

LAND SALE NUMBER FIVE



(Photographed by Clifford Shaw on November 14, 2007)

Location: Adjacent to the northwest corner of SH-71 and RM 620, Village of Bee Cave, Travis County, Texas 78736.

Map Grid: 550N/WY26

Date of Sale: May 16, 2007

Recording Data: Document No. 2007090001(Special Warranty Deed)

Legal Description: Lot 1, Block "A", The Estates Center II, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 200100013 of the Official Public Records of Travis County, Texas.

Parcel #: 01-1867-0141

Grantor:	71/620, Ltd.
Grantee:	Village at Central Park, Ltd.
Size:	16.8 acres
Consideration:	\$11,225,000
Unit Price:	\$668,155/acre; \$15.34/SF; \$27.89/SF Impervious Cover.
Terms:	Cash to seller
Zoning:	PD-TC (Planned Development - Town Center)
Topography:	Minor sloping south. The topography provides for hill-country views.
Shape:	Irregular
Frontage/Access:	Approximately 898' along RM 620 and 473' along SH-71; direct access from RM 620 and SH-71.
Utilities:	All available.
Flood Plain:	None noted.
Intended Use:	Retail center.
Present Use:	Retail center under construction.
Comments:	This conveyance represents the purchase of a site for development of a 155,000 SF retail center including pad sites. The impervious cover limitation was 55% of total site area or 9.24 acres (402,494 acres).
Confirmation:	Joe Duncan (broker), 512-459-9500; 08/07; CRS
Deed Reviewed:	08/07; CRS

TaxNetUSA: Travis County Property Information

Property ID Number: 119038 Ref ID2 Number: 01186701410000

Owner's Name **CDDR PROPERTIES LLC**

Mailing Address % TEXAS CAPITAL BANK
2100 MCKINNEY AVE STE 900
DALLAS, TX 75201-6907

Location 3944 S RANCH RD 620 78736

Legal LOT 1 BLK A ESTATES CENTER II THE

Property Details

Deed Date 11042008
Deed Volume
Deed Page
Exemptions
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 16.8000
Block A
Tract or Lot 1
Docket No
Abstract Code S04349
Neighborhood Code Q/H71

Value Information

2009 Preliminary

Land Value 3,704,778.00
Improvement Value 0.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 3,704,778.00
10% Cap Value 0.00
Total Value 3,704,778.00

Data up to date as of 2009-04-20

- [AGRICULTURAL \(1-D-1\)](#)
- [APPOINTMENT OF AGENT FORM](#)
- [FREEPORT EXEMPTION](#)
- [HOMESTEAD EXEMPTION FORM \(TIFF\)](#)
- [HOMESTEAD EXEMPTION FORM \(PDF\)](#)
- [PRINTER FRIENDLY REPORT](#)
- [PROTEST FORM](#)
- [RELIGIOUS EXEMPTION FORM](#)
- [PLAY MAP](#)
- [PLAY MAP](#)

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		3,704,778.00	3,704,778.00	3,704,778.00	3,704,778.00
03	TRAVIS COUNTY	0.412200	3,704,778.00	3,704,778.00	3,704,778.00	3,704,778.00
07	LAKE TRAVIS ISD	1.315900	3,704,778.00	3,704,778.00	3,704,778.00	3,704,778.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	3,704,778.00	3,704,778.00	3,704,778.00	3,704,778.00
52	TRAVIS CO ESD NO 6	0.100000	3,704,778.00	3,704,778.00	3,704,778.00	3,704,778.00
83	CITY OF BEE CAVE	0.020000	3,704,778.00	3,704,778.00	3,704,778.00	3,704,778.00

Improvement Information

Improvement ID State Category Description

Segment Information

Imp ID Seg ID Type Code Description Class Effective Year Built Area
Total Living Area 0

Land Information

Land ID Type Code SPTB Code Homesite Size-Acres Front Depth Size-Sqft
118663 LAND C1 F 16.800 0 0 731,808

