

EXHIBIT

"A"

REAL ESTATE PARTITION CONTRACT

State of Texas

§

County of Williamson

§

§

This Real Estate Partition Contract ("Contract") is made by and between ROUND ROCK INDEPENDENT SCHOOL DISTRICT (referred to in this Contract as "ISD") and the CITY OF ROUND ROCK, TEXAS, (referred to in this Contract as "City"), upon the terms and condition set forth in this Contract. ISD and the City may be referred to as "Party" or "Parties" as the context may require.

RECITALS

A. ISD and City are the owners of seven parcels of land (the "Property") located in the City of Round Rock, Williamson County, Texas more particularly described as Lots 1, 2, 4, 5, 6, 7, and 8 of the Luther Peterson Subdivision, Doc. #9534620 and as recorded in Cabinet M, Slides 75 to 79 of the Plat Records of Williamson County, Texas, and as shown on Exhibit "A."

B. ISD has constructed improvements on Lots 5 and 6. City has constructed improvements on Lots 2 and 8. ISD and City have constructed joint improvements on Lot 7. There are no improvements on Lots 1 and 4. For the purposes of determining and equalizing the partition of the Property, City and ISD agree to base the value of the Lots on the Land Market Value as determined by the Williamson Central Appraisal District, and as shown on Exhibit "B." The value of the improvements constructed on the Lots will not be considered.

C. ISD and City agree that the Land Market Value as determined by the Williamson Central Appraisal District is as indicated below:

<u>LOTS</u>	<u>LAND MARKET VALUE</u>
Lot 1	\$ 53,398
Lot 2	\$ 1,052,306
Lot 4	\$ 2,449,569
Lot 5	\$ 1,464,641
Lot 6	\$ 1,550,058
Lot 7	\$ 282,525
Lot 8	\$ 497,617

D. ISD and City wish to partition the Property so that ISD will convey to City its interest in Lots 1, 2, 4, and 8 and the City will convey to ISD its interest in Lots 5 and 6.

E. ISD and City wish to continue to jointly own Lot 7.

F. ISD and City are willing to participate in such partition on the terms and conditions set forth in this Contract.

NOW, THEREFORE, for good and valuable consideration, ISD and City hereby agree as follows:

ARTICLE I
PURCHASE AND SALE

- 1.01 Lots Conveyed to City.** Subject to the terms and conditions set forth in this Contract, ISD agrees to sell, transfer, and convey its ownership interest in Lots 1, 2, 4, and 8 to the City, together with all and singular the rights and appurtenances pertaining to the property, (all of such real property, rights, and appurtenances being referred to in this Contract collectively as "City Lots"), together with any improvements, fixtures, and personal property situated on and attached to the City Lots, for the consideration and upon and subject to the terms, provisions, and conditions set forth below. The Parties agree that the Land Market Value of the City Lots is \$4,052,890.
- 1.02 Lots Conveyed to ISD.** Subject to the terms and conditions set forth in this Contract, City agrees to sell, transfer, and convey its ownership interest in Lots 5 and 6 to the ISD, together with all and singular the rights and appurtenances pertaining to the property, (all of such real property, rights, and appurtenances being referred to in this Contract collectively as "ISD Lots"), together with any improvements, fixtures, and personal property situated on and attached to the ISD Lots, for the consideration and upon and subject to the terms, provisions, and conditions set forth below. The Parties agree that the Land Market Value of the ISD Lots is \$3,014,699.
- 1.03 Joint Lot.** The Parties agree that ISD and City shall retain joint and equal ownership of Lot 7, (the "Joint Lot").
- 1.04 Difference in Land Market Value.** As set forth above, the Parties agree that the Land Market Value of the City Lots is \$4,052,890 and the Land Market Value of the ISD Lots is \$3,014,699, leaving a difference of \$1,038,191.
- 1.05 ISD's Right to Purchase Lot 8.** In the event that the City ever determines that it desires to sell Lot 8, the City shall give the ISD notice of such determination. The ISD shall then have the option to purchase Lot 8 for the then fair market value as determined by the Williamson Central Appraisal District. Said option must be exercised by the ISD within 90 days after receiving said notice. The provision granting ISD the right to purchase shall be contained within the deed conveying Lot 8 to City.

ARTICLE II
PURCHASE CONSIDERATION

- 2.01 Consideration for ISD Lots.** As consideration for the conveyance of the ISD Lots from the City to ISD, ISD agrees to sell, transfer, and convey to City the City Lots.
- 2.02 Consideration for City Lots.** As partial consideration for the conveyance of the City Lots from ISD to the City, City agrees to sell, transfer, and convey to ISD the ISD Lots.

As additional consideration for the conveyance of the City Lots, and to equalize the consideration to the ISD for the above difference in the Land Market Value between the City Lots and the ISD Lots, the City agrees to be responsible for payment of the cost of certain improvements on the Joint Lot to be jointly approved by the City and ISD in the future (the "Project"). The cost of the Project will include the cost of design, construction, and construction management (the "Total Cost"). In addition to the actual cost to design and construct the Project, the Total Cost of the Project shall include a construction management fee to the City equal to 3% of the design and construction costs to compensate the City for services performed for the management of the construction, administration, supervision, and inspection of the Project. The City agrees to be solely responsible for paying the Total Cost of the Project up to \$1,038,191. If the Total Cost is less than \$1,038,191, the City will pay ISD the difference. If the Total Cost exceeds \$1,038,191, the City and ISD agree to jointly and equally share the excess cost. The design of the Project shall be subject to the approval of City and ISD. City and ISD agree that the Project will be agreed upon and completed within three (3) years from the effective date of this Contract, provided, this period may be extended by mutual agreement of City and ISD.

