

Untitled Map

Legend

Market Plaza
(Parcel 26)

122

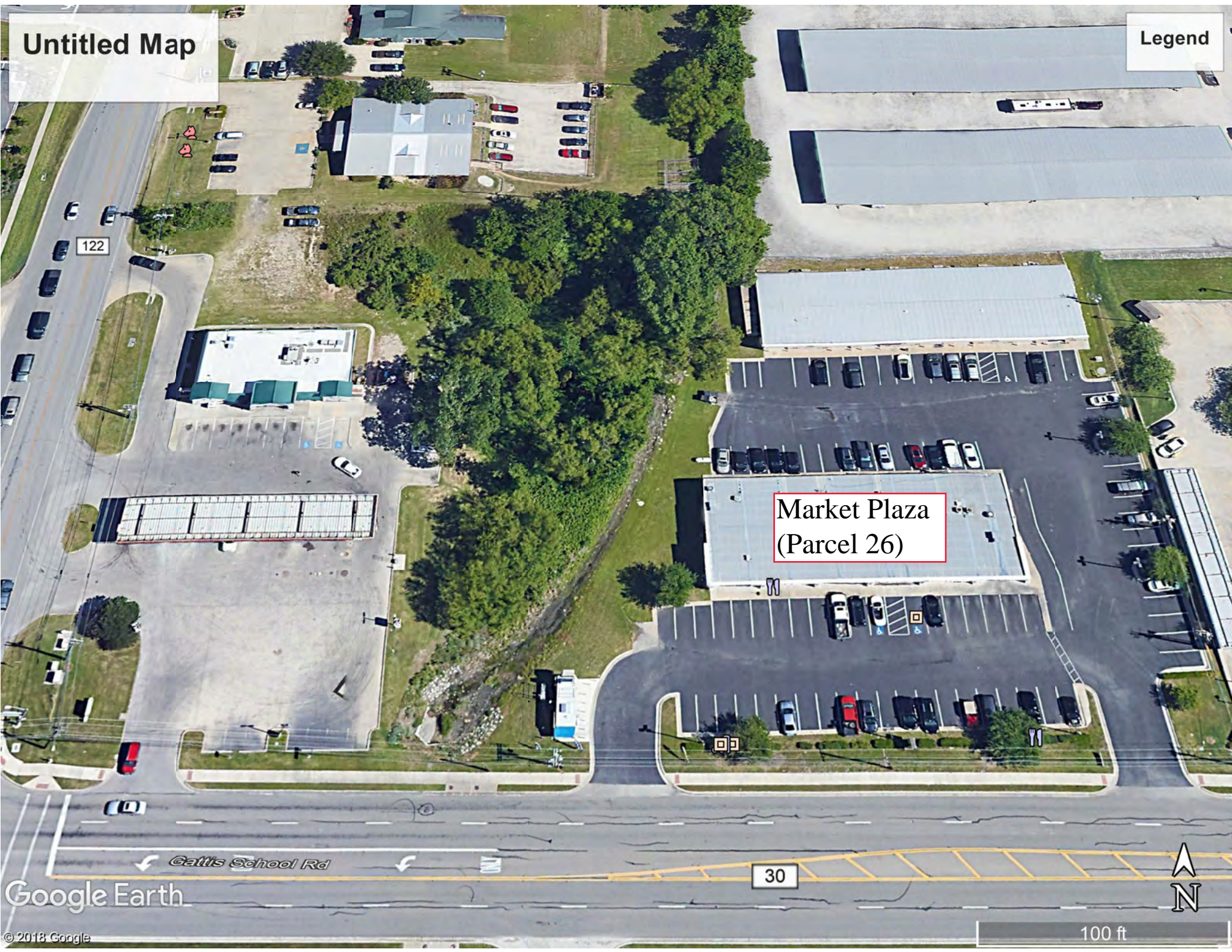
30

Cattis School Rd

Google Earth

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100 ft



VALUATION OF THE FEE ACQUISITION

The intended use of the acquisition will be in conjunction with the widening and improvement of Gattis School Road. The acquisition will encompass approximately $\pm 2,784$ SF (± 0.064 acres) of land area comprising the south boundary of the whole property.

According to information provided by our client, the improvements to Gattis School Road will include the construction of a sidewalk as well as a 6 inch curb along the southern line of the subject. The most probable remainder plan will remove one parking space along the subject's south boundary fronting Gattis School Road to relocate a sign that was the acquisition area. Additional site improvements in the acquisition include concrete, light poles and landscaping. There is an ice vending machine located in the southwest corner of the property which is considered personal property and not appraised herein.

