

LAND SALE NO. 4

Property Identification

Record ID 1012
Property Type Residential
Address WL of the Pedernales River, north of Hamilton Pool Road, with frontage on the Pedernales River, Travis County, Texas
Tax ID 05342602160000
Map Page/Grid 515D 3

Sale Data

Grantor Ted L. Stewart
Grantee Brockhoeft, Ltd.
Sale Date March 31, 2006
Deed Book/Page 2006060541
Deed Reviewed 8/28/08 SMG; Date inspected 8/28/08 LRJ/SMG
Verification Other sources: Appraiser Files; Confirmed by SMG

Sale Price \$8,800,000

Land Data

Zoning ETJ, ETJ
Topography Gently rolling hill country, sloping at Pedernales
Utilities Electricity
Shape Irregular
Flood Info Approximately 5% located in 100 year Flood Plain
Easements No adverse easements noted
Improvements None

Land Size Information

Gross Land Size 400.000 Acres or 17,424,000 SF
Front Footage Pedernales River +/- 6,500 feet

Indicators

Sale Price/Gross Acre \$22,000
Sale Price/Gross SF \$0.51

Legal Description

400 acres of land situated in the Seale, Morris, and Seale Survey No. 1 and the W.R. Davis Survey No. 2 in Travis County, Texas

Remarks

Property was purchased for assemblage with a larger parcel that has frontage on Hamilton Pool Road. Property has approximately 6,500 feet of frontage on the Pedernales River and the portion of the property bordering the Pedernales River is located in the floodplain.

LAND SALE NO. 4 (cont.)



TaxNetUSA: Travis County Property Information

Property ID Number: 725423 Ref ID2 Number: 05342602130000

Owner's Name **BROCKHOEFT LTD**

Mailing Address: 3900 PRENTICE LN
 AUSTIN, TX 78746-1916
 Location: HAMILTON POOL RD 78620
 Legal: ABS 753 SUR 1 SEALE MORRIS & SEALE, ABS 2432 SUE 2 DAVIS W R ACR
 400.000 (1-D-1W)

Property Details

Deed Date: 03312006
 Deed Volume:
 Deed Page:
 Exemptions:
 Freeze Exempt: F
 ARB Protest: F
 Agent Code: 2066
 Land Acres: 400.0000
 Block:
 Tract or Lot:
 Docket No.:
 Abstract Code: A0755
 Neighborhood Code: _RGN260

Value Information

2009 Preliminary

Land Value: 0.00
 Improvement Value: 0.00
 AG Value: 2,222,000.00
 AG Productivity Value: 29,760.00
 Timber Value: 0.00
 Timber Productivity Value: 0.00
 Assessed Value: 2,222,000.00
 10% Cap Value: 0.00
 Total Value: 2,222,000.00

Data up to date as of 2009-04-20

- AGRICULTURAL (1-D-1)
 - APPOINTMENT OF AGENT FORM
 - FREIGHT EXEMPTION
 - HOMESTEAD EXEMPTION FORM
 - PRINTER FRIENDLY REPORT
 - PROTEST FORM
 - RELIGIOUS EXEMPTION FORM
 - PLAY MAP
 - PLAY MAP
- (TIFF) (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		29,760.00	29,760.00	2,222,000.00	29,760.00
03	TRAVIS COUNTY	0.412200	29,760.00	29,760.00	2,222,000.00	29,760.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	29,760.00	29,760.00	2,222,000.00	29,760.00
38	DRIPPING SPRINGS ISD	1.490000	23,510.00	23,510.00	1,755,380.00	23,510.00
4A	JOHNSON CITY ISD	1.191500	6,250.00	6,250.00	466,620.00	6,250.00
52	TRAVIS CO ESD NO 6	0.100000	29,760.00	29,760.00	2,222,000.00	29,760.00

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
 686305 WDLF D1 F 400.000 0 0 17,424,000

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	30,760.00	30,760.00
2008	03	TRAVIS COUNTY	30,760.00	30,760.00
2008	2J	TRAVIS CO HEALTHCARE DIST	30,760.00	30,760.00
2008	38	DRIPPING SPRINGS ISD	24,300.00	24,300.00
2008	4A	JOHNSON CITY ISD	6,460.00	6,460.00
2008	52	TRAVIS CO ESD NO 6	30,760.00	30,760.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	32,320.00	32,320.00
2007	03	TRAVIS COUNTY	32,320.00	32,320.00
2007	2J	TRAVIS CO HEALTHCARE DIST	32,320.00	32,320.00
2007	38	DRIPPING SPRINGS ISD	25,533.00	25,533.00
2007	4A	JOHNSON CITY ISD	6,787.00	6,787.00
2007	52	TRAVIS CO ESD NO 6	32,320.00	32,320.00

2,222,000

2,222,000

2006
2005
2004
2003
2002
2001
2000