ARTICLE III
PARTY'S OBLIGATIONS

Conditions to Party's Obligations

- 3.01** The obligations of the Parties hereunder to consummate the transaction contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by the beneficiary of such condition at or prior to the Closing).

Preliminary Title Commitment

- 3.02** Within thirty (30) days after the date of execution of this Contract the City and ISD, will obtain from an acceptable title insurance company (the "Title Company") a preliminary title report for their respective tracts which may upon request be accompanied by copies of all recorded documents relating to easements, rights-of-way,

etc. In the event that any Party states that a condition is not satisfactory (the "Objecting Party"), the other Party shall assist the Objecting Party to the extent reasonably possible to undertake to eliminate or modify all unacceptable matters to the reasonable satisfaction of the Objecting Party at or prior to Closing. In the event that any unsatisfactory condition is not eliminated or modified to the reasonable satisfaction of the Objecting Party, then the Objecting Party shall have the right to terminate this Contract and neither Party shall have any further rights or liabilities hereunder.

3.03 The Parties shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by the Parties prior to or as of the closing unless waived.

ARTICLE IV **CLOSING**

4.01 The Closing shall be held at the Title Company on or before the earlier to occur of the following: February 2, 2018, or at such time, date, and place as the Parties may agree upon (which date is herein referred to as the "Closing Date").

ISD's Obligations

4.02 The obligation of ISD to consummate the transactions contemplated hereunder is contingent upon the following:

- (a) Elimination or modification satisfactory to ISD in its reasonable discretion of all unacceptable matters on the ISD Lots identified by ISD pursuant to the procedures set forth in Section **3.02**;
- (b) City's representations and warranties contained herein shall be true and correct in all material respects as of the Closing Date; and
- (c) As of the Closing Date, City shall have performed its obligations hereunder in all material respects and all deliveries to be made by City at closing have been tendered.

4.03 At the Closing ISD shall:

- (a) Deliver to City a duly executed and acknowledged Special Warranty Deed conveying good and indefeasible title in fee simple in the ISD's undivided one-half interest in the City Lots, free and clear of any and all liens, encumbrances, conditions, easements, assessments, and restrictions, except for the following:
 - (i) Any exceptions approved by City pursuant to Article III hereof; and
 - (ii) Any other exceptions approved by City in writing.

- (b) Deliver to City a Texas Owner's Title Policy, issued by Title Company, in City's favor in the full amount of the Consideration, or as otherwise agreed upon by the Parties, insuring City's fee simple title, subject only to those title exceptions listed above, such other exceptions as may be approved in writing by City, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy.
- (c) Deliver possession of the City Lots to the City.

City's Obligations

4.04 The obligation of ISD to consummate the transactions contemplated hereunder is contingent upon the following:

- (a) Elimination or modification satisfactory to ISD in its reasonable discretion of all unacceptable matters on the ISD Lots identified by ISD pursuant to the procedures set forth in Section 3.02;
- (b) City representations and warranties contained herein shall be true and correct in all material respects as of the Closing Date; and
- (c) As of the Closing Date, City shall have performed its obligations hereunder in all material respects and all deliveries to be made by City at closing have been tendered.

4.05 At the Closing, City shall:

- (a) Deliver to ISD a duly executed and acknowledged Special Warranty Deed conveying good and indefeasible title in fee simple in and to the City's undivided one-half interest in the ISD Lots, free and clear of any and all liens, encumbrances, conditions, easements, assessments, and restrictions, except for the following:
 - (i) Any exceptions approved by ISD pursuant to Article III hereof; and
 - (ii) Any other exceptions approved by ISD in writing.
- (b) Deliver to ISD a Texas Owner's Title Policy, issued by Title Company, in ISD's favor in the full amount of the Consideration, insuring ISD's fee simple title to the ISD Lots subject only to those title exceptions listed above, such other exceptions as may be approved in writing by City, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy.
- (d) Deliver to ISD possession of the ISD Lots.

Closing Costs

4.06 All costs and expenses of Closing in consummating the sale and purchase of the City Lots and ISD Lots shall be shared equally by the Parties, except for attorney's fees which shall be paid by the Party incurring them.

ARTICLE V REPRESENTATIONS

5.01 ISD and the City each represents and warrants to the other that to the best of its knowledge, as of the closing date, as follows:

- (a) There are no parties in possession of any portion of the City Lots and ISD Lots as lessees, tenants at sufferance, or trespassers;
- (b) Each Party has complied with all applicable laws, ordinances, regulations, and restrictions relating to the Property, or any part of it;
- (c) Each Party is not aware of any material physical defects to the Property;
- (d) Each Party is not aware of any environmental hazards or conditions that affect the Property; and
- (e) Except for the underground fuel tanks currently on Lot 7, each Party is not aware that the Property is or has ever been used for the storage or disposal of hazardous materials or toxic waste, or any underground tanks or containers.

5.02 ISD and City agree that the Property to be conveyed as provided herein will be conveyed in its current "as is" condition and without any warranty or representation as to the condition of the Property, other than the special warranty as to title contained in the deeds to the Property.

ARTICLE VI MISCELLANEOUS

Assignment of Contract

6.01 Neither Party may assign any interest in this Contract without consent or approval of the other Party.

Survival of Covenants

6.02 Any of the representations, warranties, covenants, and agreements of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the closing of the transactions contemplated hereby shall survive the closing and shall not be merged therein.

