

LAND SALE NUMBER TWO

Location: S/S SH 45, west of SH 130

Date of Sale: October 15, 2007 and October 24, 2007

Recording Data: Doc. Nos. 2007191308, 2007191142, 2007203768

Map Grid / Zip Code: 438 MR/78660

Legal Description: 1) 23.545 acres, more or less, out of the Thomas G. Stuart Survey, Abstract 689, being all of that tract called 23.545 acres conveyed to John and Alice Burns as recorded in Volume 12783, Page 1753, Travis County Real Property Records. 2) 41.317 acres, more or less, out of the Thomas G. Stuart Survey, Abstract 689, being all of that tract called 52.92 acres conveyed to Preston Wayne Harvey and wife Jeanne Marie Harvey as recorded in Volume 7721, Page 203, Travis County Real Property Records, save and except, a tract called 10.57 acres conveyed to Dudley Harvey as recorded in Volume 7756, Page 926. 3) 34.098 acres, more or less, out of the Thomas G. Stuart Survey, Abstract 689, being all of that tract called 23.54 acres conveyed to C. Dudley and Sharon Harvey as recorded in Volume 7721, Page 196, Travis County Real Property Records and all of that tract called 10.57 acres conveyed to Dudley Harvey as recorded in Volume 7756, Page 926, Travis County Real Property Records.

Parcel ID #: 02-8341-0202, 0208, 0207

Grantor: John C. Burns and Alice Burns; Preston Wayne Harvey; and Dudley and Sharon Harvey.

Grantee: A-S 93 SH 130-SH 45 LP

Size: 98.953 acres or 4,310,393 SF

Consideration:	\$13,793,258 (calculated)
Price/SF:	\$3.20/SF/Avg (confirmed)
Zoning:	Commercial
Topography:	Generally level to gently rolling
Shape:	Rectangular
Frontage:	±1,756' along the south line of SH 45.
Utilities:	All available
Flood Plain:	None.
Proposed Use:	Mixed-use.
Comments:	According to the broker, the total price averaged \$3.20/SF for the site. A regional mall is planned for the adjacent property at the SWC of SH 45 and SH 130
Confirmation:	Todd Wallace, Staubach Company, Broker (JAW; 6/08)



LAND SALE NUMBER 2

TaxNetUSA: Travis County Property Information

Property ID Number: **281578** RefID2 Number: **02834102070000**

Owner's Name: **DBSI NORTH AUSTIN II UNITS LLC ETAL**

Property Details

Mailing Address: TAX DEPT
12426 W EXPLORER DR
BOISE, ID 83713-

Location: 19447 WILKE LN 78660

Legal: ABS 689 SUR 6 STUART T G ACR 23.5380 [1-D-1]

Deed Date: 10152007
Deed Volume:
Deed Page:
Exemptions:
Freeze Exempt: F
ARB Protest: F
Agent Code:
Land Acres: 2001
Block: 23.5380
Tract or Lot:
Docket No:
Abstract Code: A0689
Neighborhood Code: ATACR

Value Information

2009 Preliminary

Land Value: 43,560.00
Improvement Value: 300,999.00
AG Value: 883,580.00
AG Productivity Value: 3,282.00
Timber Value: 0.00
Timber Productivity Value: 0.00
Assessed Value: 1,228,139.00
10% Cap Value: 0.00
Total Value: 1,228,139.00

Data up to date as of 2009-04-20

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEDOM 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		347,841.00	347,841.00	1,228,139.00	347,841.00
03	TRAVIS COUNTY	0.412200	347,841.00	347,841.00	1,228,139.00	347,841.00
19	PFLUGERVILLE ISD	1.460000	347,841.00	347,841.00	1,228,139.00	347,841.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	347,841.00	347,841.00	1,228,139.00	347,841.00
20	CITY OF PFLUGERVILLE	0.614000	347,841.00	347,841.00	1,228,139.00	347,841.00
9B	TRAVIS CO ESD NO 2	0.100000	347,841.00	347,841.00	1,228,139.00	347,841.00

