



Location

Location: Northeast corner of Ed Boulevard and FM 969
(Webberville Road)

Mapsco Grid: 587E

Zip Code: 78724

Tax Parcel Number: 02-1328-0709 and 0710

Legal Description: Lots C & D, R.F. Bearden Subdivision, Austin, Travis
County, Texas

Transaction Information

Date of Sale: (A) and (B) November 3, 2006

Grantor: (A) THA Investments Inc. (B) THK Investments Inc.

Grantee: Long Vu

Consideration

Total Price: \$1,300,000

Terms: Cash to seller

Price Per Square Foot of Land: \$4.97

Physical Data

Land Size: 6.0086 acres according to the Carson report

Shape: Irregular

Frontage: Ed Bluestein Boulevard and FM 969 (Webberville Road)

Utilities: All public available

Terrain: Fairly level

Zoning: CS-CO-NP

Floodplain: None noted

Easements: Nothing unusual

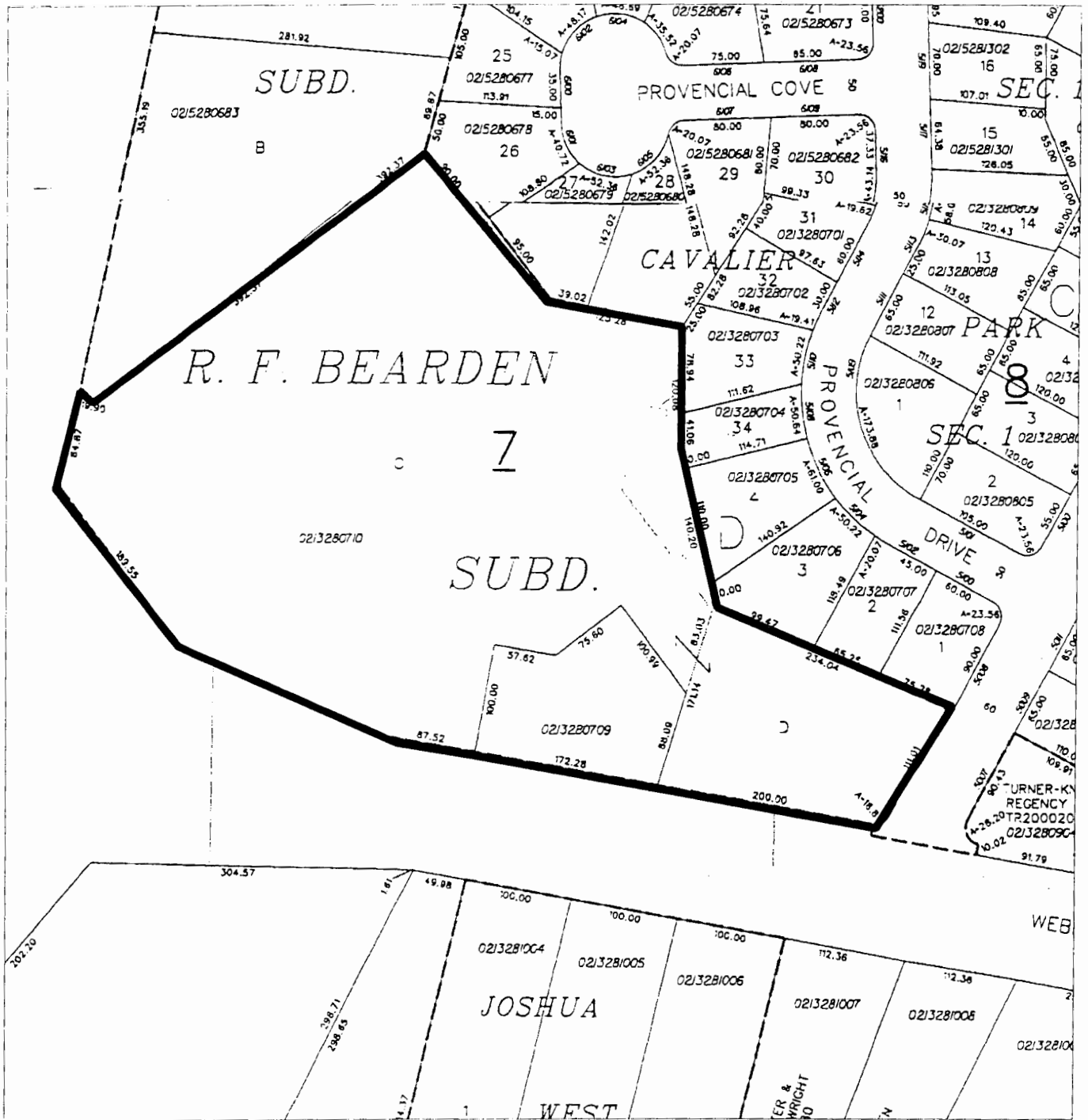
School District: Austin ISD

Surrounding Land Uses: Residential and vacant

Intended Use: Retail development

Improvements: There is a concrete tilt wall retail building on a concrete slab that was built in the 1980's and never finished.