Notice

6.03 Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to ISD or City, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

6.04 This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

6.05 This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

6.06 In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

6.07 This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

6.08 Time is of the essence in this Contract.

Gender

6.09 Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

6.10 Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

6.11 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, the Parties are hereby advised that it should be furnished with or obtain a policy of title insurance or the Parties should have the abstract covering Tract 1 and Tract 2 examined by an attorney of the Parties' own selection.

Effective Date

6.12 This Contract shall be effective as of the date it is approved by the City of Round Rock City Council, which date is indicated beneath the City's signature below.

Counterparts

6.13 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

[Signature pages follow.]

ROUND ROCK INDEPENDENT SCHOOL DISTRICT

By: _____

Address: _____

Printed Name: _____

Its: _____

Date: _____

CITY:

CITY OF ROUND ROCK,

By: _____
CRAIG MORGAN, Mayor

Address: 221 East Main St.
Round Rock, Texas 78664

Date: _____

Attest:

For City, Approved as to Form:

Sara White, City Clerk

Stephan L. Sheets, City Attorney

DAVENPORT GEORGE
SECTION 16, T12N, R12E
LOT 1
VOLUME 1292/PAGE 171
23.818 AC.

THRE INC.
VOL. 2237/PAGE 171
23.818 AC.

30' WIDE ACCESS
EASEMENT
VOL. 584/PAGE 691

LOT 3
2.989 AC.

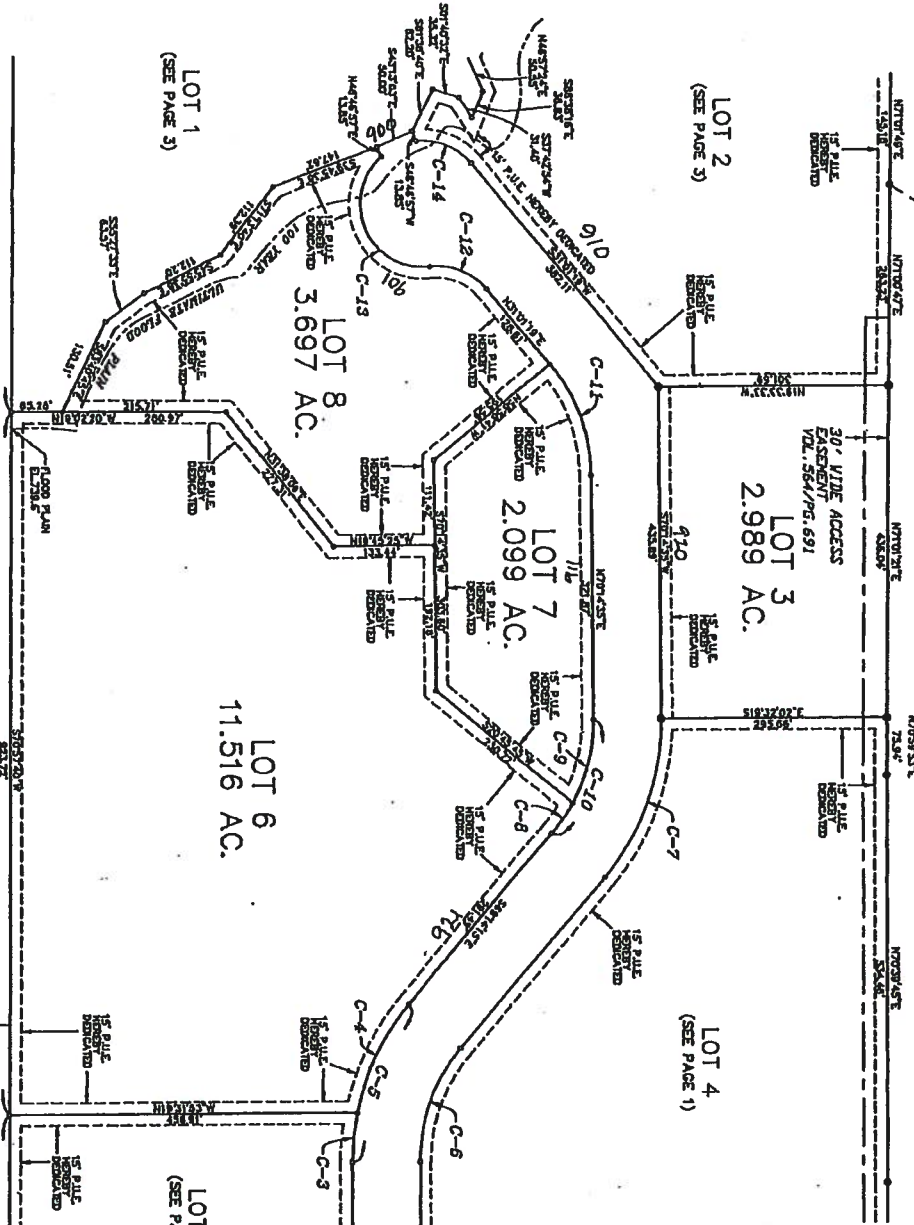
LOT 2
(SEE PAGE 3)

LOT 7
2.099 AC.

LOT 8
3.697 AC.

LOT 6
11.516 AC.