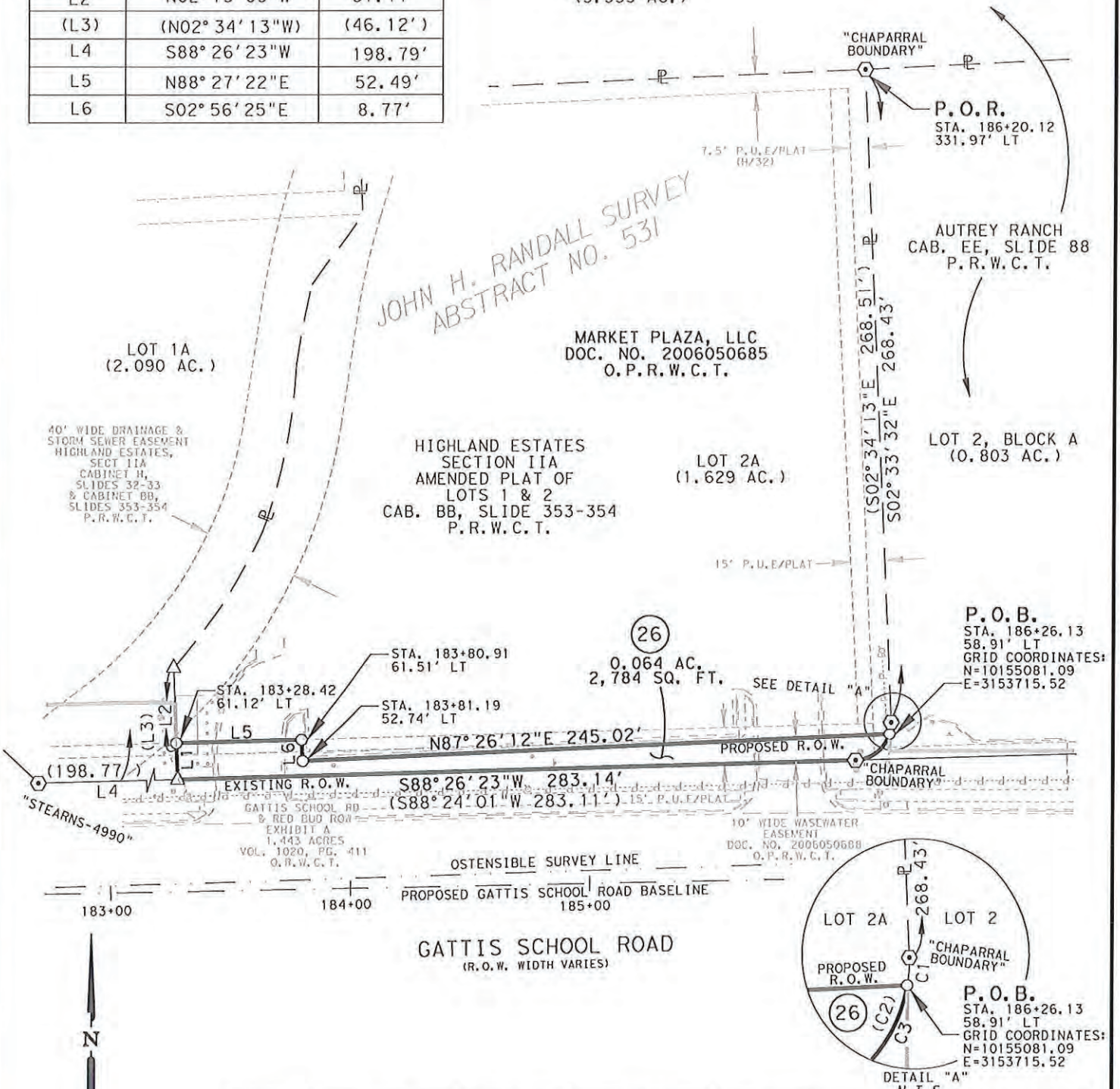


ice vending machine

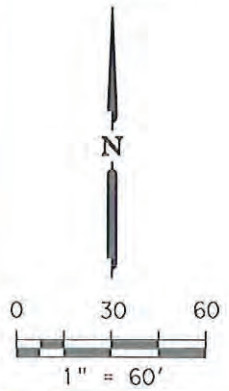
**AERIAL PHOTOGRAPH WITH PROPOSED ACQUISITION
(acquisition area in red)**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NUMBER	DIRECTION	DISTANCE
L1	N02° 15' 05"W	14.96'
L2	N02° 15' 05"W	31.11'
(L3)	(N02° 34' 13"W)	(46.12')
L4	S88° 26' 23"W	198.79'
L5	N88° 27' 22"E	52.49'
L6	S02° 56' 25"E	8.77'



NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	17° 59' 45"	15.24'	4.79'	4.77'	S07° 42' 30"E
(C2)	91° 09' 19"	(15.00')	(23.86')	(21.43')	(S42° 51' 18"W)
C3	71° 20' 42"	15.24'	18.98'	17.77'	S52° 22' 44"W



