rate 2004-2014					6.1%	6.1%
Unemployment Rate - November 2015					4.9%	4.5%

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Major employers in the Houston MSA are shown in the following table.

Major Employers - Houston MSA

	Name	Number of Employees
1	Memorial Hermann Health System	19,500
2	The University of Texas MD Anderson Cancer Center	19,290
3	United Airlines	17,000
4	Exxon Mobil Corporation	13,191
5	Houston Methodist	13,000
6	Shell Oil Company	13,000
7	Kroger Company	12,000
8	National Oilwell Varco	10,000
9	Schlumberger Limited	10,000
10	BP America, Inc.	9,537
11	UTMB Health	9,318
12	Baylor College of Medicine	9,232
13	Chevron	9,000
14	HP	9,000
15	ARAMARK Corp.	8,500
16	Pappas Restaurants, Inc.	8,000
17	HCA	7,855
18	Macy's	7,000
19	AT&T	6,900
20	Jacobs	6,220

Source: Greater Houston Partnership

Gross Domestic Product

The Houston MSA is the fifth largest metropolitan area economy in the nation based on Gross Domestic Product (GDP).

Economic growth, as measured by annual changes in GDP, has been somewhat lower in the Houston MSA than Texas overall during the past eight years. The Houston MSA has grown at a 2.8% average annual rate while Texas has grown at a 3.2% rate. As the national economy improves, the Houston MSA continues to underperform Texas. GDP for the Houston MSA rose by 1.8% in 2014 while Texas's GDP rose by 4.5%.

The Houston MSA has a per capita GDP of $70,097, which is 30% greater than Texas's GDP of $54,055. This means that Houston MSA industries and employers are adding relatively more value to the economy than their counterparts in Texas.

Gross Domestic Product

Year	($ Mil) Houston MSA	% Change	($ Mil) Texas	% Change
2007	376,251		1,168,971	
2008	370,535	-1.5%	1,175,148	0.5%
2009	373,522	0.8%	1,171,250	-0.3%
2010	377,560	1.1%	1,203,425	2.7%
2011	391,994	3.8%	1,247,045	3.6%
2012	419,958	7.1%	1,322,210	6.0%
2013	447,114	6.5%	1,394,805	5.5%
2014	454,944	1.8%	1,457,170	4.5%
Compound % Chg (2007-2014)		2.8%		3.2%
GDP Per Capita 2014	$70,097		$54,055	

Source: Bureau of Economic Analysis and Economy.com; data released September 2015. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2009 dollars.

Income, Education and Age

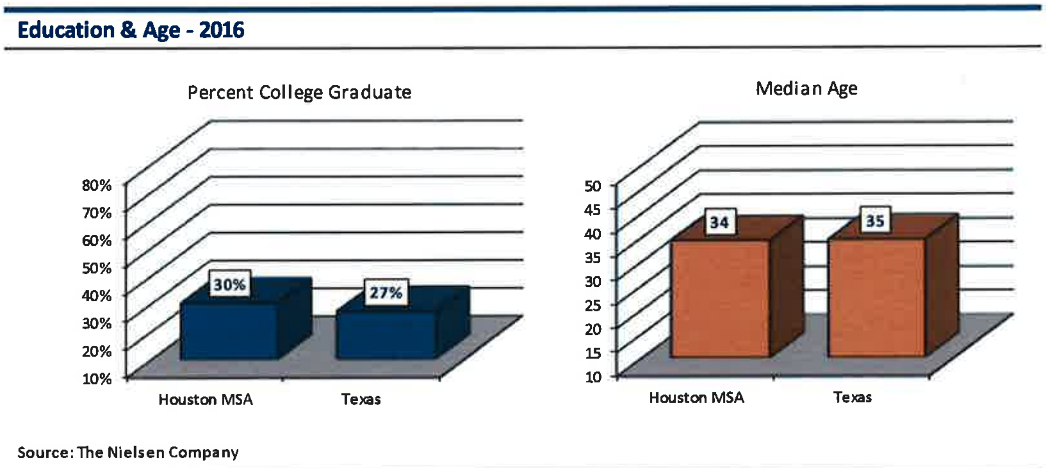
The Houston MSA has a higher level of household income than Texas. Median household income for the Houston MSA is $61,968, which is 12.0% greater than the corresponding figure for Texas.

Median Household Income - 2016

	Median
Houston MSA	$61,968
Texas	$55,352
Comparison of Houston MSA to Texas	+ 12.0%

Source: The Nielsen Company

Residents of the Houston MSA have a higher level of educational attainment than those of Texas. An estimated 30% of Houston MSA residents are college graduates with four-year degrees, versus 27% of Texas residents. People in the Houston MSA are slightly younger than their Texas counterparts. The median age for the Houston MSA is 34 years, while the median age for Texas is 35 years.



Conclusion

The Houston MSA economy will benefit from a growing population base and higher income and education levels. The Houston MSA experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. Moreover, the Houston MSA gains strength from being the fifth most populous metropolitan area in the country and having both a higher rate of GDP growth and a higher level of GDP per capita than Texas overall. We anticipate that the Houston MSA economy will grow, strengthening the demand for real estate.

NEIGHBORHOOD ANALYSIS

The Subject Property is situated in the City of Tomball, Texas, Harris County's northernmost city approximately thirty miles north of downtown Houston. The Subject Property fronts SH 249, also known as the Tomball Parkway, which is the main road through Tomball. The Subject Property is north of SH 99 (Grand Parkway) and south of Spring Creek and the Montgomery/Harris County line. Major north/south interior roadways in the Tomball area include Huffsmith-Kohrville Road (FM 2978), Telge Road and Decker Prairie Rosehill Road. Primary east/west interior roadways in the area include Zion Road, West Main (FM 2920), and Boureaux Road. Overall, ingress/egress to the subject neighborhood is considered to be good via the aforementioned thoroughfares.

Development within the neighborhood consists primarily of commercial and residential developments. The majority of commercial uses are located on the aforementioned major thoroughfares. Overall, the neighborhood is considered to be in a period of growth.

The neighborhood has adequate services to accommodate residents including retail shopping, public schools, park areas and religious facilities. The subject neighborhood has good access to the City of Tomball's major thoroughfare system which benefits neighborhood residents' ability to use area facilities.

Set forth below is additional information pertinent to the subject neighborhood obtained from the Claritas, Inc. The demographic information has been included in tabular form for ease of reading. The one mile, three mile and five mile radii referenced on the table have been determined based upon a center point located proximate to the Subject Property.

Surrounding Area Demographics

2016 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Harris County	Texas
Population 2010	4,357	17,549	46,838	4,092,459	25,145,561
Population 2016	4,751	19,634	57,363	4,555,625	27,611,503
Population 2021	5,101	21,149	63,794	4,919,513	29,594,059
Compound % Change 2010-2016	1.5%	1.9%	3.4%	1.8%	1.6%
Compound % Change 2016-2021	1.4%	1.5%	2.1%	1.5%	1.4%
Households 2010	1,688	6,687	16,384	1,435,155	8,922,933
Households 2016	1,832	7,549	19,856	1,591,059	9,804,313
Households 2021	1,962	8,172	22,048	1,718,255	10,523,761
Compound % Change 2010-2016	1.4%	2.0%	3.3%	1.7%	1.6%
Compound % Change 2016-2021	1.4%	1.6%	2.1%	1.6%	1.4%
Median Household Income 2016	$65,170	$59,399	$73,038	$56,911	$55,352
Average Household Size	2.6	2.5	2.9	2.8	2.8
College Graduate %	30%	26%	30%	29%	27%
Median Age	39	39	36	34	35
Owner Occupied %	59%	58%	74%	57%	64%
Renter Occupied %	41%	42%	26%	43%	36%
Median Owner Occupied Housing Value	$237,609	$196,286	$191,282	$155,994	$150,318
Median Year Structure Built	1992	1993	2002	1985	1987
Avg. Travel Time to Work in Min.	35	34	36	31	28

Source: The Nielsen Company

As shown above, the current population within a 3-mile radius of the subject is 19,634, and the average household size is 2.5. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Harris County overall, the population within a 3-mile radius is projected to grow at a similar rate.

AERIAL MAP


Letz
Buckingham Ln
Turner Vine Ln
Arbor Pine
Park Pl Dr
Keen Rd
Brown
Brown Rd
249
249B
Texas 249 Access Rd
Rudel Rd
Quinn Rd

SUBJECT PHOTOS


ChristBridge
Welcome
Guest Parking
06/06/2016


06/06/2016

SITE DATA

An analysis of the subject site is particularly important in estimating its highest and best use and for separate valuation of the improvements, if any. Following is a discussion of those site characteristics considered most important.

Property Location: The Subject Property is located at the southeast corner of SH 249 (Tomball Parkway) and Brown Road.

Legal Description: The Subject Property may be legally described as a called 18.489 acre tract of land situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County and being a part of and out of Lot 1, The Shoppes At Spring Creek Commons Section Two.

For the purpose of this report, 16.989 acres will be considered the whole property. The hard corner containing approximately 1.50 acres is considered to have greater market demand than the balance of the tract and is deemed an independent economic unit. Only the balance of the tract containing the part to be acquired will be valued in this analysis.

Statement of Ownership: According to the title report provided by the client, the Subject Property is owned by Par Real Estate Holdings, LLC. The Harris County Appraisal District records show the owner as Woodforest National Bank.

Property History: According to deed records and the information provided by the client, the Subject Property was conveyed to Par Real Estate Holdings, LLC from Woodforest National Bank in deed dated September 24, 2009 and recorded under Harris County Clerk's File Number 20090460101 (Film Code Number 068-08-1070). As of the effective date of this report, the Subject Property is listed for sale by JBeard Real Estate Company for an undisclosed amount. The appraisers are not aware of any other transaction pertaining to the Subject Property since that time.

Site Access: A mutual reciprocal easement with the adjoining tract to its south provides the Subject access to the exit ramp of SR 249. The south line of Brown Road also provides access to the Subject Property.

Physical Characteristics: The Subject Property contains approximately 18.489 of an acre or 805,372 square feet of land. The tract is irregular shaped and its topography is slightly sloping. For the purpose of this report, 16.989 acres will be considered the whole property. The hard corner containing approximately 1.50 acres is considered to have greater market demand and could be sold separately; therefore, it is considered an independent economic unit from the balance of the tract.

In addition, according to the information provided by the client the western portion of the Subject along the property line is part of a 0.5887 or 25,644 square feet exclusive and perpetual utility easement granted to the City of Tomball. The easement has a depth of 20' and runs along the Subject's entire western boundary for a total of 0.3343 of an acre or 14,564 square feet out of the whole 0.5887 acre easement.

Flood Plain: The Federal Emergency Management Agency (FEMA) publishes flood insurance rate maps for the Houston/Harris County area. According to the FEMA Maps (Panel 48201C0210L, dated June 18, 2007), the Subject Property appears to be located in Flood Zone X, which is outside of the 100-year flood plain.

Environmental Statement: The appraisers are not qualified to detect the presence of environmental hazards, and the services of an expert in this field should be retained, if necessary. The value estimated in this appraisal is based on the assumption that the Subject Property is unaffected by environmental issues or hazardous materials.

Off-Site Improvements: SR 249 (Tomball Pkwy.) is a six lane, two-way asphalt paved roadway which is considered to be in good condition. Brown Road is a two lane, two-way asphalt paved roadway which is considered to be in average condition.

Adjacent Land Use: The Subject Property is adjacent to residential, commercial, and vacant properties.

Easements: The Subject Property is subject to typical utility easements which are not considered to be adverse to the development potential of the site. A title report was provided for review and revealed the following easements:

2. EASEMENTS:

(A) Easement for utility purposes, 15 feet in width, dedicated to the City of Tomball as shown on recorded plat of The Shoppes at Spring Creek Commons, Section Two (2), according to the map or plat thereof recorded in Film Code No. 662107 of the Map Records of Harris County, Texas.

(B) Mutual Reciprocal Easement as stated in instrument dated October 31, 2007 and recorded under County Clerk's File Number 20070656753 of the Official Public Records of Real Property of Harris County, Texas whereby, Grantor and Grantee and their successors and assigns shall have the right of ingress and egress across the boundary between the Land and the Retained Land, including access from the Retained Land to Brown-Huffsmith Road.

Utilities: The Subject Property has public water and sewer through the City of Tomball. Electricity, natural gas and telecommunications are available through various providers.

Zoning/Restrictions: The Subject Property is located within the City of Tomball. The City of Tomball subscribes to zoning. The Subject Property is zoned "C", Commercial District. A zoning map and permitted uses are included in the addenda of this report. Other exceptions include the following:

4. OTHER EXCEPTIONS:

(A) Mineral title was not traced and all minerals are hereby excepted to.

(B) City of Tomball Ordinance No. 1003, pertaining to among other things, the drilling, completion, and operating of oil wells within the corporate limits of the City of Tomball. A certified copy of said ordinance was filed for record on September 14, 1965, under Harris County Clerk's File No. C158845.

(C) City of Tomball Ordinance #85-7, pertaining to among other things, the annexing of certain land contiguous to and adjoining the City of Tomball, Texas and adjusting the boundaries accordingly. A certified copy of said ordinance was filed for record on March 21, 1985, under Harris County Clerk's File No. J943773.

(D) Restrictions and building lines applicable to the subject property as reflected by instrument recorded under County Clerk's File Number 20070656753 of the Official Public Records of Real Property of Harris County, Texas and as shown on recorded plat of The Shoppes at Spring Creek Commons, Section Two (2), according to the map or plat thereof recorded in Film Code No. 662107 of the Map Records of Harris County, Texas.

Description of Improvements: The Subject Property is a vacant tract of land with an asphalt drive. An off premise sign for Christbridge Fellowship is located on the tract. The sign is considered personal property and will not be considered in this analysis.

Project: The Harris County Right of Way Division is acquiring the Acquisition Parcel for the extension of the current Tomball Tollway from its terminus north of FM 2920 to connect with the proposed Montgomery County Toll Road project.

Acquisition Parcel: The Acquisition Parcel is comprised of 0.0211 of an acre or 918 square feet along the southwestern portion of the property. The Acquisition Parcel is triangular shaped with a depth of 7.14 linear feet at the south property line and extending 284.79 linear feet in a northerly direction. The Acquisition Parcel includes a 0.0048 of an acre or 208 square feet Temporary Construction Easement (TCE) that will be in use for a period of two years to assist with the construction of the tollway. The TCE is located adjacent to the existing drive along the SR 249 exit ramp. The Acquisition Parcel and the TCE are located within the City of Tomball perpetual utility easement

Remainder Parcel: The remainder parcel, before and after the acquisition, will have physical characteristics that are generally similar to that of the Subject Property before the acquisition. As such, the unit land value estimated for the Subject Property is applicable in computing the value of the remainder before and after the acquisition.