LOT 5
(SEE PAGE 1)



CURVE TABLE

NO.	RADIUS	DELTA	TAN.	LENGTH	CHORD	BEARING
C-3	320.00'	119.02'	33.16	66.02'	66.96'	N76°23'00"E
C-4	320.00'	287.23'	81.15'	154.85'	157.22'	S82°23'00"E
C-5	320.00'	407.28'	84.38'	225.04'	220.45'	S48°23'04"E
C-6	320.00'	407.28'	84.38'	161.75'	158.44'	N81°23'04"W
C-7	320.00'	119.02'	33.16	224.30'	221.62'	N89°23'50"W
C-8	320.00'	119.02'	33.16	48.13'	48.05'	S75°13'56"E
C-9	320.00'	287.23'	81.15'	114.52'	113.52'	N44°30'25"E
C-10	320.00'	407.28'	84.38'	162.52'	154.32'	S82°23'50"E
C-11	320.00'	407.28'	84.38'	179.42'	178.42'	N82°23'16"E
C-12	320.00'	570.07'	45.22'	82.82'	82.82'	N44°33'10"E
C-13	320.00'	145.23'	28.44'	210.65'	158.44'	S82°40'02"W
C-14	320.00'	58.42'	44.79'	82.15'	78.84'	S82°40'02"W

ROLLAD ROCK FAMILY L.P., C.A.
VOL. 1292/PAGE 472 22.913 AC.

BRUCE & SUSAN COLEGOVIE
VOL. 1911/PAGE 182

LUTHER PETERSON SUBDIVISION

1995-176-fp

FRANK PLATT OF
PAGE 2 OF 5

Baker-Aickin
& Associates, Inc.
Consulting Engineers

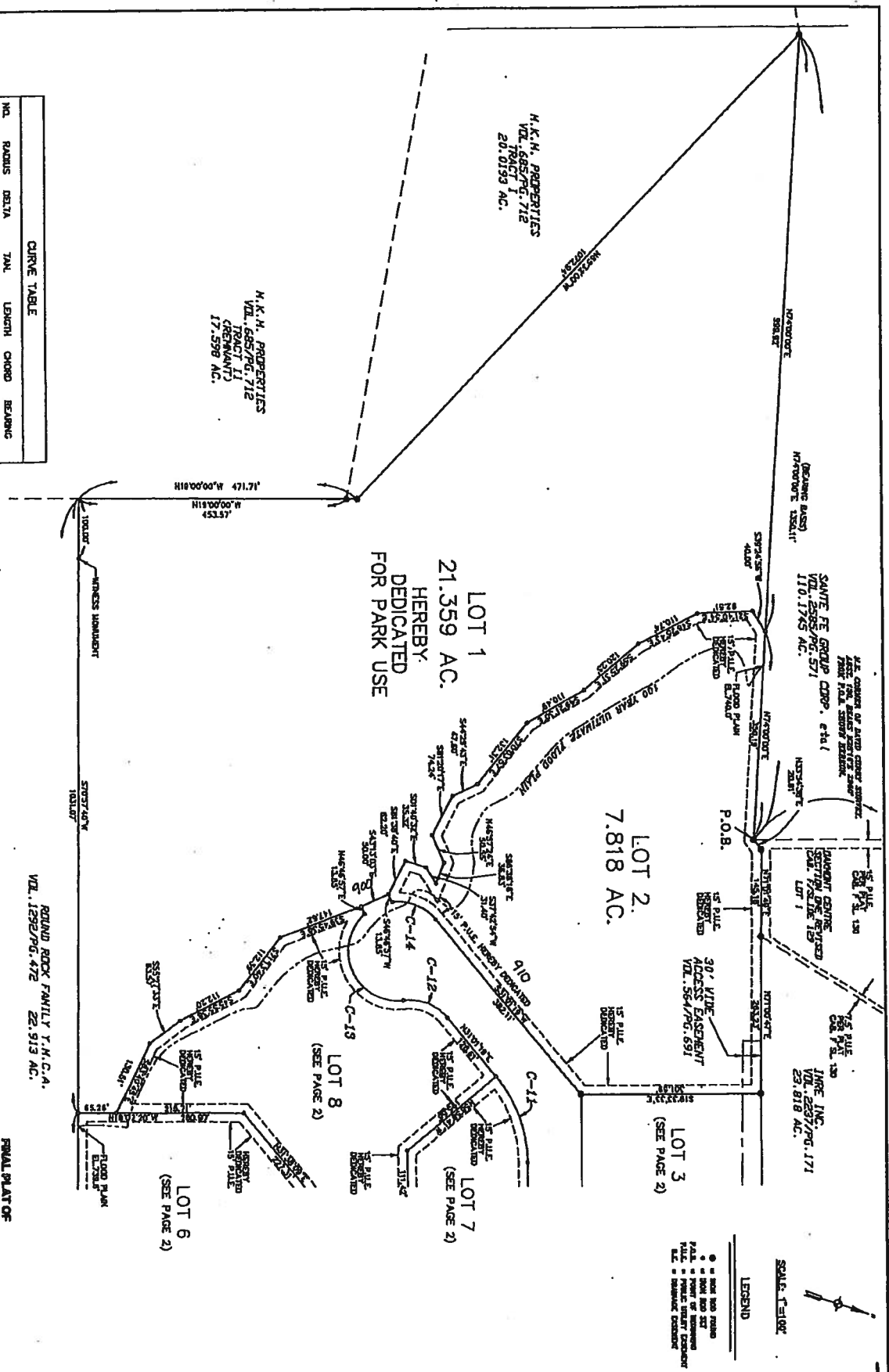
311 12th Street, Suite 200
Aurora, Colorado 80012
303-733-9888

SCALE: 1"=100'

LEGEND

- BOUNDARY POINT
- BOUNDARY POINT
- 15' PILE HORIZONTAL EASEMENT
- - - 30' WIDE ACCESS EASEMENT
- FLOOD PLAIN
- STREET
- HIGHWAY

CURVE TABLE						
NO.	RADIUS	DELTA	TAN	LENGTH	CHORD	BEARING
C-11	230.00'	39.7515°	81.85'	157.44'	154.33'	N89°57.57'E
C-12	83.00'	57.1807°	43.22'	78.43'	78.43'	N62°28.15'E
C-13	83.00'	148.7237°	255.48'	270.85'	158.49'	N66°33.10'E
C-14	83.00'	58.4234°	44.73'	82.15'	78.08'	S02°00.02'W



H.K.H. PROPERTIES
VOL. 685/Pg. 712
20.0133 AC.