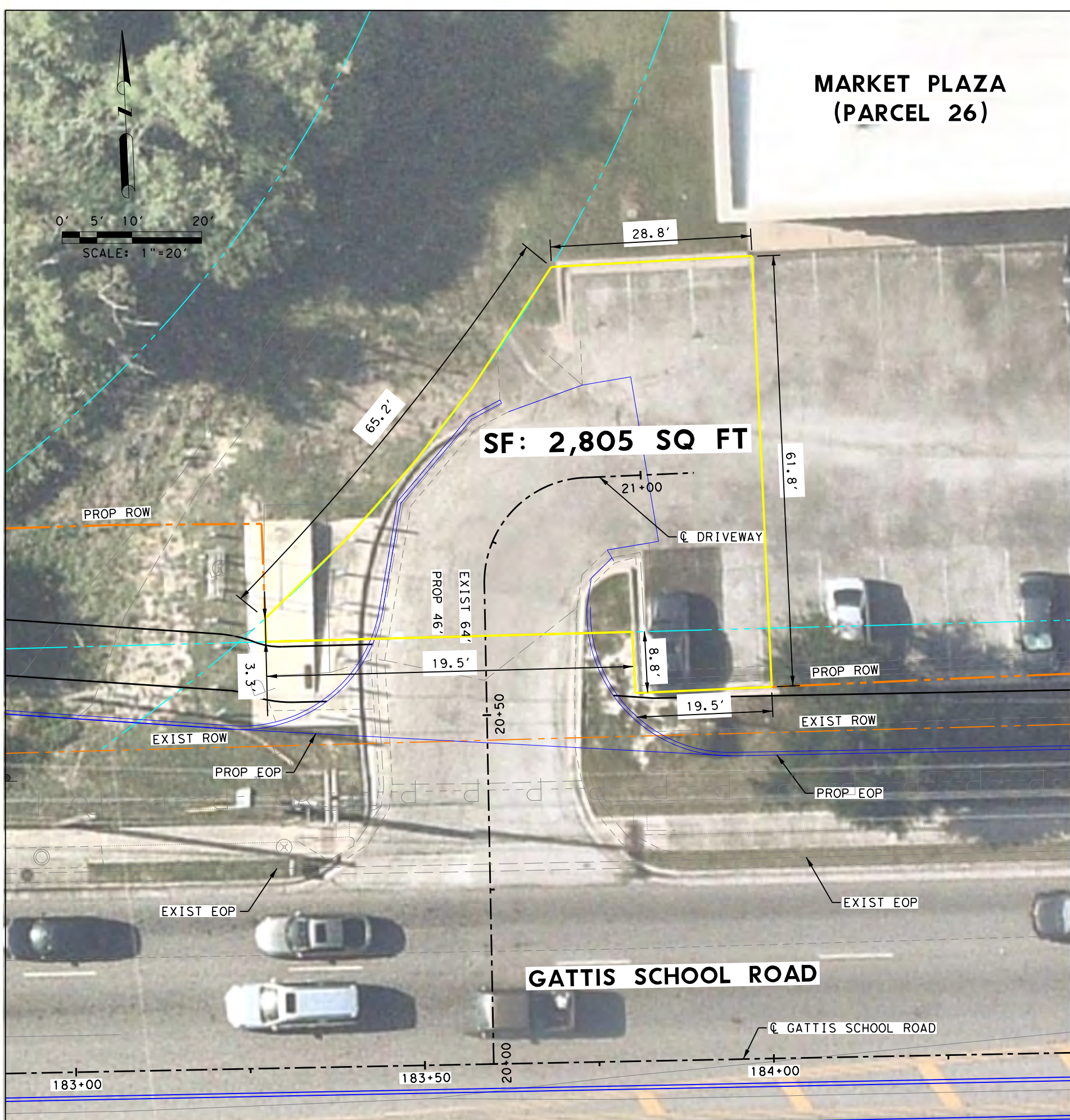
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FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
MARKET PLAZA, LLC

SCALE 1" = 60'	PROJECT GATTIS SCHOOL ROAD	COUNTY WILLIAMSON
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PARCEL 26

FILE:G:\TXC\Projects\City_RoundRock\3908-00_Gattis School Rd\03_CADD\Exhibits\TCE Parcel 26\GSR_Strip_Mall_Dwvy1_TCE.dgn
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MARKET PLAZA (PARCEL 26)

SF: 2,805 SQ FT

GATTIS SCHOOL ROAD

MARKET PLAZA (26) WEST DW TEMP CONSTRUCTION EASEMENT



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101 W. Louis Henna Blvd., Suite 400
Austin, TX 78728
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TBPE Registration No. F-1046

FILE:G:\TXC\Projects\City_RoundRock\3908-00_Gattis School Rd\03_CADD\Exhibits\TCE Parcel 1 26\GSR_Strip Mail_Dwvy2_TCE.dgn
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PENTABLE: \$PENTBLS\$
USER: Gattis School
100%



**MARKET PLAZA (26)
EAST DW
TEMP CONSTRUCTION
EASEMENT**



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