HIGHEST AND BEST USE OF THE SUBJECT PROPERTY

An analysis of the Subject Property's highest and best use involves the consideration of four criteria, in sequence. These criteria are as follows: 1) legally permissible use, 2) physically possible use, 3) financially feasible use, and 4) maximally productive use. Data collected, analyzed, and presented in the Neighborhood Analysis and Site Data sections of this appraisal is particularly useful in an analysis of the highest and best use for the Subject Property. Following is a discussion of each criteria and the appraisers' conclusion of highest and best use for the Subject Property.

Legally Permissible Use: The Subject Property is located within the City of Tomball. The City of Tomball subscribes to zoning. The Subject Property is zoned "C", Commercial District. A zoning map and permitted uses are included in the addenda of this report.

Physically Possible Use: A tract's physical characteristics, including its size, shape, topography and subsoil conditions, are important considerations in determining its possible uses. The Subject Property is an irregular shaped 18.489 acre tract of land of which 0.3343 of an acre along the western boundary is out of a 0.5887 of an acre perpetual and exclusive utility easement to the City of Tomball. The site has adequate frontage, accessibility and visibility to support any number of uses and has all public utilities available. There are no physical limitations that would prohibit development of the site. Therefore, from a physically possible standpoint, the site is suited for any number of uses.

Financially Feasible Use: Land uses in the subject's area include residential, commercial, and some vacant tracts. The majority of the improved properties along the SH 249 frontage in proximity to the Subject Property are improved with commercial developments with residential development along Brown Road. Given the legally permitted use of the Subject Property, the financially feasible use is for mixed use development.

Maximally Productive Use: After considering legal permissibility, physical possibilities and financial feasibility, maximally productive uses must be considered. As it has been determined by the three previous tests that the Subject Property's most probable highest and best use is for mixed use development, the maximally productive use is considered the same.

Highest and Best Use - Land Only: After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraisers' opinion that the highest and best use for the Subject Property (land only) is for mixed use.

VALUATION OF THE SUBJECT PROPERTY

Cost Approach: The Cost Approach, particularly for newer construction with well documented costs and well supported land value estimates, is a widely accepted methodology for valuing improved properties. In this instance, the Subject Property is vacant land with an asphalt drive and four landscaped trees. The section of driveway and the trees along the part to be acquired will be considered in this report. Therefore, the Cost Approach will be used to value the affected improvement.

Income Approach: The Income Approach to value is predicated on the assumption that there is a definite relationship between the amount of income a property will earn and its value. In other words, the value indicated by this approach equals an amount an investor might be willing to pay for a property based upon the income the investor can reasonably expect to see in the future from the property. This income is typically measured by the potential rental payments for a property, followed by adjustment for vacancy and collection loss and then the deduction of necessary expenses to operate the property. As this income is adjusted, it is progressively referred to as the potential gross income, effective gross income and, ultimately, the net operating income. The net operating income is the income stream which is capitalized in arriving at an indication of value for the subject property. As the Subject Property is vacant land, the Income Approach to value is considered not applicable.

Sales Comparison Approach-As Improved: As stated above, the Subject Property is a vacant tract of land with minor site improvements. Therefore, the Sales Comparison Approach for improved properties is considered not applicable.

Sales Comparison Approach-Land Only: The Subject Property is being valued as vacant land. Therefore the Sales Comparison Approach – Land Only is considered to be the appropriate valuation methodology.

The Sales Comparison Approach is based upon the principle of substitution. In essence, this principle states that a prudent purchaser will pay no more for any particular property than it would cost to acquire an equally desirable alternate property.

The Sales Comparison Approach utilizes sales of properties similar to the subject property as the basis for an indication of market value. Direct comparison is made between each sale and the subject on an item-by-item basis. Adjustments are made to the sales price of the comparable property to arrive at an indication of what it would have sold for had it been essentially the same as the subject property. These adjusted prices are then reconciled into an indication of value for the subject property.

The vacant land sales in the following summary are those considered most comparable to the Subject Property.

LAND SALES SUMMARY				
No.	**Property Location**	**Sale Date**	**Size / Ac.**	**Price / SF**
1	S/L of Theis Lane, E of SH 249	12/2015	6.7133	$ 3.42
2	W/L of SH 249, N of SR 249	06/2014	5.273	$ 3.45
3	NEC of SH 249 & Coons Road	05/2014	4.157	$ 6.50
4	E/L of Stuebner Airline, S of FM 2920	04/2014	36.1243	$ 5.15

Land Sales Analysis: The land sales summarized above are those considered most comparable to the Subject Property. Those factors considered most pertinent to the valuation of the Subject Property include access, location and size. Each sale was compared to the Subject Property and adjusted based on these and other relevant factors.

Explanation of Adjustments: Each of the comparable sales was compared to the Subject Property and adjusted for various factors, when appropriate. First, if necessary, the sales were adjusted for condition of sale (seller financing, distressed sales, etc.) which might have affected the effective sale price of each property. Next, adjustments were considered to reflect changing market conditions that might have resulted in appreciation or depreciation in market values since the date on which each of the comparable sales occurred. The sales were then compared to the Subject Property and adjusted for variances in location and physical characteristics. Following is the explanation of adjustments considered.

Financing/Conditions of Sale: These factors of comparison are separate items and consider the effects of favorable financing or other special conditions of the sale that might have an impact on the effective sale price of the property. Such factors include: owner financing at an interest rate and/or on terms that are not readily available in the market; special considerations associated with a sale that are not arms-length; or other costs paid by the buyer or seller that are not normally involved in a land sale transaction. Adjustments for these characteristics are made prior to adjustment for physical characteristics.

Market Conditions: This factor considers the effects of changing market conditions that may have resulted in appreciation or depreciation in market value since the date the comparable sale occurred. Attempts are made to obtain land sales that have occurred within a time frame similar to current market conditions. If the sales utilized occurred in a period of dissimilar market conditions, adjustments are made to reflect the dynamics of the market.

Location and Access: Location and access are key factors considered by purchasers of real estate. Commercial tracts located on major thoroughfares generally command higher prices than properties located on secondary thoroughfares. Corner lots many times sell at higher unit values than interior lots. This is usually attributed to increased traffic exposure and improved ingress/egress characteristics typically available to such properties. When appropriate, adjustments will be made to reflect the differences between the comparable properties and the Subject Property.

Size: Larger tracts of land usually sell at lower per unit prices than otherwise similar smaller tracts. This fact is attributed to the economic principle of supply and demand. Larger tracts require a larger capital investment, which restricts the number of market participants with the financial ability to invest in such tracts and, therefore, the market demand. When necessary, adjustments are made to reflect significant size differences.

Utilities: Properties with access to public utilities and/or those with utilities connected to the site usually sell at higher prices than tracts without such utilities. When necessary, adjustments are made to account for differences in utility availability.

Flood Hazard: Tracts located in the flood plain and/or floodway typically sell for lower per unit prices than otherwise similar tracts not so affected. This fact is attributed to the increased development costs and restrictions often associated with such properties.

Other Physical Characteristics: Other factors that might have an effect on the market value of real estate include: drainage, shape/configuration with respect to development potential, adverse easements, road frontage, and topography. When necessary, these items will be addressed and appropriate adjustments will be applied.

Sale 1 occurred in December of 2015 and involved a 6.7133 acre tract of land located at the south line of Theis Lane, east of SH 249. The grantors in this transaction were Charles E. and Bettie J. Durow and the grantee was Worldwide Rock Enterprises, L.P. Consideration involved in this sale was $3.42 per square foot. When comparing this sale to the Subject Property, upward adjustments are deemed necessary to account for the Subject's superior location and access/frontage. A downward adjustment was applied for the Subject's inferior size.

Sale 2 occurred in June of 2014 and involved a 5.273 acre tract of land located along the west line of SH 249, north of SR 249. The grantor in this transaction was TSKM Tomball, LLC and the grantee was 786 SBH LLC. Consideration involved in this sale was $3.45 per square foot. When comparing this sale to the Subject Property, upward adjustments are necessary to account for the Subject's superior location, access/frontage, shape, and flood plain characteristics. A down adjustment was required for the Subject's inferior size.

Sale 3 occurred in May of 2014 and involved a 4.157 acre tract of land located at the northeast corner of SH 249 and Coons Road. The grantor in this transaction was Four D Resources, LTD and the grantee was Kiss Real Properties III, LLC. Consideration involved in this sale was $6.50 per square foot. When comparing this sale to the Subject Property, downward adjustments are necessary to account for the Subject's inferior location and size and an upward adjustment was made for the Subject's superior access/frontage.

Sale 4 occurred in April of 2014 and involved a 36.1243 acre tract of land located at east line of Stuebner Airline and south line of FM 2920. The grantor in this transaction was Cobblestone Stoneleigh 2920, L.L.C. and the grantee was SC Dominion Owner, LLC. Consideration involved in this sale was $5.15 per square foot. When comparing this sale to the Subject Property, an upward adjustment is necessary to account for the Subject's superior size and a downward adjustment was made for the Subject's inferior location.

<u>Estimated Value of Subject Property – Land Only</u>: The comparable sales summarized in the preceding chart reflect an unadjusted sale price range of $3.42 to $6.50 per square foot. Following the application of adjustments, the indicated per unit market value for the fee simple interest in the Subject Whole Property (land only), as of June 6, 2016, is $5.50 per square foot. As mentioned, for the purpose of this analysis the Subject Property consists of 16.989 acres of land or 740,032 square feet of which 0.3343 acres or 14,564 square feet is out of an exclusive and perpetual utility easement conveyed to the City of Tomball. Applying the unit value estimate to the Subject Property's land area results in a total land value estimate of **$4,070,176:**

Land: 16.6546 Acres (725,468 SF) x $5.50/SF	**$**	**3,990,074**
Perpetual Utility Easement: 0.3343 Acres (14,564 SF) x $5.50/SF x 100%	**$**	**80,102**
Value of Subject Whole Property (Land Only)	**$**	**4,070,176**

COST APPROACH

The Subject Property is vacant land with an asphalt drive. Only a small portion of asphalt drive and four trees are along the part to be acquired.

A brief description and photo of the drive and trees are shown below.

Asphalt Paving **Trees**		Approx. 78 SF 4 Trees

Discussion of Cost Approach: The Cost Approach is based on the principal of substitution. The Subject Property is effectively vacant land. The Cost Approach to value will be used to value asphalt paving and four trees that are impacted by the acquisition. In the Cost Approach, the contributory (depreciated) value of the improvements is added to the land value to result in a total property value. Accordingly, the Subject Property has a market value concluded by the Cost Approach calculated as follows:

Land: 16.6546 Acres (725,468 SF) x $5.50/SF:	$	3,990,074
Perpetual Utility Easement: 0.3343 Acres (14,564 SF) x $5.50/SF x 100%	$	80,102
Asphalt Paving: 78 SF x $3.50/SF less 20% depreciation:	$	218
Trees: 4 EA x $875/EA less 0% depreciation:	$	3,500
Value of Subject Whole Property:	**$**	**4,073,894**

Improvements: The replacement cost new of the Subject's affected improvements were estimated using the Marshall Valuation Service Cost Manual and discussions with local contractors. The sources are found in the following chart:

Item	Source
Asphalt Paving	League City Concrete & Asphalt, & MVS, Section 66, Page 2
Trees	Big Tex Tree Nurseries, Sugar Land, Tx 281-763-7444 & MVS, Section 66, Page 8

Direct Costs: Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. We use Marshall Valuation Service (MVS) and local contractors' costs as the basis of our direct cost estimate. The MVS number includes adjustments for local and regional multipliers and indirect costs, if any, that are not included by the services such as: taxes and carrying costs on the land during construction; legal and accounting fees; and marketing and finance costs prior to stabilization. The cost estimates from local contractors represents all local costs including indirect costs. The final component of the replacement cost estimate is entrepreneurial incentive, the profit that a developer would expect to receive in addition to recovering all direct and indirect costs. This is the economic reward that would be necessary to motivate a developer to undertake a project. Entrepreneurial profit for area projects typically ranges from 5% to 15%. In this report, we have projected an entrepreneurial profit of 10%. Indirect costs are estimated to be 5%. The combined cost is indicated on the previous page. The site improvement unit value numbers were obtained from the sources shown above.

Physical Deterioration: Depreciation is a loss in value from any cause and is defined as "the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date." (Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 56, by the Appraisal Institute). Physical Deterioration is the result of wear, tear, and weathering of improvements. This form of depreciation can be divided into two categories: curable and incurable. Curable physical deterioration refers to items of deferred maintenance that are in need of repair on the date of the appraisal in order to maintain occupancy or restore marketability. Incurable physical deterioration refers to items that cannot be practically or economically corrected as of the date of the appraisal. The Subject Property suffers from curable physical deterioration. The trees are presented as a contributory value and no depreciation is included for this improvement. The depreciation considered appropriate for the impacted improvements is as follows:

	Effective Age (Approximate)	Physical Life	Depreciation Percent
Site Improvements:			
Asphalt Paving	4 years	20 years	20%

Functional Obsolescence: Functional obsolescence refers to a loss in value from defects in design, or changes over time in designs or building materials that render the current design or materials obsolete. It may be curable or incurable depending on the dollar value of the cost to cure relative to the anticipated increase in value. The improvements could suffer from functional obsolescence due to the change in the market and the increase in land value. In this case, the improvements are not considered to suffer functional obsolescence.

External Obsolescence: External obsolescence is a loss in value caused by negative factors outside the property such as changes in supply and demand, general property uses in the area, zoning, changing market conditions, etc. This form of obsolescence cannot be cured by the actions of the owner or tenant. Based on an analysis of current market conditions, no external obsolescence is applicable to the Subject Property.

Cost Approach Conclusions: The final step in the Cost Approach is to add the market value of the land to the depreciated cost (contributory value) of the improvements. The value conclusion from the Cost Approach is as follows:

Market Value of Land:	$ 4,070,176
Depreciated Value of Improvements:	$ 3,718
Concluded Value (Cost Approach):	**$ 4,073,894**

RECONCILIATION AND CONCLUSION OF VALUE

Reconciliation involves the analysis of alternative value indications to determine a final value conclusion. The value indicated by the traditional approaches is as follows:

Cost Approach	**$4,073,894**
Sales Comparison Approach – Land Only	**$4,070,176**
Sales Comparison Approach - Improved	**N/A**
Income Capitalization Approach	**N/A**

Based on the foregoing analyses and conclusions, and subject to the definitions, assumptions, and limiting conditions expressed in this report, it is our opinion that the market value of the fee simple estate of the Subject Property, as of the date of appraisal is:

$4,073,894

VALUATION OF THE ACQUISITION AND REMAINDER

Highest and Best Use of Acquisition Parcel: The size, configuration and most likely use of the Acquisition Parcel are such that it cannot be considered an economic unit unto itself. In other words, the Acquisition Parcel is not considered to be a separate economic unit that would warrant analysis as a separate property. It is the appraisers' opinion that the Acquisition Parcel derives its value as a pro rata portion of the Subject Property. Therefore, the highest and best use of the Acquisition Parcel is considered to be used in conjunction with the Subject Property for mixed use development.