H.K.H. PROPERTIES
VOL. 685/Pg. 712
CREMANTY
17.598 AC.

LOT 1
21.359 AC.
HEREBY
DEDICATED
FOR PARK USE

LOT 2.
7.818 AC.

LOT 3
(SEE PAGE 2)

LOT 7
(SEE PAGE 2)

LOT 8
(SEE PAGE 2)

LOT 6
(SEE PAGE 2)

LUTHER PETERSON SUBDIVISION

1995-176FP

Baker-Aicklen
& Associates, Inc.
Consulting Engineers

1911 EASTWICK ROAD
JAMES HILL
DENVER, COLORADO 80202
303-755-4000

PAGE 3 OF 5

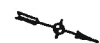
FINAL PLAN OF

ROUND ROCK FAMILY T.H.C.A.
VOL. 1282/Pg. 472
22.913 AC.

LEGEND

- 15' PILE EASEMENT
- 30' UTILITY EASEMENT
- ROAD PARK
- STREET
- 100' VRAIN DRAINAGE EASEMENT
- 15' PILE EASEMENT
- 30' UTILITY EASEMENT

SCALE: TYPICAL



Property R349111 Owner ROUND ROCK ISD & CITY Property Address 900 LUTHER PLACE, ROUND ROCK, TX 78665 2017 Assessed Value \$53,398

2018 GENERAL INFORMATION

Property Status Active
 Property Type Land - Transitional
 Legal Description **S6118 - Luther Peterson Sub, Lot 1, ACRES 21.359, (PARKLAND)**
 Neighborhood R20 - East Round Rock Vacant
 Account R-16-4368-0000-0001
 Map Number 3-4327

2017 VALUE INFORMATION

Improvement Homestead Value \$0
 Improvement Non-Homestead Value \$0
 Total Improvement Market Value \$0
 Land Homestead Value \$0
 Land Non-Homestead Value \$0
 Land Agricultural Market Value \$0
 Total Land Market Value **\$53,398**
 Total Market Value \$53,398
 Agricultural Use \$0
 Total Appraised Value \$53,398
 Homestead Cap Loss -\$0
 Total Assessed Value \$53,398

Print property information

2018 OWNER INFORMATION

Owner Name ROUND ROCK ISD & CITY
 Owner ID 0425997
 Exemptions Exempt Property
 Percent Ownership 100%
 Mailing Address 1311 ROUND ROCK AVE ROUND ROCK, TX 78601-4999

2017 ENTITIES & EXEMPTIONS

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD- Williamson CAD			\$0	\$0 0	0
<input checked="" type="checkbox"/> CRR- City of Round Rock			\$0	\$0 0.425	0
<input checked="" type="checkbox"/> GWI- Williamson CO			\$0	\$0 0.436529	0
<input checked="" type="checkbox"/> J01- Aus Comm Coll			\$0	\$0 0.1008	0
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD			\$0	\$0 0.04	0
<input checked="" type="checkbox"/> SRR- Round Rock ISD			\$0	\$0 1.3325	0
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&ID # 1A			\$0	\$0 0.019823	0
TOTALS				2.354652	

2017 LAND SEGMENTS

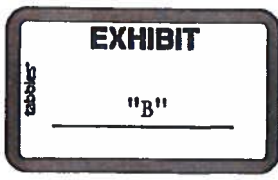
LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Vacant Land	XV - Other Exemptions	No	\$53,398	\$0	21.359000 acres
TOTALS					930,398 Sq. ft / 21.359000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$0	\$53,398	\$53,398	\$0	\$0	\$53,398	\$0	\$53,398
2015	\$0	\$48,592	\$48,592	\$0	\$0	\$48,592	\$0	\$48,592
2014	\$0	\$48,592	\$48,592	\$0	\$0	\$48,592	\$0	\$48,592
2013	\$0	\$48,592	\$48,592	\$0	\$0	\$48,592	\$0	\$48,592
2012	\$0	\$48,592	\$48,592	\$0	\$0	\$48,592	\$0	\$48,592

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/14/1994	ROUND ROCK ISD & CITY	ROUND ROCK ISD & CITY	-	2671/006



Property R349217 Owner ROUND ROCK ISD & CITY Property Address 910 LUTHER PLACE, ROUND ROCK, TX 78665 2017 Assessed Value \$1,652,306

2018 GENERAL INFORMATION

Property Status Active
 Property Type C4
 Legal Description LUTHER PETERSON SUB, LOT 2, ACRES 7.818
 Neighborhood R20CO - Rr East City,CMC
 Account R-16-4368-0000-0002
 Map Number 3-4927

2017 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$600,000
 Total Improvement Market Value \$600,000
 Land Homesite Value
 Land Non-Homesite Value \$1,052,306
 Land Agricultural Market Value \$0
 Total Land Market Value \$1,052,306