Improvement Information

Improvement ID: 308042 State Category: E1 Description: 1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
308042	1713105	1ST	1st Floor	WV	1994	3,467
308042	1736772	011	PORCH OPEN 1ST F	*	1994	175
308042	1736773	011	PORCH OPEN 1ST F	*	1994	92
308042	1736774	041	GARAGE ATT 1ST F	WV	1994	647
308042	1736775	095	HVAC RESIDENTIAL	*	1994	3,467
308042	1736776	251	BATHROOM	*	1994	2
308042	1736777	522	FIREPLACE	*	1994	1
308042	4208915	301	BARN SF	A	2007	1,140
308042	4208916	612	TERRACE UNCOVERD	*	2007	540
Total Living Area						3,467

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
364678	LAND	E1	F	1.000	0	0	43,560
833604	IMPR	D1	F	22.538	0	0	981,755

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008	0A	TRAVIS CENTRAL APP DIST	354,910.00	354,910.00
2008	03	TRAVIS COUNTY	354,910.00	354,910.00

2008	19	PFLUGERVILLE ISD	354,910.00	354,910.00
2008	2J	TRAVIS CO HEALTHCARE DIST	354,910.00	354,910.00
2008	20	CITY OF PFLUGERVILLE	354,910.00	354,910.00
2008	9B	TRAVIS CO ESD NO 2	354,910.00	354,910.00
		2007		
2007	0A	TRAVIS CENTRAL APP DIST	272,211.00	260,211.00
2007	03	TRAVIS COUNTY	272,211.00	140,769.00
2007	19	PFLUGERVILLE ISD	272,211.00	228,111.00
2007	2J	TRAVIS CO HEALTHCARE DIST	272,211.00	140,769.00
2007	20	CITY OF PFLUGERVILLE	272,211.00	225,211.00
2007	9B	TRAVIS CO ESD NO 2	272,211.00	260,211.00
		2006		
2006	0A	TRAVIS CENTRAL APP DIST	275,135.00	263,135.00
2006	03	TRAVIS COUNTY	275,135.00	143,108.00
2006	19	PFLUGERVILLE ISD	275,135.00	229,035.00
2006	2J	TRAVIS CO HEALTHCARE DIST	275,135.00	143,108.00
2006	20	CITY OF PFLUGERVILLE	275,135.00	228,135.00
2006	9B	TRAVIS CO ESD NO 2	275,135.00	263,135.00
		2005		
2005	0A	TRAVIS CENTRAL APP DIST	276,178.00	264,178.00
2005	03	TRAVIS COUNTY	276,178.00	143,942.00
2005	19	PFLUGERVILLE ISD	276,178.00	230,078.00
2005	2J	TRAVIS CO HEALTHCARE DIST	276,178.00	143,942.00
2005	20	CITY OF PFLUGERVILLE	276,178.00	229,178.00
2005	9B	TRAVIS CO ESD NO 2	276,178.00	264,178.00
		2004		
2004	0A	TRAVIS CENTRAL APP DIST	276,178.00	276,178.00
2004	03	TRAVIS COUNTY	276,178.00	143,942.00
2004	19	PFLUGERVILLE ISD	276,178.00	230,078.00
2004	2J	TRAVIS CO HOSPITAL DIST	276,178.00	143,942.00
2004	20	CITY OF PFLUGERVILLE	276,178.00	229,178.00
2004	9B	TRAVIS CO ESD NO 2	276,178.00	264,178.00
		2003		
2003	0A		276,178.00	276,178.00
2003	03		276,178.00	143,942.00
2003	19		276,178.00	230,078.00
2003	9B		276,178.00	264,178.00
		2002		
2002	0A		276,178.00	255,912.00
2002	03		276,178.00	127,730.00
2002	19		276,178.00	209,812.00
2002	9B		276,178.00	243,912.00
		2001		
2001	0A		232,648.00	232,648.00
2001	03		232,648.00	109,118.00
2001	19		232,648.00	186,548.00
2001	9B		232,648.00	220,648.00
		2000		
2000	03		232,648.00	109,103.00
2000	19		232,648.00	186,529.00
2000	9B		232,648.00	220,629.00

1,235,220

272,211

275,135

276,178

TaxNetUSA: Travis County Property Information

Property ID Number: 281573 Ref ID2 Number: 02834102020000

Owner's Name **DBSI NORTH AUSTIN III UNITS LLC ETAL**

Property Details

Mailing Address: ATTN: TAX DEPT
12426 W EXPLORER DR
BOISE, ID 83713-

Location: 19405 WILKE LN 78660

Legal: ABS 689 SUR 6 STUART T G ACR 41.3170 [1-D-1]