Acquisition Parcel: The Acquisition Parcel is for road right-of-way improvement purposes. The Acquisition Parcel will encompass approximately 0.0211 of an acre (918 square feet) of fee land located along the southwestern property line containing the perpetual utility easement for the City of Tomball. The utility easement has been valued at 100%. The total value of the Acquisition Parcel is calculated as follows:

Acquisition Parcel Before:		
Acquisition Parcel: 918 SF X $5.50/SF x 100%	**$ 5,049**	
Depreciated Value of Improvements	**$ 3,718**	
Total Value of Acquisition Parcel Before		**$ 8,767**

Remainder - Before Acquisition: In order to determine if there are damages due the owner as a result of the acquisition, it is necessary to estimate the values of the remainder tract before and after the acquisition. The value of the remainder before the acquisition is the value of the Subject Property less the value of the Acquisition Parcel.

Value of Subject Property (Land Only)	**$4,070,176**
Less Value of Acquisition Parcel	**$ 8,767**
Value of Remainder - Before	**$4,061,409**

<u>Remainder - After Acquisition</u>: The remainder parcel will have essentially the same location and physical characteristics before and after the acquisition, and the owner will continue to enjoy similar rights to those enjoyed prior to acquisition. Thus, the remainder after is considered to have the same highest and best use as the whole property. It is the appraisers' opinion there is no diminution or decrease in the value of the remainder after resulting from the partial acquisition. The value of the remainder after the acquisition is calculated as follows:

Land Value:		
Fee Land: 725,468 SF X $5.50/SF	**$**	**3,990,074**
Perpetual Utility Easement: 0.3133 Acres (13,646 SF) x $5.50/SF x 100%	**$**	**75,053**
Less Depreciated Value of Improvements	**$**	**3,718**
Value of Remainder - After	**$**	**4,061,409**

<u>Damages/Enhancements to the Remainder</u>: If there is a difference between the value of the remainder before and after the acquisition, the result will be reflected as damages or an enhancement to the remainder.

In this appraisal, there is no difference in the values estimated for the remainder before and after the acquisition; therefore, there are no damages to the remainder:

Remainder Before the Acquisition	**$**	**4,061,409**
Remainder After the Acquisition	**$**	**4,061,409**
Damages to the Remainder, If any	**$**	**0**

<u>Temporary Workspace Area:</u> The value of the Subject Property, Acquisition Parcel, the value of the remainder before and after the acquisition and damages to the remainder, if any, were estimated in the preceding sections of this report. Additionally, an area of temporary construction easement will be needed to construct the new roadway. Parcel 531 TCE is located approximately 141.57 LF from the southwest corner of the property and is comprised of 0.0048 of an acre or 208 square feet. Temporary workspace areas are utilized for a short period of time during the actual construction of the roadway. However, the easement rights from a practical point of view are considered to extend for a period of 2 years. For this reason, it is our opinion that the temporary construction area easement is, in effect, being rented for 2 years. As a consequence, it is our opinion the best technique for determining the appropriate value for the temporary use of the land during that period would be to determine the typical rate of return required by a property owner when leasing property. A rate of 10% per year is considered appropriate for the Subject Property. A period of 2 years has been considered.

Parcel 531 TCE: 0.0048 acre (208 SF) x $5.50/SF x 10% x 2 Years	**$**	**229**
Value of Temporary Construction Easement:	**$**	**229**

SUMMARY OF JUST COMPENSATION

The value of the Subject Property, the value of the Acquisition Parcel before and after the acquisition, the value of the remainder before and after the acquisition and damages to the remainder, if any, were estimated in the preceding sections of this report. Total just compensation due the property owner is computed as follows:

Value of Acquisition Parcel	**$**	**8,767**
Value of Temporary Construction Easement	**$**	**229**
Plus Damages, If any	**$**	**0**
Total Just Compensation	**$**	**8,996**

EIGHT THOUSAND NINE HUNDRED NINETY SIX DOLLARS
($8,996)

In addition, for the purposes of this report, specific to Parcel 531, the client has asked us to partition the just compensation as a result of the partial acquisition between the underlying fee owner (Par Real Estate Holdings, LLC) and the City of Tomball, which has a 15' wide utility easement along the west line of the Subject. The entirety of the fee acquisition and temporary construction easement is within the portion of the Whole Property encumbered by the City of Tomball utility easement. Consequently, at the request of the client, for the purposes of this specific assignment, the appraisers have partitioned 50% of the total just compensation to the underlying fee owner and 50% to the City of Tomball. The 50% division of interest accounts for the remaining fee ownership of the underlying owner who still enjoys limited surface use of the property while also recognizing that the City of Tomball maintains the rights to install and maintain subsurface utilities.

Compensation due to City of Tomball ($8,996 @ 50%)	**$**	**4,498**
Compensation due to Underlying Fee Owner ($8,996 @ 50%)	**$**	**4,498**

CERTIFICATE OF VALUE

I certify that, to the best of my knowledge and belief

(1) The statements of fact contained in this report are true and correct.

(2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.

(3) We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

(4) Our 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.

(5) Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics, the Uniform Standards of Professional Appraisal Practice and the Texas Appraiser Licensing and Certification Board.

(6) The use of this report is subject to the requirements of the Appraisal Institute and the Texas Appraiser Licensing and Certification Board relating to review by its duly authorized representatives.

(7) As of the date of this report, we, David R. Dominy, MAI, CRE, FRICS and W. Cameron Boone, IV, MAI have completed the requirements under the continuing education program of the Appraisal Institute and/or the Texas Appraiser Licensing and Certification Board.

(8) The property has been inspected by David R. Dominy, MAI, CRE, FRICS and W. Cameron Boone, IV, MAI.

(9) Significant real property appraisal assistance, consisting of participating in the property inspection, conducting research on the subject, competitive markets and comparable data, all under the appropriate supervision, was provided by Ana G. Smith who has not signed this certification.

(10) We have not performed any services in connection with the Subject Property within the three-year period immediately preceding acceptance of this assignment, either as an appraiser or in any other capacity.

David R. Dominy, MAI, CRE, FRICS is a State Certified General Real Estate Appraiser Certification No. TX-1321542-G.

W. Cameron Boone, IV, MAI is a State Certified General Real Estate Appraiser Certification No. TX-1338682-G.

William C. Boone IV

David R. Dominy, MAI, CRE, FRICS
Senior Managing Director
TX-1321542-G

W. Cameron Boone, IV, MAI
Associate Director
TX-1338682-G

David R. Dominy, MAI, CRE, FRICS

Integra Realty Resources
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Experience

Senior Managing Director of Integra Realty Resources Houston, a multi-faceted real estate valuation and consulting firm with experience in properties including office buildings, single-family and multi-family residential, single and multi-tenant retail centers, industrial facilities, subdivisions, billboard valuation, convenience stores/service stations, hospital/MOB properties and mini-warehouse facilities. Other assignments include pipeline systems and rights of way including roadways, railroads, waterways, avigation and high voltage transmission corridors and salt cavern storage facilities.

Clients include financial institutions, insurance companies, law firms, governmental entities, oil companies, developers, and private property owners, including many Fortune 500 companies. The practice features a litigation section assisting clients in many matters including general commercial litigation, property partitioning, estate tax matters, environmental contamination cases and eminent domain cases among others.

Professional Activities & Affiliations

Advisory Board Member: Baylor University - Hankamer School of Business
Board Member: On Track Ministries
Board Member: Yellowstone Academy
Board of Director: West Harris County Municipal Utility District #15
Royal Institute of Chartered Surveyors, Fellow (FRICS)
Counselor of Real Estate (CRE) Former Chairman, Current Board Member; Houston
Appraisal Institute, Member (MAI) Former President; Houston
Member: International Right of Way Association
Former President: C Club Houston
Former President: Houston Realty Business Coalition
Former Vice Chairman: Integra Realty Resources; National

Licenses

Alabama, Real Estate General Appraiser, G00659, Expires September 2017
Arkansas, State Certified General Appraiser, CG 1255, Expires September 2017
Arizona, Certified General Real Estate Appraiser, 31937, Expires February 2017
Colorado, Real Estate General Appraiser, CG40033015, Expires December 2017
Georgia, Certified General Real Property Appraiser, 366343, Expires January 2017
Iowa, General Real Property Appraiser, CG03427 2, Expires June 2018
Louisiana, Real Estate General Appraiser, G1033, Expires December 2017
Mississippi, Real Estate General Appraiser, GA-740, Expires October 2016
Oklahoma, Real Estate General Appraiser, 11679, Expires February 2018
Texas, Real Estate General Appraiser, TX-1321542-G, Expires November 2017
Texas, Real Estate Broker, 341697-13, Expires May 2018

Education

BBA – Baylor University – Major – Accounting/Finance

Successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, accredited universities and others.
Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

Guest Lecturer: Rice University; CLE International; Harris County Eminent Domain Seminar; Harris County Appraisal District; Texas Association of Assessment Officers

Qualified Before Courts & Administrative Bodies

County and District Courts: Texas – Harris, Montgomery, Fort Bend, Brazoria, Galveston, Chambers, Grimes, San Jacinto, Angelina, Polk, Liberty, Bexar, and Waller.
Arkansas - White County
Louisiana - St. Tammany Parish
Federal Courts: Houston and Sherman, Texas

ddominy@irr.com - 713.243.3333

W. Cameron Boone IV, MAI

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Experience

Cameron Boone is an Associate Director with Integra Realty Resources Houston, a multi-faceted real estate appraisal and consulting firm. Mr. Boone's experience includes expert witness testimony and appraisal and consulting analysis of real property throughout Texas and Louisiana. He has valued large portfolios for litigation and estate tax planning.

Specific property assignments include valuation of right of way corridors, researching the impact of construction defects on real property, quantifying diminution in value due to stigma and environmental contamination, and analyzing the highest and best use for prospective development.

Mr. Boone's experience spans a variety of property types including unimproved vacant land, single family residential, multi-family residential, industrial, commercial, retail, office, subdivisions, mixed use development, shopping malls, television studios, agriculture and ranch land, mineral rights, conservation easements, timber land, hotels and conservancies.

Prior to joining Integra Mr. Boone was a principal with Lewis Realty Advisors, a real estate appraisal and consulting firm located in Houston, Texas. While a student he served as an intern for United States Senator Kay Bailey Hutchison in Washington, D.C. and NASA's Johnson Space Center in Houston, Texas

Professional Activities & Affiliations

Appraisal Institute, Member (MAI)

Licenses

Texas, Certified General Real Estate Appraiser, 1338682 G, Expires March 2018
Louisiana, Certified General Appraiser License, G 3959, Expires December 2017
Arkansas, State Certified General Appraiser, CG4148, Expires December 2016
New Mexico, Certified General Appraiser, 03477-G, Expires April 2018

Education

Mr. Boone is a graduate of Baylor University, Waco, Texas, where he received a Bachelor of Arts in History. He has successfully completed the CCIM Financial Analysis for Commercial Investment Real Estate course, the Requirements of UASFLA – The "Yellow Book" course by the American Society of Farm Managers and Rural Appraisers, and numerous real estate courses and seminars sponsored by the Appraisal Institute, accredited universities and others.

Qualified Before Courts & Administrative Bodies

County Courts: Harris County, Montgomery County, Tarrant County, Fort Bend County, Texas
District Courts: Burleson County, Texas

Miscellaneous

Co-Author: "Revisiting the Valuation of Timberland - Terminology, Methods, and Case Studies" Appraisal Journal (Summer, 2011)

cboone@irr.com - 713-243-3392

GENERAL ASSUMPTIONS

The legal description used in this report is assumed to be correct.

No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.

No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.

Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.

All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures 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. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, asbestos, and/or existence of toxic waste, which may or may not be present on the property, was not observed by me; nor do I have any knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may have an effect on the value of the property. We urge the client to retain an expert in this field if desired.

It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report.

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.

It is assumed that the utilization of the land and improvements is within the boundaries or property lines described and that there is no encroachment or trespass unless noted within the report.

LIMITING CONDITIONS

The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore. If any courtroom or administrative testimony is required in connection with this report, an additional fee shall be charged for those services.

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser and, in any event, only with properly written qualifications and only in its entirety.

The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm or professional organization of which the appraiser is a member be identified without written consent of the appraiser.

The report and data investigated, except that furnished by the client, remains the sole property of our firm.

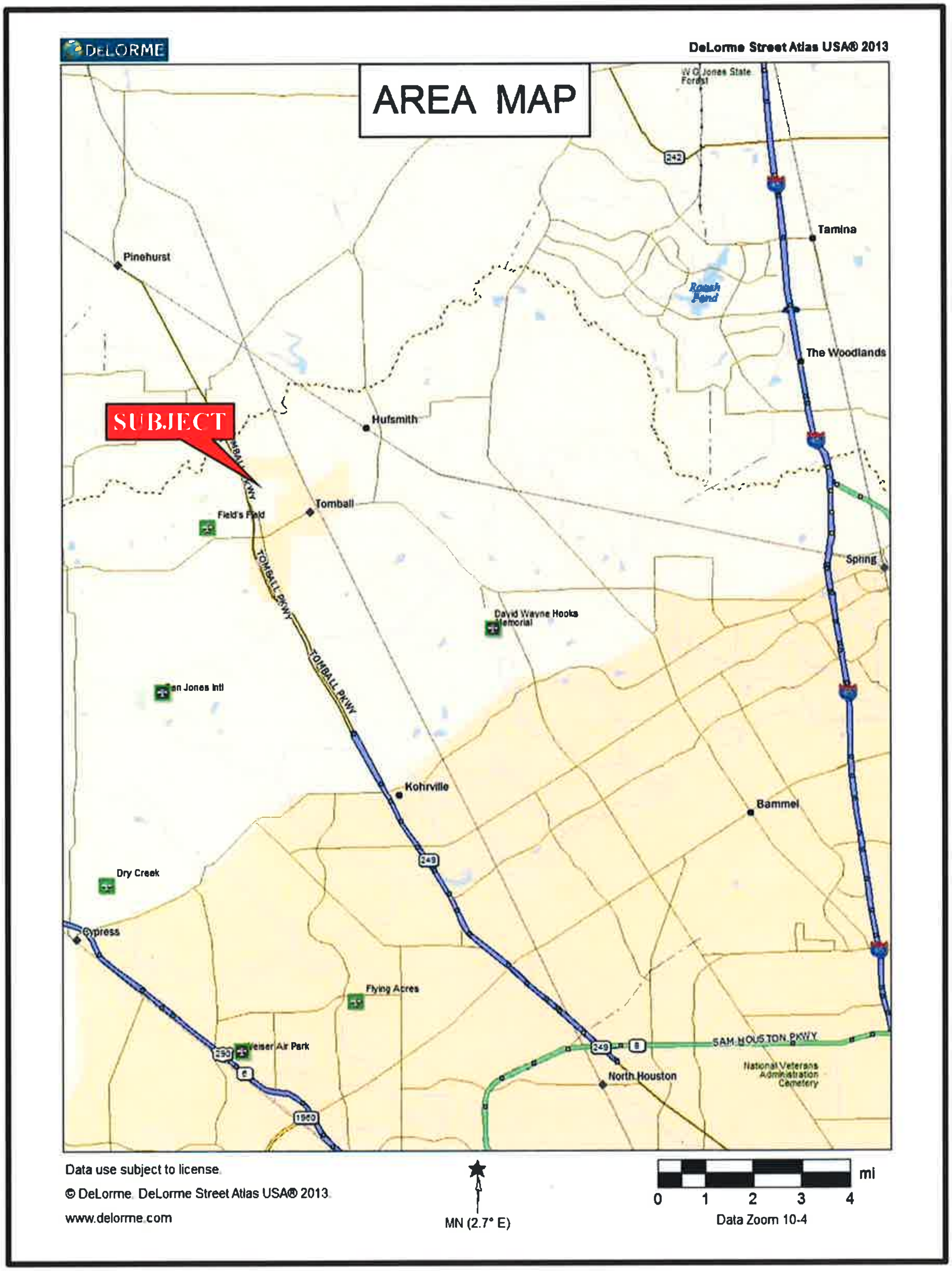
The terms of the agreement between the client and the authors are such that the authors have no obligation to update the report or revise it in any manner because of events or transactions occurring subsequent to the date of such report.