Print property information

2018 OWNER INFORMATION

Owner Name ROUND ROCK ISD & CITY
 Owner ID 0425997
 Exemptions Exempt Property
 Percent Ownership 100%
 Mailing Address 1311 ROUND ROCK AVE ROUND ROCK, TX 78681-4999

Total Market Value \$1,652,306
 Agricultural Use \$0
 Total Appraised Value \$1,652,306
 Homestead Cap Loss -\$0
 Total Assessed Value \$1,652,306

2017 ENTITIES & EXEMPTIONS

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$0	0	0
CRR- City of Round Rock		\$0	\$0	0.425	0
GWI- Williamson CO		\$0	\$0	0.436529	0
J01- Aus Comm Coll		\$0	\$0	0.1008	0
RFM- Wmsn CO FM/RD		\$0	\$0	0.04	0
SRR- Round Rock ISD		\$0	\$0	1.3325	0
W09- Upper Brshy Cr WC&ID # 1A		\$0	\$0	0.019823	0
TOTALS				2.354652	

2017 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area Market Value
 - XV - Other Exemptions No - \$600,000

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2001	-	\$600,000	Details

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial	XV - Other Exemptions	No	\$1,052,306	\$0	340,552 Sq. ft
TOTALS					340,552 Sq. ft / 7.817998 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$600,000	\$1,052,306	\$1,652,306	\$0	\$0	\$1,652,306	\$0	\$1,652,306
2015	\$600,000	\$1,042,089	\$1,642,089	\$0	\$0	\$1,642,089	\$0	\$1,642,089
2014	\$600,000	\$1,042,089	\$1,642,089	\$0	\$0	\$1,642,089	\$0	\$1,642,089
2013	\$600,000	\$1,021,656	\$1,621,656	\$0	\$0	\$1,621,656	\$0	\$1,621,656
2012	\$300,000	\$1,021,656	\$1,321,656	\$0	\$0	\$1,321,656	\$0	\$1,321,656

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/14/1994	ROUND ROCK ISD & CITY	ROUND ROCK ISD & CITY	-	2671/006

Property R349219 Owner ROUND ROCK ISD & CITY Property Address 930 LUTHER PLACE, ROUND ROCK, TX 78665 2017 Assessed Value \$2,449,569

2018 GENERAL INFORMATION

Property Status Active
 Property Type Land
 Legal Description LUTHER PETERSON SUB, LOT 4, ACRES 15.599
 Neighborhood R20 - East Round Rock Vacant
 Account R-16-4366-0000-0004
 Map Number 3-4327

2017 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$0
 Total Improvement Market Value \$0
 Land Homesite Value \$0
 Land Non-Homesite Value \$2,449,569
 Land Agricultural Market Value \$0
 Total Land Market Value \$2,449,569
 Total Market Value \$2,449,569
 Agricultural Use \$0
 Total Appraised Value \$2,449,569
 Homestead Cap Loss -\$0
 Total Assessed Value \$2,449,569

Print property information

2018 OWNER INFORMATION

Owner Name ROUND ROCK ISD & CITY
 Owner ID 0425997
 Exemptions Exempt Property
 Percent Ownership 100%
 Mailing Address 1311 ROUND ROCK AVE ROUND ROCK, TX 78681-4999

2017 ENTITIES & EXEMPTIONS

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD- Williamson CAD			\$0	\$0 0	0
<input checked="" type="checkbox"/> CRR- City of Round Rock			\$0	\$0 0.425	0
<input checked="" type="checkbox"/> GWI- Williamson CO			\$0	\$0 0.436529	0
<input checked="" type="checkbox"/> J01- Aus Comm Coll			\$0	\$0 0.1008	0
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD			\$0	\$0 0.04	0
<input checked="" type="checkbox"/> SRR- Round Rock ISD			\$0	\$0 1.3325	0
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&ID # 1A			\$0	\$0 0.019823	0
TOTALS				2.354652	

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Vacant Land	XV - Other Exemptions	No	\$2,449,569	\$0	679,492 Sq. ft
TOTALS					679,492 Sq. ft / 15.598990 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$0	\$2,449,569	\$2,449,569	\$0	\$0	\$2,449,569	\$0	\$2,449,569
2015	\$0	\$2,425,786	\$2,425,786	\$0	\$0	\$2,425,786	\$0	\$2,425,786
2014	\$0	\$2,425,786	\$2,425,786	\$0	\$0	\$2,425,786	\$0	\$2,425,786
2013	\$0	\$2,378,222	\$2,378,222	\$0	\$0	\$2,378,222	\$0	\$2,378,222
2012	\$0	\$2,378,222	\$2,378,222	\$0	\$0	\$2,378,222	\$0	\$2,378,222

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/14/1994	ROUND ROCK ISD & CITY	ROUND ROCK ISD & CITY	-	2671/006

Property R349220 Owner ROUND ROCK ISD & CITY Property Address 931 LUTHER PLACE, ROUND ROCK, TX 78665 2017 Assessed Value \$16,464,641

2018 GENERAL INFORMATION

Property Status Active
 Property Type C4
 Legal Description LUTHER PETERSON SUB, LOT 5, ACRES 7.681
 Neighborhood R20CS - Rr East School
 Account R-16-4368-0000-0005
 Map Number 3-4327

2018 OWNER INFORMATION

Owner Name ROUND ROCK ISD & CITY
 Owner ID 0425997
 Exemptions Exempt Property
 Percent Ownership 100%
 Mailing Address 1311 ROUND ROCK AVE ROUND ROCK, TX 78681-4999