Deed Date: 10242007
Deed Volume:
Deed Page:
Exemptions:
Freeze Exempt: F
ARB Protest: F
Agent Code: 0
Land Acres: 41.3170
Block:
Tract or Lot:
Docket No:
Abstract Code: A0689
Neighborhood Code: ATACR

Value Information

2009 Preliminary

Land Value: 52,500.00
Improvement Value: 554,154.00
AG Value: 264,719.00
AG Productivity Value: 5,506.00
Timber Value: 0.00
Timber Productivity Value: 0.00
Assessed Value: 871,373.00
10% Cap Value: 0.00
Total Value: 871,373.00

Data up to date as of 2009-04-20

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

Value By Jurisdiction

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		612,160.00	612,160.00	871,373.00	612,160.00
03	TRAVIS COUNTY	0.412200	612,160.00	612,160.00	871,373.00	612,160.00
19	PFLUGERVILLE ISD	1.460000	612,160.00	612,160.00	871,373.00	612,160.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	612,160.00	612,160.00	871,373.00	612,160.00
20	CITY OF PFLUGERVILLE	0.614000	612,160.00	612,160.00	871,373.00	612,160.00
9B	TRAVIS CO ESD NO 2	0.100000	612,160.00	612,160.00	871,373.00	612,160.00

Improvement Information

Improvement ID	State Category	Description
235418	E1	1 FAM DWELLING
727621	F1	WAREHOUSE <20000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
235418	275278	1ST	1st Floor	WV	1984	3,829
235418	1246356	011	PORCH OPEN 1ST F	*	1984	706
235418	1246357	011	PORCH OPEN 1ST F	*	1984	286
235418	1246358	041	GARAGE ATT 1ST F	WV	1984	1,147
235418	1246359	095	HVAC RESIDENTIAL	*	1984	3,829
235418	1246360	251	BATHROOM	*	1984	5
235418	1246362	522	FIREPLACE	*	1984	1
235418	1246364	601	POOL COMM	CA	1984	450
727621	1821824	1ST	1st Floor	S	1995	6,250
727621	1850298	091	HVAC COMM RCL TON	*	1995	3
727621	1850299	302	BARN FV	F-V	1995	1
727621	1850300	501	CANOPY	F	1995	280
727621	1850301	591	MASONRY TRIM SF	AVG	1995	350
727621	1850302	611	TERRACE	CA	1995	280
727621	1850303	611	TERRACE	CA	1995	60
727621	1850304	881	COMMCL FINISHOUT	A	1995	1,386
727621	1850305	881	COMMCL FINISHOUT	I	1995	192
727621	1850306	881	COMMCL FINISHOUT	I	1995	1,252
727621	4208909	301	BARN SF	A	1995	3,240
727621	4208910	288	SHED SF	A	1995	1,620
727621	4208911	288	SHED SF	I	1995	300
727621	4208912	571	STORAGE DET	WW	1995	768
727621	4208913	571	STORAGE DET	WW	1995	128

727621 4208914 571 STORAGE DET WW 1995 156
 Total Living Area **10,079**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
275447	LAND	E1	T	1.000	0	0	43,560
833593	LAND	F1	F	2.500	0	0	108,900
833595	IMPR	D1	F	37.817	0	0	1,647,309