We have no objection to your use of our firm name as the author of the report which is to be prepared, and hereby consent to your making reference to such report in your reports or financial statements and in any document filed with any governmental agency, provided that: 1) prior to making any such reference in any report or statement or any document filed with The Securities and Exchange Commission or other governmental agency, we are allowed to review and approve the text of such reference to determine the accuracy and adequacy of such reference to the report prepared by our firm; 2) in our opinion, the proposed reference is not untrue or misleading and is adequate for the purposes intended in light of the circumstances under which it is made; and, 3) such reference to the report includes language to be approved by our firm.

Loss or removal of any portion of this report invalidates the entire report.

ADDENDA

MAPS


DeLORME
DeLorme Street Atlas USA® 2013
AREA MAP
SUBJECT
W G Jones State Forest
Tamina
Pinehurst
The Woodlands
Hufsmith
Tomball
Field's Field
TOMBALL PKWY
Spring
David Wayne Hooks Memorial
Kohrville
Bammel
Dry Creek
Cypress
Flying Acres
Weiser Air Park
SAM HOUSTON PKWY
North Houston
National Veterans Administration Cemetery
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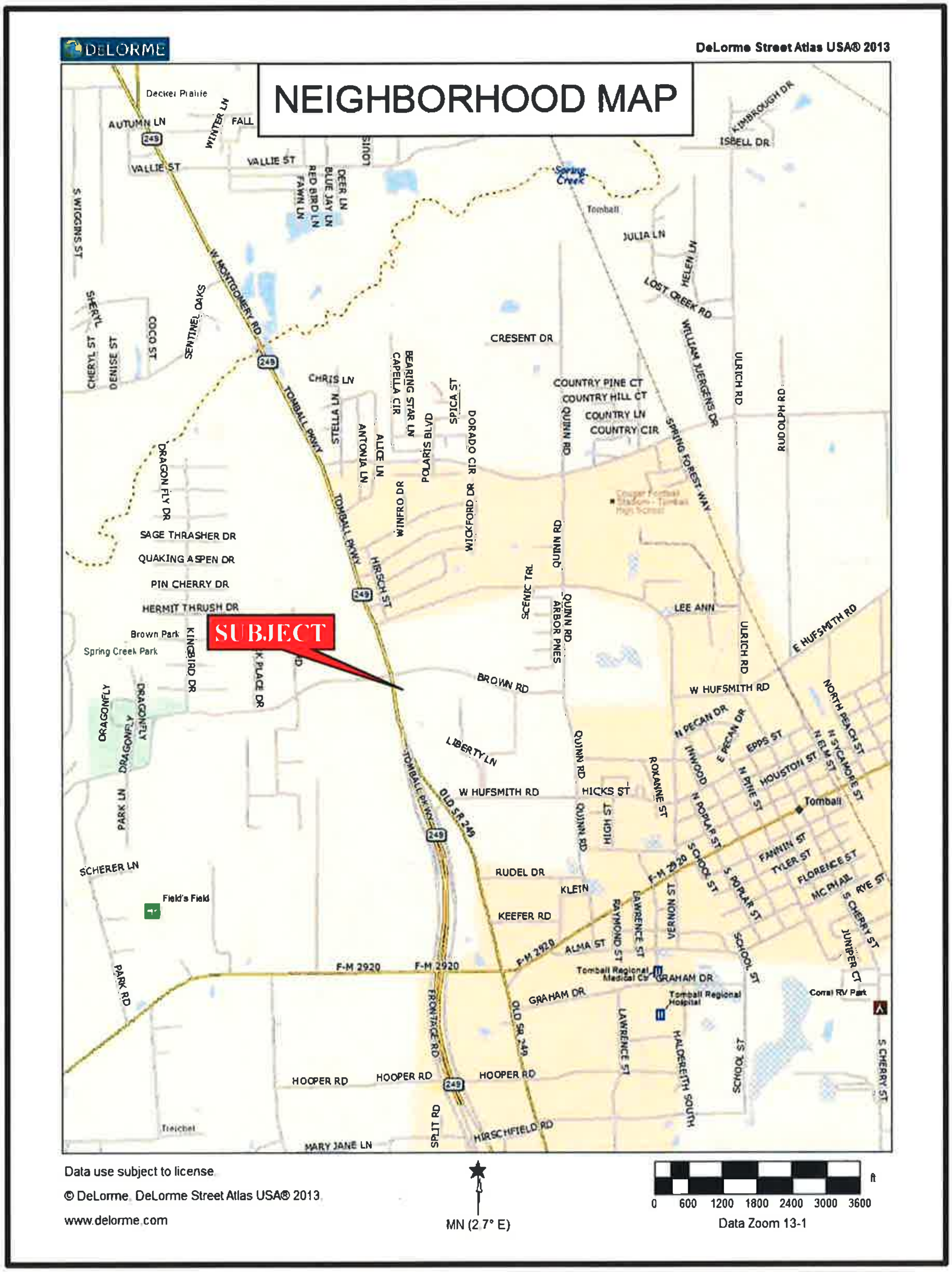
Data Zoom 10-4


DeLorme
DeLorme Street Atlas USA® 2013
NEIGHBORHOOD MAP
SUBJECT
AUTUMN LN
VALLIE ST
WINTER LN
FALL
ISBELL DR
KIMBROUGH DR
Spring Creek
Tomball
JULIA LN
HELEN LN
LOST CREEK RD
S WIGGINS ST
W MONTGOMERY RD
DEER LN
BLUE JAY LN
RED BIRD LN
FAWN LN
SENTINEL OAKS
SHERYL
CHERYL ST
DENISE ST
COCO ST
CRESENT DR
WILLIAM JUERGENS DR
ULRICH RD
RUDOLPH RD
CHRIS LN
TOMBALL PKWY
STELLA LN
ANTONIA LN
ALICE LN
CAPELLA CIR
BEARING STAR LN
POLARIS BLVD
SPICA ST
DORADO CIR
COUNTRY PINE CT
COUNTRY HILL CT
COUNTRY LN
COUNTRY CIR
QUINN RD
SPRING FOREST WAY
DRAGON FLY DR
WINFRO DR
WICKFORD DR
SAGE THRASHER DR
QUAKING ASPEN DR
PIN CHERRY DR
HERMIT THRUSH DR
HIRSCH ST
SCENIC TRL
ARBOR PNES
LEE ANN
E HUFSMITH RD
Brown Park
Spring Creek Park
KINGBIRD DR
BROWN RD
W HUFSMITH RD
NORTH BEACH ST
DRAGONFLY
PARK LN
LIBERTY LN
N PECAN DR
E PECAN DR
EPPS ST
N ELM ST
N SYCAMORE ST
HOUSTON ST
Tomball
W HUFSMITH RD
HICKS ST
HIGH ST
ROXANNE ST
N POPLAR ST
SCHOOL ST
OLD SR 249
SCHERER LN
Field's Field
RUDEL DR
KLEIN
KEEFER RD
F-M 2920
FANNIN ST
TYLER ST
FLORENCE ST
MC PHAIL
S CHERRY ST
RYE ST
RAYMOND ST
LAWRENCE ST
VERNON ST
S POPLAR ST
ALMA ST
JUNIPER CT
PARK RD
Tomball Regional Medical Ctr
GRAHAM DR
Tomball Regional Hospital
Coral RV Park
FRONTAGE RD
HALDERETH SOUTH
HOOPER RD
SPLIT RD
HIRSCHFIELD RD
MARY JANE LN
Treichel
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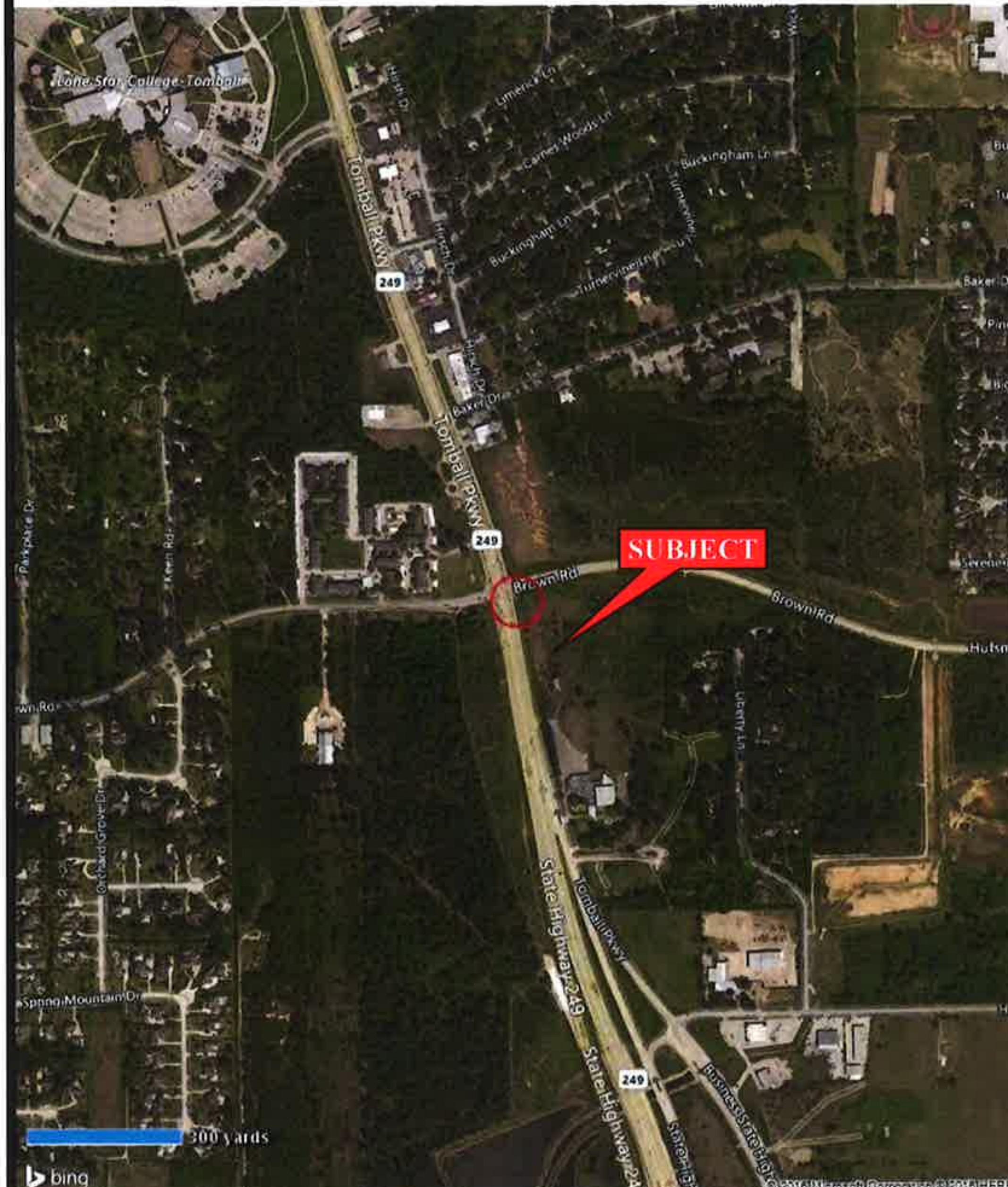
MN (2.7° E)
0 600 1200 1800 2400 3000 3600 ft
Data Zoom 13-1

InterFlood by a la mode

Prepared for: Integra Realty Resources
SH 249 & Brown Road



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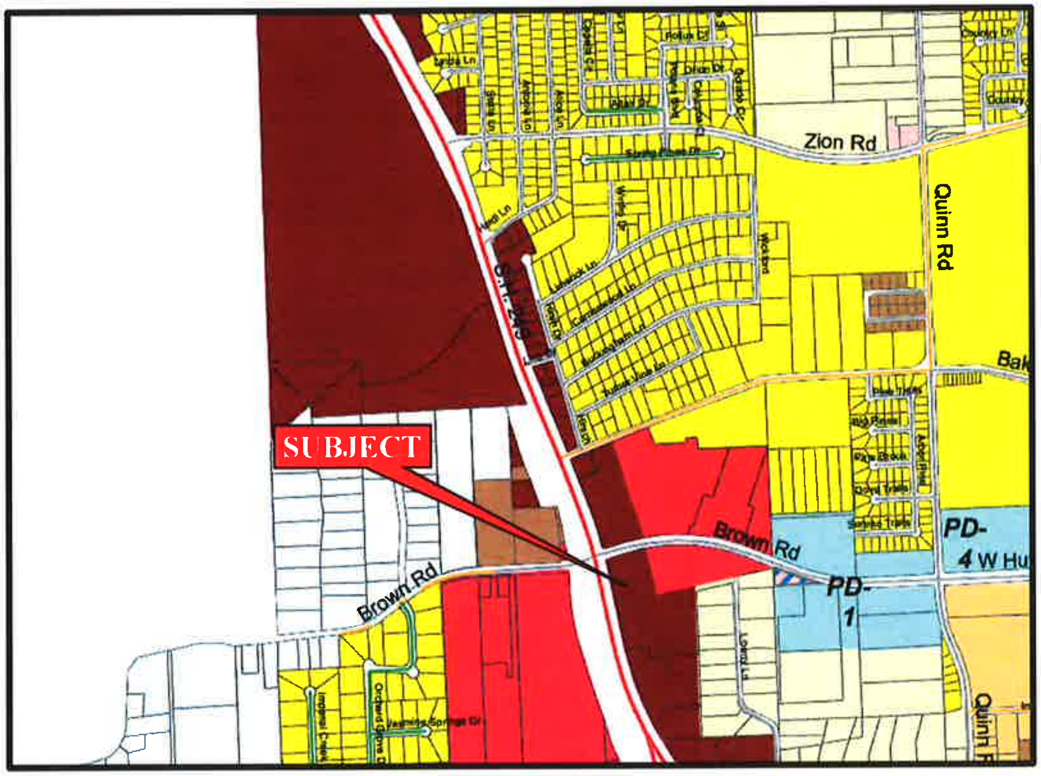
MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **48201C0210L**
Zone: **X**
Map Date: **June 18, 2007**
FIPS: **48201**

MAP LEGEND

Areas inundated by 500-year flooding
Areas inundated by 100-year flooding
Velocity Hazard
Protected Areas
Floodway
Subject Area

ZONING MAP



Legend

- AG - Agricultural District
- SF-20-E - Single-Family 20 Estate District
- SF-9 - Single-Family 9 District
- SF-6 - Single-Family 6 District
- D - Duplex Residential District
- MF - Multi-Family Residential District
- MHP - Manufactured Home Park
- O - Office District
- OT & MU - Old Town and Mixed Use District
- GR - General Retail District
- C - Commercial District
- LI - Light Industrial District
- PD - Planned Development
- CUP - Conditional Use Permit

Sec. 50-77. Commercial District (C).