2017 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$15,000,000
 Total Improvement Market Value \$15,000,000
 Land Homesite Value
 Land Non-Homesite Value \$1,464,641
 Land Agricultural Market Value \$0
 Total Land Market Value \$1,464,641
 Total Market Value \$16,464,641
 Agricultural Use \$0
 Total Appraised Value \$16,464,641
 Homestead Cap Loss -\$0
 Total Assessed Value \$16,464,641

Print property information

2017 ENTITIES & EXEMPTIONS

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD-Williamson CAD		\$0	\$0	0	0
<input checked="" type="checkbox"/> CRR- City of Round Rock		\$0	\$0	0.425	0
<input checked="" type="checkbox"/> GWI- Williamson CO		\$0	\$0	0.436529	0
<input checked="" type="checkbox"/> J01- Aus Comm Coll		\$0	\$0	0.1008	0
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD		\$0	\$0	0.04	0
<input checked="" type="checkbox"/> SRR- Round Rock ISD		\$0	\$0	1.3325	0
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&ID # 1A		\$0	\$0	0.019823	0
TOTALS				2.354652	

2017 IMPROVEMENTS

▼ Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area	Market Value
-	XV - Other Exemptions	No	-	\$15,000,000

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2001	-	\$10,000,000	▼ Details
2	Main Area	2008	-	\$5,000,000	▼ Details

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial	XV - Other Exemptions	No	\$1,464,641	\$0	334,584 Sq. ft
TOTALS					334,584 Sq. ft / 7.680992 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$15,000,000	\$1,464,641	\$16,464,641	\$0	\$0	\$16,464,641	\$0	\$16,464,641
2015	\$15,000,000	\$1,450,422	\$16,450,422	\$0	\$0	\$16,450,422	\$0	\$16,450,422
2014	\$15,000,000	\$1,450,422	\$16,450,422	\$0	\$0	\$16,450,422	\$0	\$16,450,422
2013	\$15,000,000	\$1,421,982	\$16,421,982	\$0	\$0	\$16,421,982	\$0	\$16,421,982
2012	\$15,000,000	\$1,421,982	\$16,421,982	\$0	\$0	\$16,421,982	\$0	\$16,421,982

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/14/1994	ROUND ROCK ISD & CITY	ROUND ROCK ISD & CITY	-	2671/00G

Property R349221 Owner ROUND ROCK ISD & CITY Property Address 921 LUTHER PLACE, ROUND ROCK, TX 78665

2017 Assessed Value \$2,550,058

2018 GENERAL INFORMATION

Property Status Active
 Property Type C4
 Legal Description LUTHER PETERSON SUB, LOT 6, ACRES 11.516
 Neighborhood R20CS - Rr East School
 Account R-16-4368 0000-0006
 Map Number 3-4327

2017 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$1,000,000
 Total Improvement Market Value \$1,000,000
 Land Homesite Value
 Land Non-Homesite Value \$1,550,058
 Land Agricultural Market Value \$0
 Total Land Market Value \$1,550,058
 Total Market Value \$2,550,058
 Agricultural Use \$0
 Total Appraised Value \$2,550,058
 Homestead Cap Loss -\$0
 Total Assessed Value \$2,550,058

Print property information

2018 OWNER INFORMATION

Owner Name ROUND ROCK ISD & CITY
 Owner ID 0425997
 Exemptions Exempt Property
 Percent Ownership 100%
 Mailing Address 1311 ROUND ROCK AVE ROUND ROCK, TX 78601-4999

2017 ENTITIES & EXEMPTIONS

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD - Williamson CAD			\$0	\$0 0	0
<input checked="" type="checkbox"/> CRR- City of Round Rock			\$0	\$0 0.425	0
<input checked="" type="checkbox"/> GWI- Williamson CO			\$0	\$0 0.436529	0
<input checked="" type="checkbox"/> J01- Aus Comm Coll			\$0	\$0 0.1008	0
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD			\$0	\$0 0.04	0
<input checked="" type="checkbox"/> SRR- Round Rock ISD			\$0	\$0 1.3325	0
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&D # 1A			\$0	\$0 0.019823	0
TOTALS				2.354652	

2017 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area Market Value
 - XV - Other Exemptions No - \$1,000,000

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1996		\$1,000,000	Details

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial	XV - Other Exemptions	No	\$1,550,058	\$0	501,637 Sq. ft
TOTALS					501,637 Sq. ft / 11.516001 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$1,000,000	\$1,550,058	\$2,550,058	\$0	\$0	\$2,550,058	\$0	\$2,550,058
2015	\$1,000,000	\$1,535,009	\$2,535,009	\$0	\$0	\$2,535,009	\$0	\$2,535,009
2014	\$1,000,000	\$1,535,009	\$2,535,009	\$0	\$0	\$2,535,009	\$0	\$2,535,009
2013	\$1,000,000	\$1,504,911	\$2,504,911	\$0	\$0	\$2,504,911	\$0	\$2,504,911
2012	\$1,000,000	\$1,504,911	\$2,504,911	\$0	\$0	\$2,504,911	\$0	\$2,504,911

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/14/1994	ROUND ROCK ISD & CITY	ROUND ROCK ISD & CITY	-	2671/006

Property R349222 Owner ROUND ROCK ISD & CITY Property Address 911 LUTHER PLACE, ROUND ROCK, TX 78665 2017 Assessed Value \$1,282,525

2018 GENERAL INFORMATION

Property Status Active
 Property Type C4
 Legal Description LUTHER PETERSON SUB, LOT 7, ACRES 2.099
 Neighborhood R20CX - Rr East CMC Other
 Account R-16-4368-0000-0007
 Map Number 3-4327