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	619,102.00	619,102.00
2008	03	TRAVIS COUNTY	619,102.00	619,102.00
2008	19	PFLUGERVILLE ISD	619,102.00	619,102.00
2008	2J	TRAVIS CO HEALTHCARE DIST	619,102.00	619,102.00
2008	20	CITY OF PFLUGERVILLE	619,102.00	619,102.00
2008	9B	TRAVIS CO ESD NO 2	619,102.00	619,102.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	327,856.00	327,856.00
2007	03	TRAVIS COUNTY	327,856.00	197,285.00
2007	19	PFLUGERVILLE ISD	327,856.00	293,756.00
2007	2J	TRAVIS CO HEALTHCARE DIST	327,856.00	197,285.00
2007	20	CITY OF PFLUGERVILLE	327,856.00	292,856.00
2007	9B	TRAVIS CO ESD NO 2	327,856.00	327,856.00
2006				
2006	0A	TRAVIS CENTRAL APP DIST	325,895.00	325,895.00
2006	03	TRAVIS COUNTY	325,895.00	195,716.00
2006	19	PFLUGERVILLE ISD	325,895.00	291,795.00
2006	2J	TRAVIS CO HEALTHCARE DIST	325,895.00	195,716.00
2006	20	CITY OF PFLUGERVILLE	325,895.00	290,895.00
2006	9B	TRAVIS CO ESD NO 2	325,895.00	325,895.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	296,268.00	296,268.00
2005	03	TRAVIS COUNTY	296,268.00	172,014.00
2005	19	PFLUGERVILLE ISD	296,268.00	262,168.00
2005	2J	TRAVIS CO HEALTHCARE DIST	296,268.00	172,014.00
2005	20	CITY OF PFLUGERVILLE	296,268.00	261,268.00
2005	9B	TRAVIS CO ESD NO 2	296,268.00	296,268.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	296,268.00	296,268.00
2004	03	TRAVIS COUNTY	296,268.00	172,014.00
2004	19	PFLUGERVILLE ISD	296,268.00	262,168.00
2004	2J	TRAVIS CO HOSPITAL DIST	296,268.00	172,014.00
2004	20	CITY OF PFLUGERVILLE	296,268.00	261,268.00
2004	9B	TRAVIS CO ESD NO 2	296,268.00	296,268.00
2003				
2003	0A		294,183.00	277,457.00
2003	03		294,183.00	221,966.00
2003	19		294,183.00	262,457.00
2003	9B		294,183.00	277,457.00
2002				
2002	0A		301,765.00	252,234.00
2002	03		301,765.00	201,787.00
2002	19		301,765.00	237,234.00
2002	9B		301,765.00	252,234.00
2001				
2001	0A		229,304.00	229,304.00
2001	03		229,304.00	183,443.00
2001	19		229,304.00	214,304.00
2001	9B		229,304.00	229,304.00
2000				
2000	03		229,304.00	183,443.00
2000	19		229,304.00	214,304.00
2000	9B		229,304.00	229,304.00

878,334

327,856

327,856

296,268

TaxNetUSA: Travis County Property Information

Property ID Number: **281579** Ref ID2 Number: **02834102080000**

Owner's Name **DBSI NORTH AUSTIN UNITS LLC ETAL**

Property Details

Mailing Address: **ATTN: TAX DEPT
12426 W EXPLORER DR
BOISE, ID 83713-**

Location: **19379 WILKE LN 78660**

Legal: **ABS 689 SUR 6 STUART T G ACR 34.0980 [1-D-1]**

Deed Date: **05292008**

Deed Volume:

Deed Page:

Exemptions:

Freeze Exempt: **F**

ARB Protest: **F**

Agent Code: **0**

Land Acres: **34.0980**

Block:

Tract or Lot:

Docket No:

Abstract Code: **A0689**

Neighborhood Code: **ATACR**

Value Information

2009 Preliminary

Land Value: **19,180.00**

Improvement Value: **273,701.00**

AG Value: **219,506.00**

AG Productivity Value: **4,566.00**

Timber Value: **0.00**

Timber Productivity Value: **0.00**

Assessed Value: **512,387.00**

10% Cap Value: **0.00**

Total Value: **512,387.00**

Data up to date as of **2009-04-20**

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

Entity Code	Entity Name	2008 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		297,447.00	297,447.00	512,387.00	297,447.00
03	TRAVIS COUNTY	0.412200	297,447.00	297,447.00	512,387.00	297,447.00
19	PFLUGERVILLE ISD	1.460000	297,447.00	297,447.00	512,387.00	297,447.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	297,447.00	297,447.00	512,387.00	297,447.00
20	CITY OF PFLUGERVILLE	0.614000	297,447.00	297,447.00	512,387.00	297,447.00
9B	TRAVIS CO ESD NO 2	0.100000	297,447.00	297,447.00	512,387.00	297,447.00