(a) *General purpose and description.* The C Commercial District is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding/contractors shops, automotive repair services, upholstery shops, and other similar commercial uses. Some light manufacturing may also be allowed with certain conditions. The uses envisioned for the C Commercial District will typically utilize smaller sites and have operation characteristics which are generally not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

(b) *Permitted uses.* Those uses listed for the C district in the use charts (section 50-82) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(c) *Height regulations.* The maximum height in the C district shall be:

(1) 70 feet for the main buildings; also see setback requirements related to height in subsection (d)(2)b of this section.

(2) One story for accessory buildings.

(3) Additional height may be approved by CUP.

(d) *Area regulations.*

(1) *Size of lot.*

a. Minimum lot area: 10,000 square feet.

b. Minimum lot width: 60 feet.

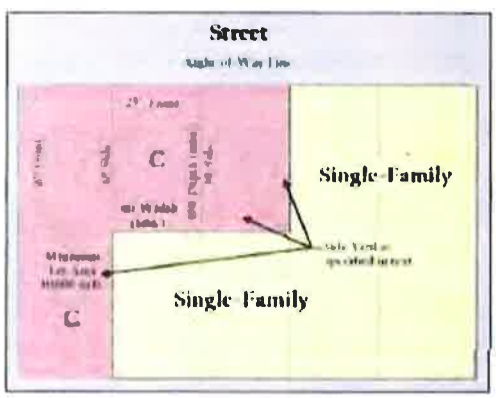
c. Minimum lot depth: 100 feet.

(2) *Size of yards.*

a. Minimum front yard: 25 feet. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.

b. Minimum side and rear yard: ten feet. If adjacent to a single-family, duplex (two family), patio home or single-family attached district, then side and rear setbacks (within which parking is permitted) shall be according to the height of the primary structure, as follows:

Illustration 50-77-1: Setback and height relationship for commercial structures



1. Setbacks shall be measured at a ratio of five feet in horizontal setback distance for every three feet of building height as shown in Illustration 50-75-2.
2. Setback measurements shall be calculated by story.
3. These measurements shall not limit any building to less than 35 feet.

c. Interior side yards: when retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the city's building code.

d. Exceptions for certain retail shopping center outbuildings fronting State Highway 249: notwithstanding any other provision of this section to the contrary, the building line for retail outbuildings adjacent to State Highway 249 and State Highway 249 Bypass shall be ten feet if:

1. The retail outbuilding is within a shopping center development (a development comprised of retail businesses which share common parking and pedestrian areas and facilities for their clientele) which contains not less than 1¼ acres of land and which has not less than 240 feet of frontage on said State Highway 249 and State Highway 249 Bypass;
2. The retail outbuilding contains not more than 100 square feet of floor area;
3. The retail outbuilding is located so as not to create a hazard to vehicular or pedestrian traffic on the shopping center site, the adjacent State Highway 249 and State Highway 249 Bypass, or any other adjacent public or private street or property; limit spacing of said structures to no greater than one per 300 feet;
4. The retail outbuilding is located not less than 50 feet from any paved portion of State Highway 249 and State Highway 249 Bypass, whether main lane or access road; and
5. The retail outbuilding is located so as to be a minimum of 300 feet from the closest retail outbuilding along either side of State Highway 249 and State Highway 249 Bypass, measured in a straight line from the center fronts of each retail outbuilding.

(3) *Maximum lot coverage.* Maximum lot coverage is 60 percent including main and accessory buildings; maximum 90 percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).

(4) Maximum floor area. Maximum floor area ratio (FAR) is 2:1.

(5) The maximum glare produced by any industry shall be limited to four footcandles of illumination intensity beyond the industrial or commercial tract boundary throughout the light frequency spectrum beginning with ultraviolet and ending through the infrared wavelengths.

(Code 1978, § 5-9; Code 1993, § 14-9; Ord. No. 2008-01, § 31, 2-4-2008)

AERIAL MAP


Part to be Acquired
Temporary Construction Easement
249
249

TAX INFORMATION

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1308320010001

Tax Year: 2016

Print

Owner and Property Information			
Owner Name & Mailing Address:	**WOODFOREST NATIONAL BANK 25231 GROGANS MILL RD SPRING TX 77380-3105**	Legal Description:	**LT 1 BLK 1 THE SHOPPES AT SPRING CREEK COMMONS SEC 2**
		Property Address:	**0 SH 249 TOMBALL TX 77375**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Total Living Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8000 -- Land Neighborhood General Assignment	E	0	805,372 SF	0	0	9925.03	4771A	288F

Value Status Information

Value Status	Notice Date	Hearing Status	Shared CAD
Noticed	4/8/2016	Informal : 5/17/2016 8:00:00 AM Formal : 7/23/2016 8:00:00 AM	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate
None	026	TOMBALL ISD		Not Certified	1.340000	
	040	HARRIS COUNTY		Not Certified	0.419230	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.027330	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.013420	
	043	HARRIS CO HOSP DIST		Not Certified	0.170000	
	044	HARRIS CO EDUC DEPT		Not Certified	0.005422	
	045	LONE STAR COLLEGE SYS		Not Certified	0.107900	
	083	CITY OF TOMBALL		Not Certified	0.341455	
	679	HC EMERG SERV DIST 8		Not Certified	0.100000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway**.

Valuations

Value as of January 1, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	2,416,116		Land	2,416,116	
Improvement	0		Improvement	0	
Total	2,416,116	2,416,116	Total	2,416,116	2,416,116

Land

Market Value Land

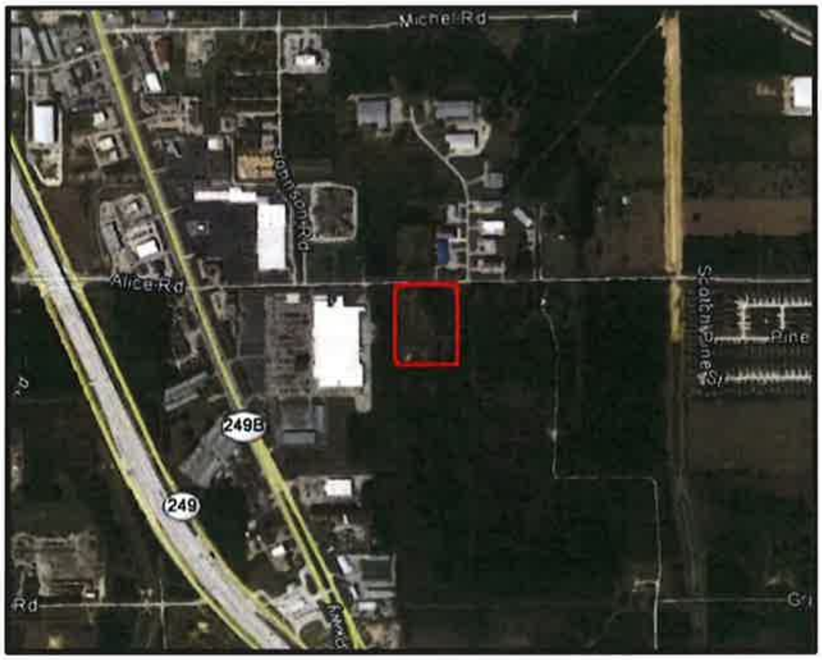
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4300	SF	805,372	1.00	1.00	1.00	--	1.00	3.00	3.00	2,416,116.00

Building

Vacant (No Building Data)

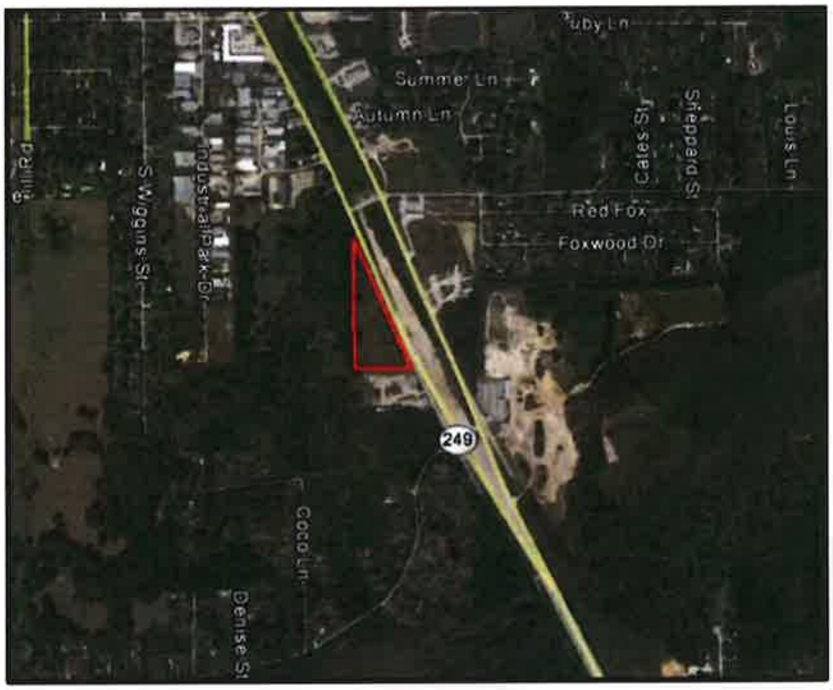
LAND SALES INFORMATION

Land Sale #1



Date of Sale:	December 16, 2015
County:	Harris
Key Map:	288Q
Recording Data:	2015-0562448
Grantor:	Charles E. Durow, Sr. & Bettie J. Durow
Grantee:	Worldwide Rock Enterprises, L.P.
Location:	S/L of Theis Lane, E of SH 249
Size/Acres:	6.7133 AC / 292,431 SF
Price/SF:	$3.42

Land Sale #2



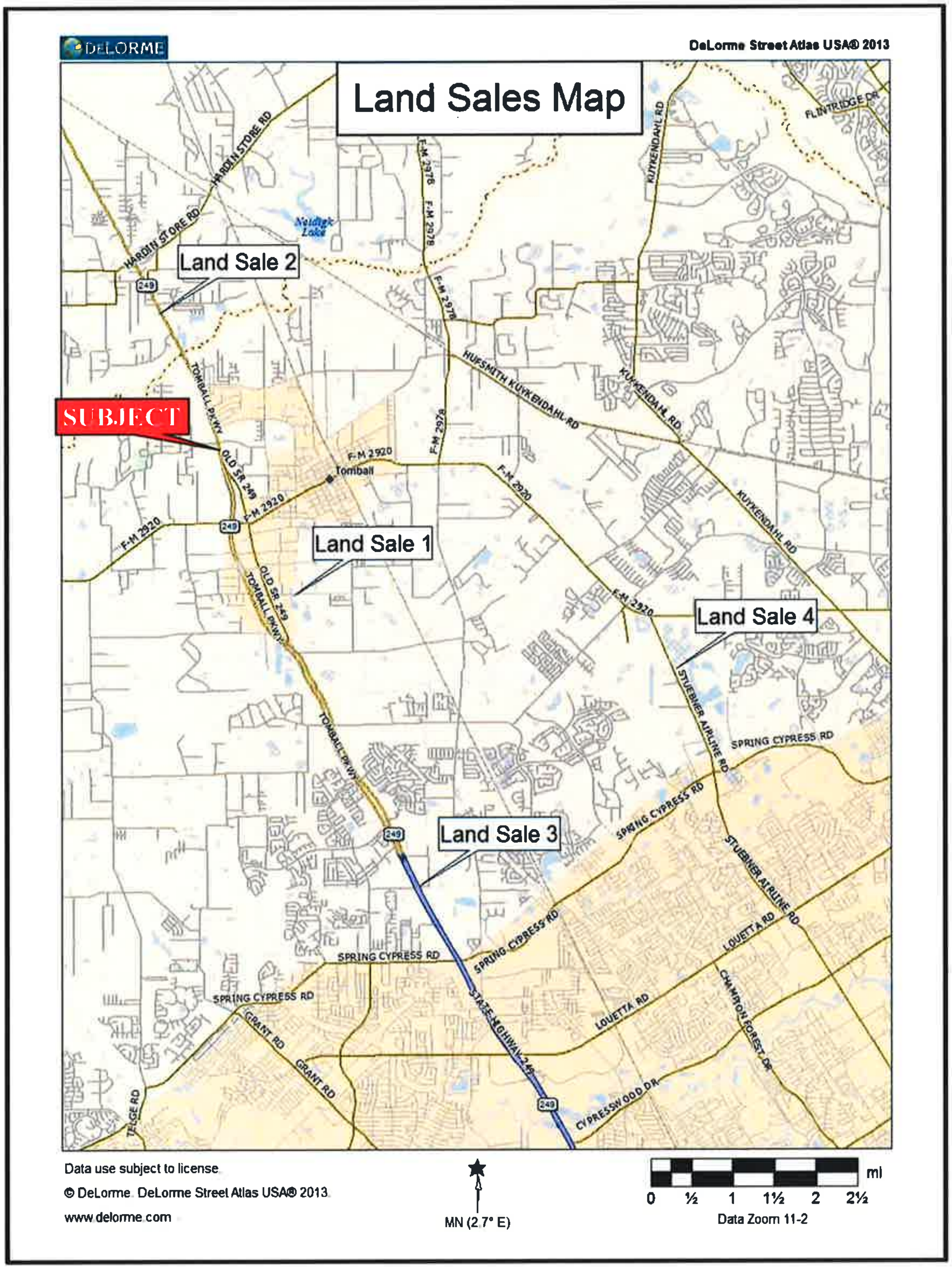
Date of Sale:	June 25, 2014
County:	Harris
Key Map:	248S
Recording Data:	2014-064007
Grantor:	TSKM Tomball, LLC
Grantee:	786 SBH LLC
Location:	W/L of SH 249, N of SR 249
Size/Acres:	5.273 AC / 229,672 SF
Price/SF:	$3.45