Confirmation: Jennifer Tran broker and consultant, WPM



TaxNetUSA: Travis County Property Information

Property ID Number: **544718** RefID2 Number: **02132807100000**

Owner's Name **PALM SQUARE LP**

Mailing Address **9800 N LAMAR BLVD STE 160
AUSTIN, TX 78753-4161**
Location **6004 WEBBERVILLE RD 78702**
Legal **LOT C&D BEARDEN R F SUBD**

Property Details

Deed Date **01092008**
Deed Volume
Deed Page
Exemptions
Freeze Exempt **F**
ARB Protest **F**
Agent Code **0**
Land Acres **6.0062**
Block
Tract or Lot **C&D**
Docket No.
Abstract Code **S01070**
Neighborhood Code **#183N**

Value Information

2009 Preliminary

Land Value **457,853.00**
Improvement Value **0.00**
AG Value **0.00**
AG Productivity Value **0.00**
Timber Value **0.00**
Timber Productivity Value **0.00**
Assessed Value **457,853.00**
10% Cap Value **0.00**
Total Value **457,853.00**

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
- 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		457,853.00	457,853.00	457,853.00	457,853.00
01	AUSTIN ISD	1.202000	457,853.00	457,853.00	457,853.00	457,853.00
02	CITY OF AUSTIN	0.401200	457,853.00	457,853.00	457,853.00	457,853.00
03	TRAVIS COUNTY	0.412200	457,853.00	457,853.00	457,853.00	457,853.00
2J	TRAVIS CO HEALTHCARE DIST	0.067900	457,853.00	457,853.00	457,853.00	457,853.00
68	AUSTIN COMM COLL DIST	0.095400	457,853.00	457,853.00	457,853.00	457,853.00

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
447006	LAND	C1	F	6.006	0	0	261,630

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2008				
2008	0A	TRAVIS CENTRAL APP DIST	457,853.00	457,853.00
2008	01	AUSTIN ISD	457,853.00	457,853.00
2008	02	CITY OF AUSTIN	457,853.00	457,853.00
2008	03	TRAVIS COUNTY	457,853.00	457,853.00
2008	2J	TRAVIS CO HEALTHCARE DIST	457,853.00	457,853.00
2008	68	AUSTIN COMM COLL DIST	457,853.00	457,853.00
2007				
2007	0A	TRAVIS CENTRAL APP DIST	159,026.00	159,026.00
2007	01	AUSTIN ISD	159,026.00	159,026.00
2007	02	CITY OF AUSTIN	159,026.00	159,026.00
2007	03	TRAVIS COUNTY	159,026.00	159,026.00
2007	2J	TRAVIS CO HEALTHCARE DIST	159,026.00	159,026.00
2007	68	AUSTIN COMM COLL DIST	159,026.00	159,026.00
2006				

2006	0A	TRAVIS CENTRAL APP DIST	159,026.00	159,026.00
2006	01	AUSTIN ISD	159,026.00	159,026.00
2006	02	CITY OF AUSTIN	159,026.00	159,026.00
2006	03	TRAVIS COUNTY	159,026.00	159,026.00
2006	2J	TRAVIS CO HEALTHCARE DIST	159,026.00	159,026.00
2006	68	AUSTIN COMM COLL DIST	159,026.00	159,026.00
2005				
2005	0A	TRAVIS CENTRAL APP DIST	159,026.00	159,026.00
2005	01	AUSTIN ISD	159,026.00	159,026.00
2005	02	CITY OF AUSTIN	159,026.00	159,026.00
2005	03	TRAVIS COUNTY	159,026.00	159,026.00
2005	2J	TRAVIS CO HEALTHCARE DIST	159,026.00	159,026.00
2005	68	AUSTIN COMM COLL DIST	159,026.00	159,026.00
2004				
2004	0A	TRAVIS CENTRAL APP DIST	159,026.00	159,026.00
2004	01	AUSTIN ISD	159,026.00	159,026.00
2004	02	CITY OF AUSTIN	159,026.00	159,026.00
2004	03	TRAVIS COUNTY	159,026.00	159,026.00
2004	2J	TRAVIS CO HOSPITAL DIST	159,026.00	159,026.00
2004	68	AUSTIN COMM COLL DIST	159,026.00	159,026.00
2003				
2003	0A		159,026.00	159,026.00
2003	01		159,026.00	159,026.00
2003	02		159,026.00	159,026.00
2003	03		159,026.00	159,026.00
2003	68		159,026.00	159,026.00
2002				
2001				
2000				