Improvement Information

Improvement ID	State Category	Description
235420	E1	1 FAM DWELLING
235421	E1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
235420	275280	1ST	1st Floor	WW	1983	2,218
235420	275281	2ND	2nd Floor	WW	1983	1,080
235420	1246367	011	PORCH OPEN 1ST F	*	1983	351
235420	1246368	011	PORCH OPEN 1ST F	*	1983	271
235420	1246369	041	GARAGE ATT 1ST F	WW	1983	606
235420	1246370	095	HVAC RESIDENTIAL	*	1983	3,298
235420	1246371	251	BATHROOM	*	1983	4
235420	1246374	522	FIREPLACE	*	1983	1
235420	1246375	591	MASONRY TRIM SF	AVG	1983	1,015
235420	1850312	602	POOL RES CONC	*	1983	375
235420	4208617	612	TERRACE UNCOVERED	*	1983	225
235421	275282	1ST	1st Floor	WW	1983	560
235421	1246376	041	GARAGE ATT 1ST F	WW	1983	360
235421	1246377	251	BATHROOM	*	1983	1
235421	4208603	301	BARN SF	A	1983	1,632
235421	4208604	288	SHED SF	A	1983	952
235421	4208605	288	SHED SF	A	1983	1,260
235421	4208606	571	STORAGE DET	WW	1983	96
235421	4208607	571	STORAGE DET	WW	1983	56

Total Living Area **3,858**

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
275448	LAND	E1	T	2.740	0	0	119,354
833602	IMPR	D1	F	31.358	0	0	1,365,954

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	297,431.00	297,431.00
2008	03	TRAVIS COUNTY	297,431.00	297,431.00
2008	19	PFLUGERVILLE ISD	297,431.00	297,431.00
2008	2J	TRAVIS CO HEALTHCARE DIST	297,431.00	297,431.00
2008	20	CITY OF PFLUGERVILLE	297,431.00	297,431.00
2008	9B	TRAVIS CO ESD NO 2	297,431.00	297,431.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	237,360.00	237,360.00
2007	03	TRAVIS COUNTY	237,360.00	189,888.00
2007	19	PFLUGERVILLE ISD	237,360.00	222,360.00
2007	2J	TRAVIS CO HEALTHCARE DIST	237,360.00	189,888.00
2007	20	CITY OF PFLUGERVILLE	237,360.00	237,360.00
2007	9B	TRAVIS CO ESD NO 2	237,360.00	237,360.00
2006				
2006	0A	TRAVIS CENTRAL APP DIST	230,105.00	230,105.00
2006	03	TRAVIS COUNTY	230,105.00	184,084.00
2006	19	PFLUGERVILLE ISD	230,105.00	215,105.00
2006	2J	TRAVIS CO HEALTHCARE DIST	230,105.00	184,084.00
2006	20	CITY OF PFLUGERVILLE	230,105.00	230,105.00
2006	9B	TRAVIS CO ESD NO 2	230,105.00	230,105.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	209,186.00	209,186.00
2005	03	TRAVIS COUNTY	209,186.00	167,349.00
2005	19	PFLUGERVILLE ISD	209,186.00	194,186.00
2005	2J	TRAVIS CO HEALTHCARE DIST	209,186.00	167,349.00
2005	20	CITY OF PFLUGERVILLE	209,186.00	209,186.00
2005	9B	TRAVIS CO ESD NO 2	209,186.00	209,186.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	208,663.00	208,663.00
2004	03	TRAVIS COUNTY	208,663.00	166,930.00
2004	19	PFLUGERVILLE ISD	208,663.00	193,663.00
2004	2J	TRAVIS CO HOSPITAL DIST	208,663.00	166,930.00
2004	20	CITY OF PFLUGERVILLE	208,663.00	208,663.00
2004	9B	TRAVIS CO ESD NO 2	208,663.00	208,663.00
2003				
2003	0A		204,278.00	204,278.00
2003	03		204,278.00	163,422.00
2003	19		204,278.00	189,278.00
2003	9B		204,278.00	204,278.00
2002				
2002	0A		238,556.00	222,192.00
2002	03		238,556.00	177,754.00
2002	19		238,556.00	207,192.00
2002	9B		238,556.00	222,192.00
2001				
2001	0A		201,993.00	201,993.00
2001	03		201,993.00	161,594.00
2001	19		201,993.00	186,993.00
2001	9B		201,993.00	201,993.00
2000				
2000	03		201,993.00	161,594.00
2000	19		201,993.00	186,993.00
2000	9B		201,993.00	201,993.00

512,387

237,360

237,360

209,186