Land Sale #3

Date of Sale:	May 24, 2014
County:	Harris
Key Map:	329J
Recording Data:	2014-0218733
Grantor:	Four D Resources, LTD
Grantee:	Kiss Real Properties III, LLC
Location:	NEC of SH 249 & Coons Road
Size/Acres:	4.157 Acres / 181,085 SF
Price/SF:	$6.50

Land Sale #4

Date of Sale:	April 11, 2014
County:	Harris
Key Map:	290S
Recording Data:	2014-0155280
Grantor:	Cobblestone Stoneleigh 2920, L.L.C.
Grantee:	SC Dominion Owner, LLC
Location:	Stuebner Airline Road, S of FM 2920
Size/Acres:	36.1243 Acres
Price/SF:	$5.15


DeLORME
DeLorme Street Atlas USA® 2013
Land Sales Map
Land Sale 2
SUBJECT
Land Sale 1
Land Sale 4
Land Sale 3
HARDIN STORE RD
TOMBALL PKWY
OLD SR 249
F-M 2920
Tomball
F-M 2978
HUFSMITH KUYKENDAHL RD
KUYKENDAHL RD
FLINTRIDGE DR
STUEBNER AIRLINE RD
SPRING CYPRESS RD
LOUETTA RD
CHAMPION FOREST DR
CYPRESSWOOD DR
STATE HIGHWAY 249
GRANT RD
TEAGE RD
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2013.
www.delorme.com
MN (2.7° E)
0 ½ 1 1½ 2 2½ mi
Data Zoom 11-2

LEGAL DESCRIPTION AND ACQUISITION MAP

TOMBALL TOLLWAY – PHASE 2
PARCEL 531
0.0211 ACRE (918 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Being a tract or parcel, containing 0.0211 acre (918 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under Film Code (F.C.) Number 622107, Harris County Map Records; also being part of and out of 18.489 acres comprised of two tracts: 1) called 10.109 acres, referred to in Exhibit "H"; and 2) called 8.380 acres, referred to as Tract I, Exhibit "I", all described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101 (F.C. Number 068-08-1070); said 0.0211 acre tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking the most westerly interior corner of said Lot 1 and said 8.380 acre tract; thence:

> South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east right-of-way (R.O.W.) line of State Highway (S.H.) 249, based on a varying width, and marking the **POINT OF BEGINNING** and most southeasterly corner of the herein described tract, and having surface coordinates of X=3,031,930.01 and Y=13,965,104.12;

THENCE, South 88°09'00" West, continuing with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 7.14 feet to a point in the existing east R.O.W. line of S.H. 249, being Parcel 19A, as dedicated to State of Texas in Volume 6642, Page 433, Harris County Deed Records; also being the most westerly southwest corner of said Lot 1, said 8.380 acre tract, and the herein described tract, from which a found 5/8-inch iron rod with cap found for reference bears South 88°09'00" West, 0.30 feet;

TOMBALL TOLLWAY – PHASE 2
PARCEL 531
0.0211 ACRE (918 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

THENCE, northerly, with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, the west line of said Lot 1 and said 8.380 acre tract, and a non-tangent curve to the right, having a radius of 2,774.80 feet, an arc length of 90.44 feet, a delta angle of 01°52'03"", and a chord which bears North 12°50'05" West, 90.44 feet to a point of tangency, from which a found Texas Department of Transportation concrete monument bears South 00°23' West, 2.28 feet;

THENCE, North 11°54'04" West, continuing with the existing east R.O.W. line of said S.H. 249, the east line of said Parcel 19A, and the west line of said Lot 1 and said 8.380 acre tract, a distance of 192.98 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of said S.H. 249 and marking the most northerly corner of the herein described tract;

THENCE, southerly, departing said existing east R.O.W. line and across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the left, having a radius of 7,970.00 feet, an arc length of 284.79 feet, a delta angle of 02°02'50", and a chord which bears South 13°36'41" East, 284.78 feet to the **POINT OF BEGINNING** and containing 0.0211 acre (918 square feet) of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

TOMBALL TOLLWAY – PHASE 2
PARCEL 531TCE
0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 3 of 6

Being an easement tract or parcel, containing 0.0048 acre (208 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under Film Code (F.C.) Number 622107, Harris County Map Records; also being part of and out of 18.489 acres comprised of two tracts: 1) called 10.109 acres, referred to in Exhibit "H"; and 2) called 8.380 acres, referred to as Tract I, Exhibit "I", all described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101 (F.C. Number 068-08-1070); said 0.0048 acre easement tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking the most westerly interior corner of said Lot 1 and said 8.380 acre tract; thence:

> South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of S.H. 249, based on a varying width;
>
> Northerly, across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 141.57 feet, a delta angle of 01°01'04", and a chord which bears North 14°07'34" West, 141.57 feet to the **POINT OF BEGINNING** and southwest corner of the herein described easement tract, and having surface coordinates of X=3,031,895.46 and Y-13,965,241.41;

THENCE, northerly, continuing across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 26.00 feet, a delta angle of 00°11'13", and a chord which bears North 13°31'26" West, 26.00 feet to a point for the northwest corner of the herein described easement tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 531TCE
0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

THENCE, departing said proposed east R.O.W. line and across said Lot 1 and said 8.380 acre tract with lines of the proposed easement, the following courses:

North 76°28'34" East, a distance of 8.00 feet to a point for the northeast corner of the herein described easement tract;

South 13°31'26" East, a distance of 26.00 feet to a point for the southeast corner of the herein described easement tract;

South 76°28'34" West, a distance of 8.00 feet to the **POINT OF BEGINNING** and containing 0.0048 acre (208 square feet) easement tract of land.

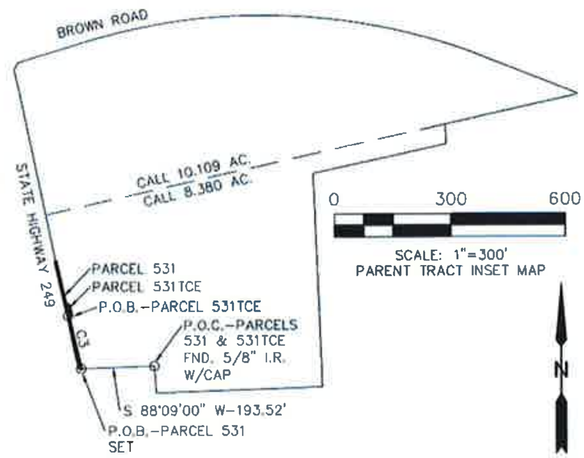
There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR

ABBREVIATIONS

A.E.	AERIAL EASEMENT
AC.	ACRES
CONC.	CONCRETE
ESMT.	EASEMENT
EXIST.	EXISTING
F.C.	FILM CODE
F/K/A	FORMERLY KNOWN AS
FND.	FOUND
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.F.C.D.	HARRIS COUNTY FLOOD CONTROL DISTRICT
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.L.&P.	HOUSTON LIGHTING & POWER
INT.	INTEREST
I.P.	IRON PIPE
I.R.	IRON ROD
MONU.	MONUMENT (4"x4" PILLAR)
NO.	NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SET	SET 5/8" IRON ROD WITH CAP, STAMPED "TERRA SURVEYING", UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
VOL.	VOLUME
W/	WITH



CURVE TABLE

NO.	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	2,774.80'	90.44'	01°52'03"	N 12°50'05" W	90.44'
C2	7,970.00'	284.79'	02°02'50"	S 13°36'41" E	284.78'
C3	7,970.00'	141.57'	01°01'04"	N 14°07'34" W	141.57'
C4	7,970.00'	26.00'	00°11'13"	N 13°31'26" W	26.00'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 88°09'00" W	7.14'
L2	N 76°28'34" E	8.00'
L3	S 13°31'26" E	26.00'
L4	S 76°28'34" W	8.00'

BY: [signature]

GEORGE COLLISON
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS REGISTRATION NO. 4461

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR

DATED: 3-31-16

REV	DESCRIPTION	DATE	BY	APPD

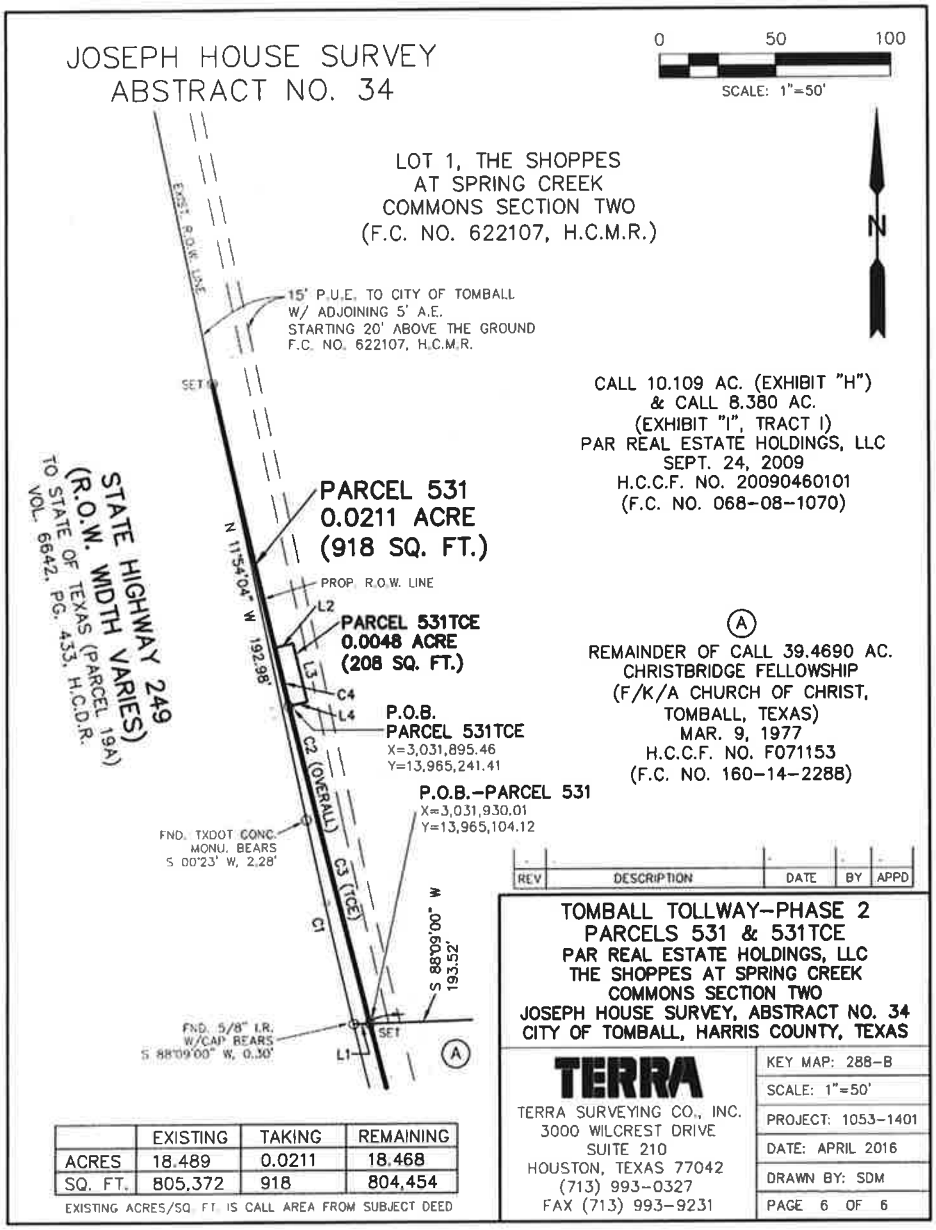
GENERAL NOTES

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT WHICH MAY OTHERWISE REVEAL EASEMENTS AND OTHER ENCUMBRANCES OF RECORD NOT CURRENTLY SHOWN HEREON. TERRA SURVEYING COMPANY DID NOT PERFORM ANY ADDITIONAL RESEARCH TO DETERMINE THE EXISTENCE OF ANY SUCH ENCUMBRANCES.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (NAD 83), 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00013. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.
3. THERE IS ALSO A SEPARATE METES AND BOUNDS OF THE SUBJECT TRACT, AS PREPARED BY TERRA SURVEYING COMPANY, UNDER THIS PROJECT NUMBER OF EVEN DATE.