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	3,704,778.00	3,704,778.00
2008	03	TRAVIS COUNTY	3,704,778.00	3,704,778.00
2008	07	LAKE TRAVIS ISD	3,704,778.00	3,704,778.00
2008	2J	TRAVIS CO HEALTHCARE DIST	3,704,778.00	3,704,778.00
2008	52	TRAVIS CO ESD NO 6	3,704,778.00	3,704,778.00
2008	83	CITY OF BEE CAVE	3,704,778.00	3,704,778.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	3,704,778.00	3,704,778.00
2007	03	TRAVIS COUNTY	3,704,778.00	3,704,778.00
2007	07	LAKE TRAVIS ISD	3,704,778.00	3,704,778.00
2007	2J	TRAVIS CO HEALTHCARE DIST	3,704,778.00	3,704,778.00
2007	52	TRAVIS CO ESD NO 6	3,704,778.00	3,704,778.00
2007	83	CITY OF BEE CAVE	3,704,778.00	3,704,778.00

Year	Code	Description	Value	Total
2006				
2006	0A	TRAVIS CENTRAL APP DIST	3,704,778.00	3,704,778.00
2006	03	TRAVIS COUNTY	3,704,778.00	3,704,778.00
2006	07	LAKE TRAVIS ISD	3,704,778.00	3,704,778.00
2006	14	WCID NO 14	3,704,778.00	3,704,778.00
2006	2J	TRAVIS CO HEALTHCARE DIST	3,704,778.00	3,704,778.00
2006	52	TRAVIS CO ESD NO 6	3,704,778.00	3,704,778.00
2006	83	CITY OF BEE CAVE	3,704,778.00	3,704,778.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	3,704,778.00	3,704,778.00
2005	03	TRAVIS COUNTY	3,704,778.00	3,704,778.00
2005	07	LAKE TRAVIS ISD	3,704,778.00	3,704,778.00
2005	14	WCID NO 14	3,704,778.00	3,704,778.00
2005	2J	TRAVIS CO HEALTHCARE DIST	3,704,778.00	3,704,778.00
2005	52	TRAVIS CO ESD NO 6	3,704,778.00	3,704,778.00
2005	83	VILLAGE OF BEE CAVE	3,704,778.00	3,704,778.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	3,706,608.00	3,706,608.00
2004	03	TRAVIS COUNTY	3,706,608.00	3,706,608.00
2004	07	LAKE TRAVIS ISD	3,706,608.00	3,706,608.00
2004	14	WCID NO 14	3,706,608.00	3,706,608.00
2004	2J	TRAVIS CO HOSPITAL DIST	3,706,608.00	3,706,608.00
2004	52	TRAVIS CO ESD NO 6	3,706,608.00	3,706,608.00
2004	83	VILLAGE OF BEE CAVE	3,706,608.00	3,706,608.00
2003				
2003	0A		3,659,040.00	3,659,040.00
2003	03		3,659,040.00	3,659,040.00
2003	07		3,659,040.00	3,659,040.00
2003	14		3,659,040.00	3,659,040.00
2003	52		3,659,040.00	3,659,040.00
2003	83		3,659,040.00	3,659,040.00
2002				
2002	0A		3,659,040.00	3,659,040.00
2002	03		3,659,040.00	3,659,040.00
2002	07		3,659,040.00	3,659,040.00
2002	14		3,659,040.00	3,659,040.00
2002	52		3,659,040.00	3,659,040.00
2002	83		3,659,040.00	3,659,040.00
2001				
2001	0A		1,000,000.00	1,000,000.00
2001	03		1,000,000.00	1,000,000.00
2001	07		1,000,000.00	1,000,000.00
2001	14		1,000,000.00	1,000,000.00
2001	52		1,000,000.00	1,000,000.00
2001	83		1,000,000.00	1,000,000.00
2000				
2000	03		725,400.00	725,400.00
2000	07		725,400.00	725,400.00
2000	14		725,400.00	725,400.00
2000	52		725,400.00	725,400.00
2000	83		725,400.00	725,400.00