2017 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$1,000,000
 Total Improvement Market Value \$1,000,000
 Land Homesite Value
 Land Non-Homesite Value \$282,525
 Land Agricultural Market Value \$0
 Total Land Market Value \$282,525
 Total Market Value \$1,282,525
 Agricultural Use \$0
 Total Appraised Value \$1,282,525
 Homestead Cap Loss -\$0
 Total Assessed Value \$1,282,525

Print property information

2018 OWNER INFORMATION

Owner Name ROUND ROCK ISD & CITY
 Owner ID 0425997
 Exemptions Exempt Property
 Percent Ownership 100%
 Mailing Address 1311 ROUND ROCK AVE ROUND ROCK, TX 78681-4999

2017 ENTITIES & EXEMPTIONS

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD-Williamson CAD		\$0	\$0	0	0
<input checked="" type="checkbox"/> CRR- City of Round Rock		\$0	\$0	0.425	0
<input checked="" type="checkbox"/> GWI- Williamson CO		\$0	\$0	0.436529	0
<input checked="" type="checkbox"/> J01- Aus Comm Coll		\$0	\$0	0.1008	0
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD		\$0	\$0	0.04	0
<input checked="" type="checkbox"/> SRR- Round Rock ISD		\$0	\$0	1.3325	0
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&ID # 1A		\$0	\$0	0.019823	0
TOTALS				2.354652	

2017 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area Market Value
 - XV - Other Exemptions No - \$1,000,000

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1996		\$1,000,000	Details

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial	XV - Other Exemptions	No	\$282,525	\$0	91,432 Sq. ft
TOTALS					91,432 Sq. ft / 2.098990 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$1,000,000	\$282,525	\$1,282,525	\$0	\$0	\$1,282,525	\$0	\$1,282,525
2015	\$1,000,000	\$279,782	\$1,279,782	\$0	\$0	\$1,279,782	\$0	\$1,279,782
2014	\$1,000,000	\$279,782	\$1,279,782	\$0	\$0	\$1,279,782	\$0	\$1,279,782
2013	\$1,000,000	\$274,296	\$1,274,296	\$0	\$0	\$1,274,296	\$0	\$1,274,296
2012	\$1,000,000	\$274,296	\$1,274,296	\$0	\$0	\$1,274,296	\$0	\$1,274,296

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/14/1994	ROUND ROCK ISD & CITY	ROUND ROCK ISD & CITY	-	2671/006

Property R349223 Owner ROUND ROCK ISD & CITY Property Address 901 LUTHER PLACE, ROUND ROCK, TX 78665 2017 Assessed Value \$797,617

2018 GENERAL INFORMATION

Property Status Active
 Property Type C4
 Legal Description LUTHER PETERSON SUB, LOT 8, ACRES 3.697
 Neighborhood R20CO - Rr East City, Civic
 Account R-16-4368-0000-0000
 Map Number 3-4327

2017 VALUE INFORMATION

Improvement Homesite Value \$0
 Improvement Non-Homesite Value \$300,000
 Total Improvement Market Value \$300,000
 Land Homesite Value \$497,617
 Land Non-Homesite Value \$0
 Land Agricultural Market Value \$0
 Total Land Market Value \$497,617
 Total Market Value \$797,617
 Agricultural Use \$0
 Total Appraised Value \$797,617
 Homestead Cap Loss -\$0
 Total Assessed Value \$797,617

Print property information

2018 OWNER INFORMATION

Owner Name ROUND ROCK ISD & CITY
 Owner ID 0425997
 Exemptions Exempt Property
 Percent Ownership 100%
 Mailing Address 1311 ROUND ROCK AVE ROUND ROCK, TX 78681-4999

2017 ENTITIES & EXEMPTIONS

Special Exemptions EX - Exempt Property

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD- Williamson CAD		\$0	\$0	\$0	0
<input checked="" type="checkbox"/> CRR- City of Round Rock		\$0	\$0	0.425	0
<input checked="" type="checkbox"/> GWL- Williamson CO		\$0	\$0	0.436529	0
<input checked="" type="checkbox"/> J01- Aus Comm Coll		\$0	\$0	0.1008	0
<input checked="" type="checkbox"/> RFM- Wmsn CO FM/RD		\$0	\$0	0.04	0
<input checked="" type="checkbox"/> SRR- Round Rock ISD		\$0	\$0	1.3325	0
<input checked="" type="checkbox"/> W09- Upper Brshy Cr WC&ID # 1A		\$0	\$0	0.019823	0
TOTALS				2.354652	

2017 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area Market Value
 - XV - Other Exemptions No - \$300,000

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2001		\$300,000	Details

2017 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial	XV - Other Exemptions	No	\$497,617	\$0	161,041 Sq. ft
TOTALS					161,041 Sq. ft / 3.696993 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2016	\$300,000	\$497,617	\$797,617	\$0	\$0	\$797,617	\$0	\$797,617
2015	\$300,000	\$492,785	\$792,785	\$0	\$0	\$792,785	\$0	\$792,785
2014	\$300,000	\$492,785	\$792,785	\$0	\$0	\$792,785	\$0	\$792,785
2013	\$300,000	\$483,123	\$783,123	\$0	\$0	\$783,123	\$0	\$783,123
2012	\$300,000	\$483,123	\$783,123	\$0	\$0	\$783,123	\$0	\$783,123

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/14/1994	ROUND ROCK ISD & CITY	ROUND ROCK ISD & CITY	-	2671/006