TOMBALL TOLLWAY-PHASE 2
PARCELS 531 & 531TCE
PAR REAL ESTATE HOLDINGS, LLC
THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO
JOSEPH HOUSE SURVEY, ABSTRACT NO. 34
CITY OF TOMBALL, HARRIS COUNTY, TEXAS

TERRA
TERRA SURVEYING CO., INC.
3000 WILCREST DRIVE
SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327
FAX (713) 993-9231

KEY MAP: 288-B
SCALE: 1"=50'
PROJECT: 1053-1401
DATE: APRIL 2016
DRAWN BY: SDM
PAGE 5 OF 6



	EXISTING	TAKING	REMAINING
ACRES	18.489	0.0211	18.468
SQ. FT.	805,372	918	804,454

EXISTING ACRES/SQ. FT. IS CALL AREA FROM SUBJECT DEED

TOMBALL TOLLWAY – PHASE 2
PARCEL 531TCE
0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 3 of 6

Being an easement tract or parcel, containing 0.0048 acre (208 square feet) of land, situated in the Joseph House Survey, Abstract Number 34, City of Tomball, Harris County, Texas, and being part of and out of Lot 1, THE SHOPPES AT SPRING CREEK COMMONS SECTION TWO, a plat of subdivision thereof recorded under Film Code (F.C.) Number 622107, Harris County Map Records; also being part of and out of 18.489 acres comprised of two tracts: 1) called 10.109 acres, referred to in Exhibit "H"; and 2) called 8.380 acres, referred to as Tract I, Exhibit "I", all described in deed to Par Real Estate Holdings, LLC, dated September 24, 2009, as recorded under Harris County Clerk's File (H.C.C.F.) Number 20090460101 (F.C. Number 068-08-1070); said 0.0048 acre easement tract being more particularly described as follows (all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD 83), 1993 adjustment; all distances and coordinates herein are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00013; all distances and coordinates herein are based on the U.S. Survey Foot):

COMMENCING at a 5/8-inch iron rod with cap found marking the most westerly interior corner of said Lot 1 and said 8.380 acre tract; thence:

> South 88°09'00" West, with the most westerly south line of said Lot 1 and said 8.380 acre tract, a distance of 193.52 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the proposed east R.O.W. line of S.H. 249, based on a varying width;
>
> Northerly, across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 141.57 feet, a delta angle of 01°01'04", and a chord which bears North 14°07'34" West, 141.57 feet to the **POINT OF BEGINNING** and southwest corner of the herein described easement tract, and having surface coordinates of X=3,031,895.46 and Y-13,965,241.41;

THENCE, northerly, continuing across said Lot 1 and said 8.380 acre tract with the proposed east R.O.W. line of said S.H. 249 and a non-tangent curve to the right, having a radius of 7,970.00 feet, an arc length of 26.00 feet, a delta angle of 00°11'13", and a chord which bears North 13°31'26" West, 26.00 feet to a point for the northwest corner of the herein described easement tract;

TOMBALL TOLLWAY – PHASE 2
PARCEL 531TCE
0.0048 ACRE (208 SQUARE FEET)
JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
CITY OF TOMBALL
HARRIS COUNTY, TEXAS

Page 4 of 6

THENCE, departing said proposed east R.O.W. line and across said Lot 1 and said 8.380 acre tract with lines of the proposed easement, the following courses:

North 76°28'34" East, a distance of 8.00 feet to a point for the northeast corner of the herein described easement tract;

South 13°31'26" East, a distance of 26.00 feet to a point for the southeast corner of the herein described easement tract;

South 76°28'34" West, a distance of 8.00 feet to the **POINT OF BEGINNING** and containing 0.0048 acre (208 square feet) easement tract of land.

There also exists a separate drawing of the subject tract, as prepared by Terra Surveying Company, Inc., under this project number of even date.

Compiled by:
Scott D. Mandeville, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
713-993-0327
Project Number 1053-1401

STATE OF TEXAS
REGISTERED
GEORGE COLLISON
4461
PROFESSIONAL
LAND SURVEYOR

PROPERTY OWNER CONTACT INFORMATION

An owner contact letter was mailed to the property owner listed on the assessment office records offering the property owner the opportunity to accompany the appraiser at the inspection. The signed returned receipt was received by our office; however, the signed contact letter was not returned. The property was inspected from the existing right of way on June 6, 2016.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Woodforest National Bank
25231 Grogans Mill Road
Spring, TX 77380-3105

9590 9402 1741 6074 9109 12

2. Article Number (Transfer from service label)

7012 1010 0003 1473 9984

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. Dement
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
5/19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

RELEASE OF EASEMENT RIGHTS

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT, for and in consideration of the sum of Four Thousand Three Hundred Eighty Three and 50/100 **($4,383.50)** Dollars, paid to the undersigned, the legal owner and holder of that certain Utility Easement recorded under Film Code Number 662107 of the Official Public Records of Real Property of Harris County, Texas between Par Real Estate Holdings, LLC, as Grantor and City of Tomball, as Grantee, encumbering, a tract of land situated in the County of Harris, State of Texas, described as follows, to-wit:

Being 0.0211 acres (918 square feet) of land located in the Joseph House Survey, Abstract No.34, Harris County, Texas and being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, City of Tomball , the owner and holder of said Easement, does hereby RELEASE and DISCHARGE the herein above described property from any and all interests created by virtue of said Easement.

EXECUTED this the _____ day of ____________________________, 2016.

City of Tomball

BY: ______________________________

____
Print or type name and title

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on ______________________________, 2016 by

________________________, ______________________________ of the City of Tomball.

____
Notary Public Signature

TEMPORARY CONSTRUCTION EASEMENT

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

THAT, **City of Tomball,** of the County of Harris, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of ONE HUNDRED FOURTEEN AND 50/100 Dollars ($114.50) to Grantor in hand paid by the County of Harris, the receipt and sufficiency of which is hereby acknowledged, does grant unto the **County of Harris**, a body corporate and politic under the laws of the State of Texas, hereinafter referred to as Grantee, a temporary easement for the purpose of providing a construction work area, in, over, along, upon and across the tract of land as depicted as T.C.E. #531 on the attached survey, situated in the County of Harris, State of Texas.

This conveyance is made subject to the following agreements and understandings by and between Grantor and Grantee:

1. This instrument does not convey title in or to any part of land herein described or minerals therein or thereunder.

2. This conveyance is made subject to all prior rights of record granted by Grantor or Grantor's predecessors in title affecting the land covered hereby.

3. Improvements placed on the land covered hereby will be made at the sole cost and expense of Grantee, and no special charge or assessment will be made by Grantee for installation of such improvement.

4. This conveyance and the rights granted to Grantee hereunder shall commence and be effective on the date of execution by Grantor, and shall terminate two (2) years

after the beginning of construction.

5. This conveyance shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

TO HAVE AND TO HOLD the said easement unto Grantee, to be used for said purpose, in accordance with the provisions hereof.

EXECUTED this the _____ day of _____________________, 2016.

City of Tomball

By: __________________________________

____
Print or type name and title

ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on ____________________, 2016, by

_________________________________, ____________________________, **of the City of Tomball**.

____
Notary Public signature

Regular City Council
Agenda Item
Data Sheet

Meeting Date: December 5, 2016

Topic:

Consideration to approve **Zoning Case P16-0156:** Request by Earl Williams, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street, from the Single-Family 20 Estate District to the Commercial District.

- Conduct Public Hearing on **Zoning Case P16-0156**
- Adopt, on First Reading, Ordinance No. 2016-30, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Changing the Zoning District Classification of Approximately 7.34 Acres of Land, Legally Described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Single-Family 20 Estate District to the Commercial District; Said Property Being Generally Located on the East Side of South Cherry Street, North of Theis Lane at 1623 South Cherry Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters

Background:

On Monday, November 14, 2016, after conducting a public hearing, the Planning and Zoning Commission unanimously voted to recommend approval of Zoning Case P16-0156.

Origination:

Community Development Department

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda:

Planning Division

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Ordinance No. 2016-30
Staff Report P16-0156
Notice of Public Hearing
Property Owner Notification Letter

ORDINANCE NO. 2016-30

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 7.34 ACRES OF LAND, LEGALLY DESCRIBED AS TRACTS 189A, 189B, 189C, 193A-1 & 193B-1 TOMBALL OUTLOTS, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE SINGLE-FAMILY 20 ESTATE DISTRICT TO THE COMMERCIAL DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED ON THE EAST SIDE OF SOUTH CHERRY STREET, NORTH OF THEIS LANE AT 1623 SOUTH CHERRY STREET; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * * * * * * *

Whereas, Earl Williams has requested that approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, City of Tomball, Harris County, Texas, generally located on the east side of South Cherry Street, north of Theis Lane at 1623 South Cherry Street, in the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City's receipt of the requested rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested rezoning of Commercial; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

Whereas, the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the Property is hereby changed from the Single-Family 20 Estate District to the Commercial District subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Commercial District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Commercial District as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 5th DAY OF DECEMBER 2016.

COUNCILMAN HUDGENS	________
COUNCILMAN STOLL	________
COUNCILMAN DEGGES	________
COUNCILMAN TOWNSEND	________
COUNCILMAN QUINN	________

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 19th DAY OF DECEMBER 2016.

COUNCILMAN HUDGENS	________
COUNCILMAN STOLL	________
COUNCILMAN DEGGES	________
COUNCILMAN TOWNSEND	________
COUNCILMAN QUINN	________

____

Gretchen Fagan, Mayor

ATTEST:

____

Doris Speer, City Secretary

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: November 14, 2016
City Council Public Hearing Date: December 5, 2016

Rezoning Case:	P16-0156
Property Owner(s):	Earl Williams, Deborah Williams, Katherine Williams, & Fred Williams
Applicant(s):	Earl Williams
Legal Description:	Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots
Location:	East side of South Cherry Street, north of Theis Lane at 1623 South Cherry Street (Exhibit "A")
Area:	7.34 acres
Comp Plan Designation:	Employment / Office (Exhibit "B")
Present Zoning and Use:	Single-family 20 Estate (Exhibit "C") / Lone Star Horsemanship (Exhibit "D")
Request:	Rezone from Single-family 20 Estate (SF-20) to Commercial (C)

Adjacent Zoning & Land Uses:

North: Single-family 20 Estate / Mostly undeveloped land; Single-family residence and agricultural use

South: Single-family 20 Estate / Single-family residences

West: Commercial and Light Industrial / BL Technology

East: Single-family 20 Estate / Mostly undeveloped land; Single-family residences

BACKGROUND

On October 4, 2016, the City met with the applicant to discuss the property and the possibility of selling it as commercial. Staff informed the applicant that a rezoning would be required.

ANALYSIS

There are multiple land uses and zoning districts in the area. Across Cherry Street; BL Technology, zoned Commercial, and Devasco International, zoned Light Industrial, are two large industrial businesses. There are also a few single-family residences on the west side of Cherry Street. Directly to the north of the subject site, there is mostly undeveloped land a single-family residence. Further north, there is a small office building on the corner of Agg Road. Most of the land to the east is undeveloped. Directly south, there are single-family residences, some of which are zoned Light Industrial. The property at the corner of Cherry and Theis is undeveloped. It was rezoned from Agricultural to Commercial last year.

The Future Land Use Map designates the property as well as most property in the area on the east side of Cherry Street as Employment / Office. Across Cherry Street, property is designated Business / Industrial. The property also has access to three major thoroughfares: Cherry Street, Theis Lane and Medical Complex Drive. It appears the area is intended to be non-residential.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.

The site is located along a minor arterial, as indicated on the City's Major Thoroughfare Plan. It is also close to Theis Lane and Medical Complex Drive, which are also arterials. There are multiple properties in the area that are zoned Commercial or Light Industrial. The proposed rezoning appears to be appropriate for the immediate area and the City as a whole.

There are regulations already in place that should mitigate any negative impact a commercial development would have on surrounding residential properties such as lighting restrictions and greater setbacks.

B. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

The proposed rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area. Utilities are available to the site. Utility services will be extended, at the developer's expense, to serve the property.

C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is vacant land in the City currently zoned Commercial. There does not appear to be any special circumstances which may make a substantial part of any vacant land unavailable for development.

D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

There has been consistent commercial development city-wide in the Commercial District. In October 2015, the Planning and Zoning Commission and City Council approved the rezoning of approximately ten acres at the intersection of Theis Lane and South Cherry Street. It appears that land in the vicinity of the request will develop as commercial.

E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.

There are no detailed development plans for this property at this time.

F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Generally, the proposed rezoning does not appear to negatively affect the public health, safety, morals, or general welfare.

G. Whether the request is consistent with the Comprehensive Plan.

The Future Land Use plan designates the property Employment / Office. The request is consistent with the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on October 24, 2016. The Notice of Public Hearing was published in the paper on October 26, 2016 and a sign was placed on the property on October 28, 2016. No public comment forms have been received as of the date of this report.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends **APPROVAL** of Zoning Case P16-0156.

- The request is consistent with the City's Comprehensive Plan;
- The request is consistent with the current and potential future development in the area;
- The location of the subject property appears ideal for commercial development because of its close proximity to three major thoroughfares.

EXHIBITS

A. Aerial Photo
B. Comprehensive Plan
C. Zoning Map
D. Site Photos
E. Application

Exhibit "A"
Aerial Photo

Exhibit "B"
Comprehensive Plan

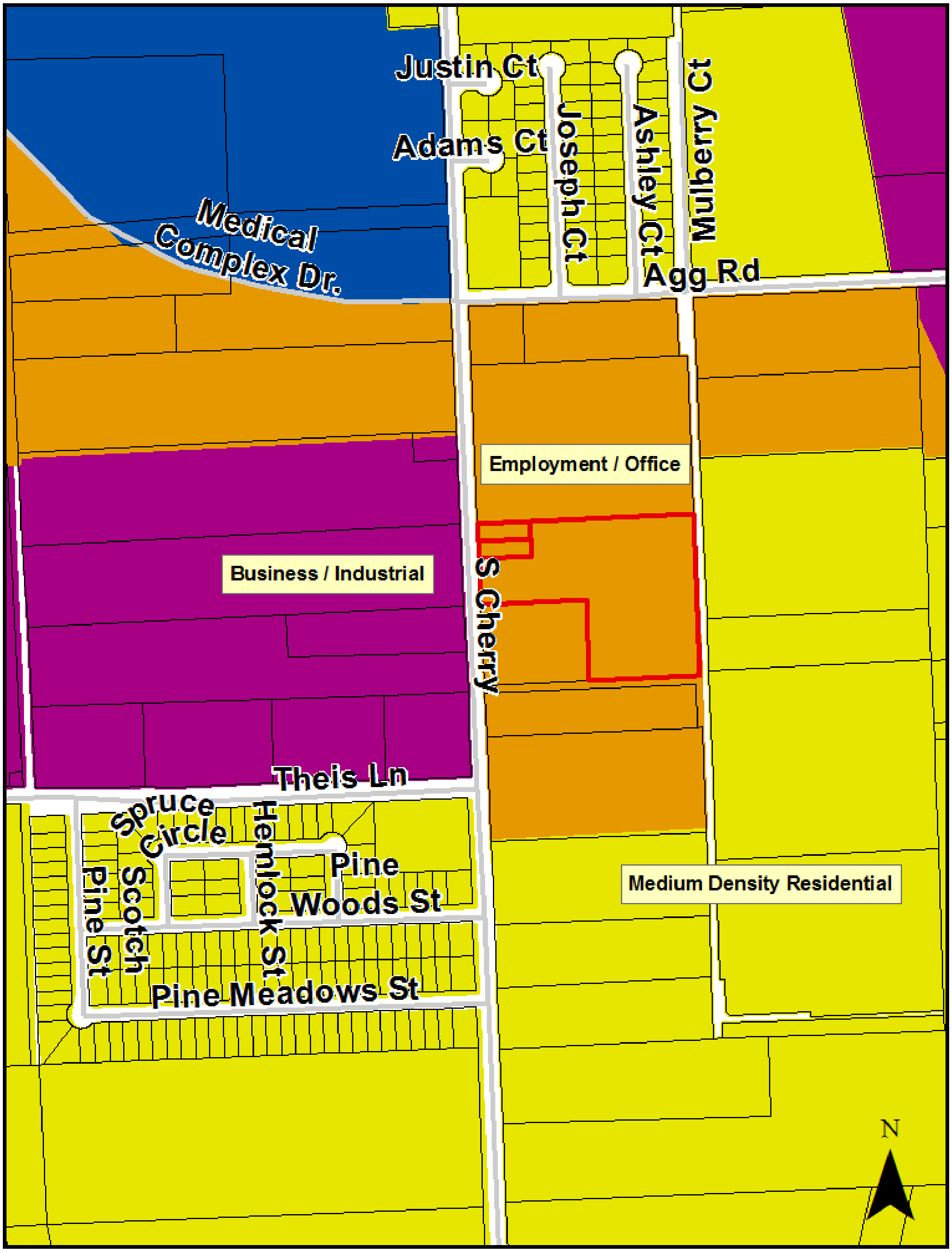


Exhibit "C"
Zoning Map

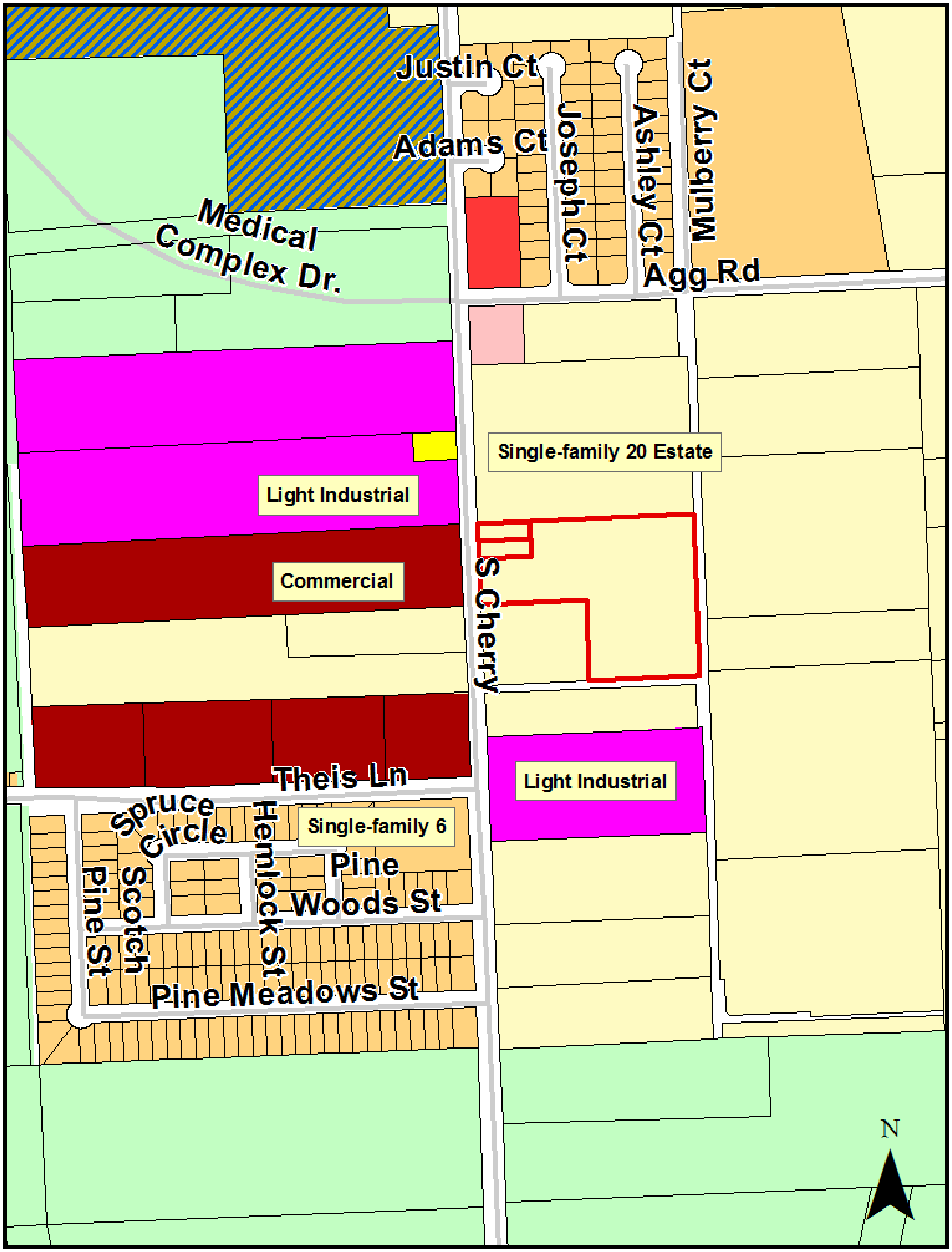


Exhibit "D"
Site Photos

Exhibit "E"
Application

Revised 5/19/15

16-0156

APPLICATION FOR REZONING

Community Development Department
Planning Division

RECEIVED
OCT 4 2016
BY: EJones

APPLICATION SUBMITTAL: Applications will be ***conditionally*** accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant
Name: EARL WILLIAMS Title: OWNER
Mailing Address: 12018 CANYON STAR LN City: TOMBALL State: TX
Zip: 77377
Phone: (713) 931-5741 Fax: (____) ________ Email: ROXANNESW@GMAIL.COM

Owner
Name: EARL WILLIAMS & DEBORAH TOWNSEND Title: OWNER
Mailing Address: 12018 CANYON STAR LN City: TOMBALL State: TX
Zip: 77377
Phone: (713) 931-5741 Fax: (____) ________ Email: ROXANNESW@GMAIL.COM

Engineer/Surveyor (if applicable)
Name: ________ Title: ________
Mailing Address: ________ City: ________ State: ________
Zip: ________
Phone: (____) ________ Fax: (____) ________ Email: ________

Description of Proposed Project: ________

Physical Location of Property: 1623 S CHERRY TOMBALL TX 77375
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TRS 189C & 193A-1 & 193B-1 TOMBALL OUTLOTS
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: CONDO SF20-E

Current Use of Property: RENTED - USED TO STABLE HORSES

Proposed Zoning District: C - COMMERCIAL DISTRICT

Proposed Use of Property: ________

HCAD Identification Number: 0352860000189 Acreage: 7.34

0352860000278
0352860000279

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

x Earl Williams 10-4-2016
Signature of Applicant Date

x Earl Williams 10-4-2016
Signature of Owner Date

Katherine Z. Williams 10-24-16
Debra Townsend 10-24-16

CITY OF TOMBALL
281-351-5484

REC#: 00952163 10/04/2016 10:07 AM
OPER: LS TERM: 005
REF#: W MC B99

ACCT #: XXXX-XXXX-XXXX-6741
AUTH #: 650681
TRAN #: 008681654923
TYPE: PURCHASE

TRAN: 130.0000 PLANNING AND ZONING
1623 S CHERRY EARL WILLIAMS
100-5441
REZONING APPLICATIO 408.00CR

TENDERED: 408.00 CREDIT CARD
APPLIED: 408.00-

CHANGE: 0.00

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X ______________________________
Signature of Applicant **Date**

X Earl Williams 10-4-2016
Signature of Owner **Date**

Fred K. Williams 10-29-2016

CITY OF TOMBALL
281-351-5484

REC#: 00952163 10/04/2016 10:07 AM
OPER: LS TERM: 005
REF#: W MC 899

ACCT #: XXXX-XXXX-XXXX-6741
AUTH #: 650681
TRAN #: 008681654923
TYPE: PURCHASE

TRAN: 130.0000 PLANNING AND ZONING
1623 S CHERRY EARL WILLIAMS
100-5441
REZONING APPLICATIO 408.00CR

TENDERED: 408.00 CREDIT CARD
APPLIED: 408.00-

CHANGE: 0.00

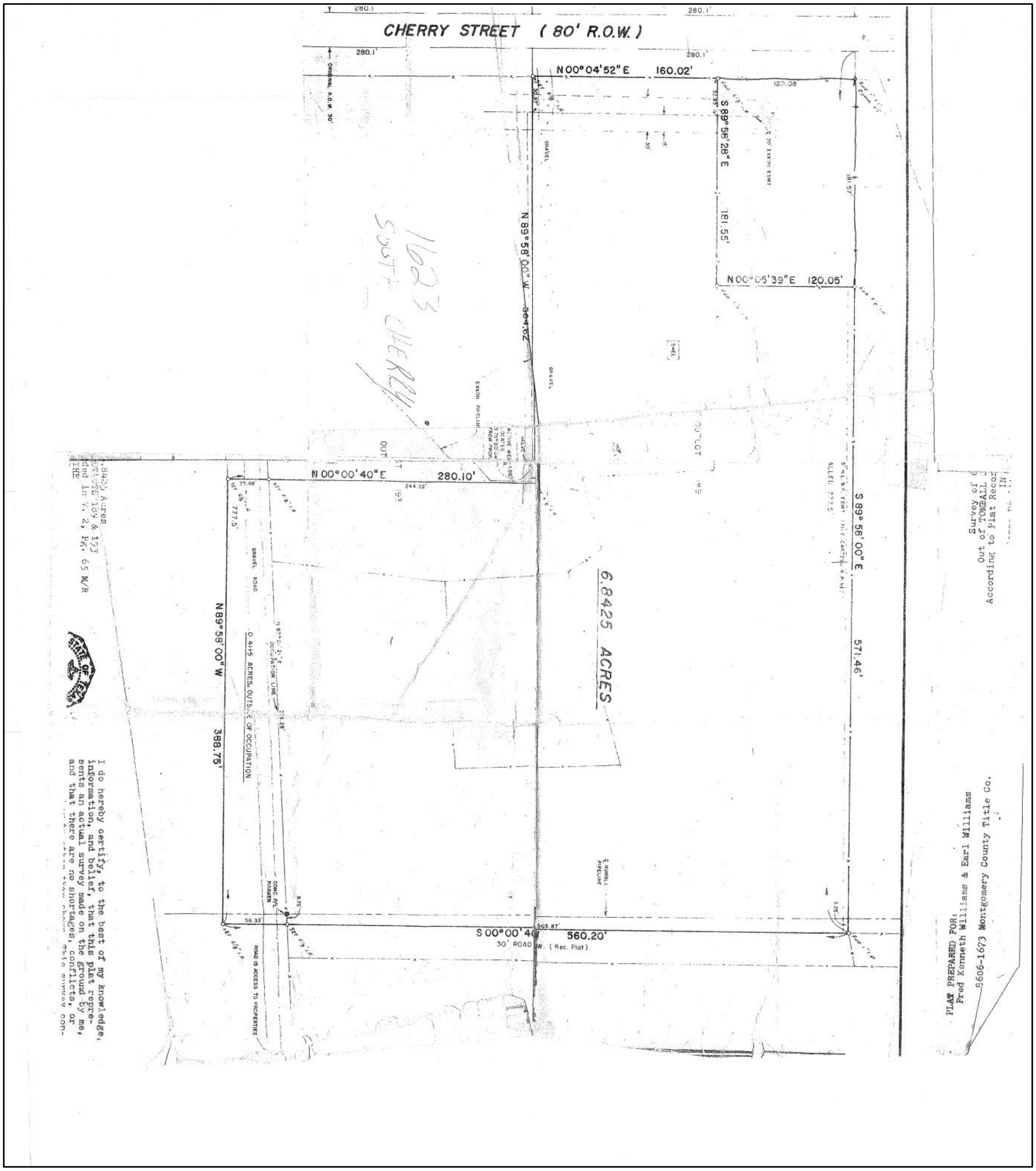
To whom it may concern,

I, Earl Williams, have owned this land for many years. I have had the land up for sale for approximately 4 year now, zoned for residential, and have not been able to sale the land. I have a tentative offer from a potential buyer, however the offer is contingent on the land being zoned commercial.

Thank you,

Earl Williams

Earl Williams


CHERRY STREET (80' R.O.W.)
280.1'
N 00°04'52" E 160.02'
S 89°58'28" E
181.55'
N 00°05'39" E 120.05'
N 89°58'00" W
N 00°00'40" E 280.10'
S 89°58'00" E
571.46'
6.8425 ACRES
N89°58'00"W
388.75'
0.4115 ACRES OUTSIDE OF OCCUPATION
S 00°00'40" W 560.20'
30' ROAD (Rec. Plat)
ROAD IS ACCESS TO PROPERTIES
1623 South Cherry
I do hereby certify, to the best of my knowledge, information, and belief, that this plat represents an actual survey made on the ground by me, and that there are no shortages, conflicts, or
PLAT PREPARED FOR:
Fred Kenneth Williams & Earl Williams
8606-1673 Montgomery County Title Co.

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
NOVEMBER 14, 2016
&
CITY COUNCIL
DECEMBER 5, 2016

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, November 14, 2016, at 6:00 P.M.,** and by the City Council of the City of Tomball on **Monday, December 5, 2016, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P16-0156: Request by Earl Williams, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street, from the Single-Family 20 Estate District to the Commercial District.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the Assistant City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **10th** day of **November 2016** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kim Chandler
Kim Chandler
Secretary of the Board

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.

Notice of Public Hearing

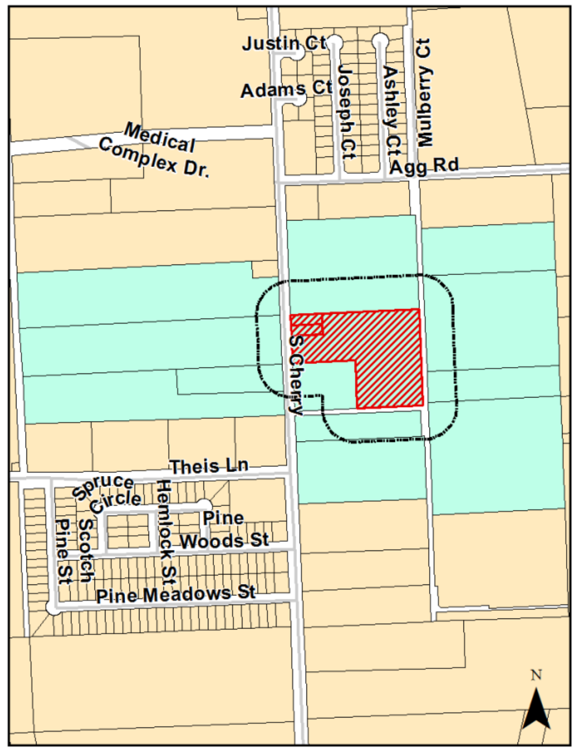
YOU ARE INVITED TO ATTEND Public Hearings before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P16-0156

APPLICANT/OWNER: Request by Earl Williams

LOCATION: Generally located on the east side of S. Cherry Street, north of Theis Lane at 1623 S. Cherry Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 7.34 acres of land, legally described as Tracts 189A, 189B, 189C, 193A-1 & 193B-1 Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Single-family 20 Estate District to the Commercial District



CONTACT: Amelia Lindley
PHONE: (281) 290-1410
E-MAIL: alindley@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.

Planning & Zoning Commission
Public Hearing:
Monday, November 14, 2016, 6:00 PM

City Council Public Hearing:
***Monday, December 5, 2016, 6:00 PM**

The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.