

A SUMMARY APPRAISAL OF

0.0176 ACRES (APPROXIMATELY 765 SF) ,
OF LOT 3, BLOCK 13, PETER KERR PORTION
OF THE CITY OF BURNET,
BURNET COUNTY, TEXAS

AS OF NOVEMBER 15, 2019

PREPARED FOR:
JUDGE JAMES OAKLEY
BURNET COUNTY JUDGE
220 S PIERCE ST
BURNET, TX 78611
512/744-5205

PREPARED BY:
HIGHLAND LAKES APPRAISERS
DONNA LOLLAR GREEN
100 WREN ST.
HIGHLAND HAVEN, TX 78654
830/265-0113

November 25, 2019

Judge James Oakley
Burnet County Judge
220 S Pierce St
Burnet, TX 78611

Re: 0.0176 acres (Approximately 765-sf), of Lot 3, Block 13,
Peter Kerr Portion of the City of Burnet, Burnet County, TX

Our File No.: 83819

Dear Judge Oakley:

I have completed a summary appraisal the above referenced property. The purpose of the assignment is to estimate the market value of the fee simple estate of the subject property as of November 15, 2019.

This is a Summary Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in the report is specific of the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Only the Cost Approach has been used in this report due to lack of significant improvements on the property.

This appraisal report is prepared in compliance with FDIC and RTC guidelines and 12 C.F.R. 34 Part 1608, and is intended to comply with your Appraisal Instructions. This letter is my intent to certify that to the best of my knowledge and belief that I have:

- 1) complied with the Competency Provision of the USPAP,*
- and, 2) that the appraisal assignment was not based on: a requested minimum valuation, a specific valuation, a value within a given range, of the approval of a loan, also,*
- 3) I have complied with Rules 1-6 of USPAP.*

The tract of land consists of 0.0176 acres of land that is land locked behind the Burnet Presbyterian Church but belonging to County of Burnet. It lies adjacent to the old Burnet County Jail at the corner of Washington Street and Pierce Street.

The tract is too small to build on, is land locked and would be of value to only the Burnet Presbyterian Church which wraps to the North and West of the lot. It, as such lacks the typical "bundle of rights" associated with Fee Simple Interest. It is part of an assemblage and of value only to the adjoining property owner. It does not lie within a Flood Hazard Area. It has no site related improvements of value.

I personally inspected the subject site and completed the necessary investigations and analysis. There was nothing apparent on or around the property that was considered to be an environmental hazard. The appraised property is not considered to be historically significant. There is nothing on the subject property or neighboring properties that are considered to give the subject property any additional value due to natural, cultural, recreational, or scientific influences.

From the analysis of the subject property and neighborhood, considering all assumptions and limitations within this report, I have reached the conclusion that, as of November 15, 2019, the Market Value of the fee simple interest of the subject property is:

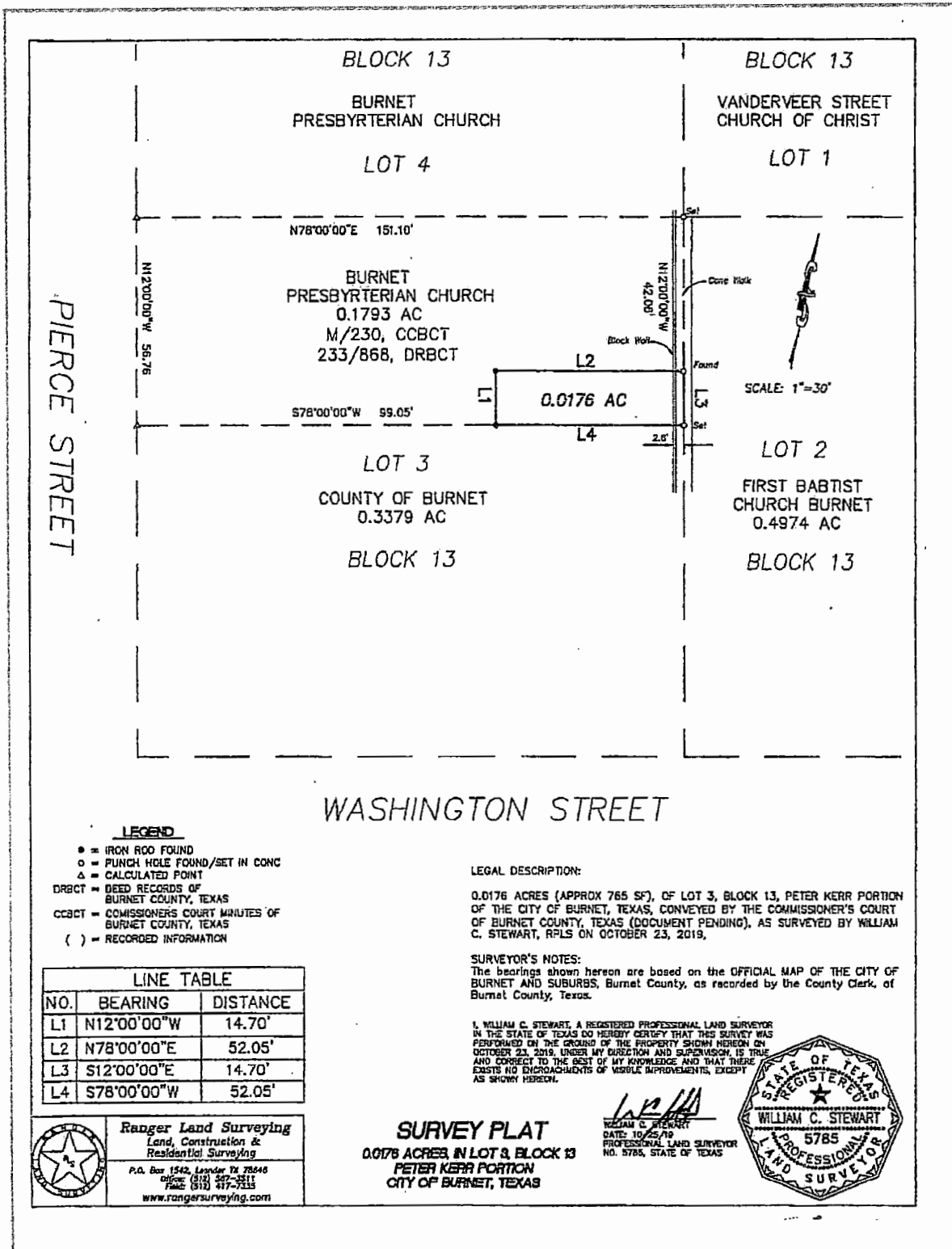
NINE HUNDRED FIFTY AND NO/100 DOLLARS
\$950.00

Respectfully submitted,

A handwritten signature in cursive script that reads "Donna Lollar Green". The signature is written in black ink and is positioned to the right of a large, sweeping, open-loop flourish that starts under the signature and extends to the left.

Donna Lollar Green
Texas General Certified Appraiser
TX-1323989-G

Survey



FIELD NOTE DESCRIPTION FOR 0.0176 ACRES OF LAND

BEING 0.0176 ACRES OF LAND (APPROXIMATELY 765 SQUARE FEET) SITUATED IN THE JOHN HAMILTON SURVEY NO. 1, ABSTRACT NO. 405, IN BURNET COUNTY, TEXAS, AND ALSO BEING A PART OF LOT 3, BLOCK 13 OF THE PETER KERR PORTION OF THE CITY OF BURNET ACCORDING TO THE OFFICIAL MAP OF CITY OF BURNET AND SUBURBS, BURNET COUNTY, TEXAS, DATED FEBRUARY 12, 1948, ADOPTED BY RESOLUTION AND RECORDED IN BOOK 6, PAGE 64 OF THE MINUTES OF THE CITY COMMISSION OF THE CITY OF BURNET AND RECORDED IN THE OFFICE OF THE BURNET COUNTY CLERK, SAID 0.0176 ACRES OF LAND TO BE CONVEYED BY INSTRUMENT TO BURNET PRESBYTERIAN CHURCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found marking the south most southeast corner of 0.1793 acres (called 0.179 acres) in said Lot 3 of said Block 13 conveyed to the Presbyterian Church of Burnet County, Texas, by order of record in Book M, Pages 221-223 and adopted by resolution of record in Book M, Page 230 of the Commissioner's Court Minutes of Burnet County, Texas, and described in an instrument of conveyance recorded in Volume 233, Page 868 of the Deed Records of Burnet County, Texas, and in the north line of a called 0.3379 acres in said Lot 3 of said Block 13 conveyed to Burnet County, Texas commonly known as the Historic Jail for the southwest corner hereof;

THENCE with the southeasterly boundary of the said 0.1793 acres for the following two (2) courses:

- 1) North 12°00'00" West, at a distance of 14.70 feet to a 1/2" iron rod found marking an inside "L" corner in the said 0.1793 acres for the northwest corner hereof;
- 2) North 78°00'00" East, at a distance of 56.05 feet to a punch hole found in a concrete sidewalk in the west line of a called 0.4974 acres conveyed to the First Baptist Church of Burnet and the common line of Lot 2 of said Block 13 and said Lot 3 marking the north most southeast corner of the said 0.1793 acres for the northwest corner hereof;

THENCE with the west line of the said 0.4974 acres and the said common line South 12°00'00" East, at a distance of 14.70 feet to a punch hole set in a concrete sidewalk marking the northeast corner of the said 0.3379 acres for the southeast corner hereof;

THENCE with the north line of the said 0.3379 acres South 78°00'00" West, at a distance of 52.05 feet to the **POINT OF BEGINNING** and containing 0.0176 acres of land, more or less.

WCS Date: 10-25-19
 William C. Stewart
 Registered Professional Land Surveyor
 No. 5785 State of Texas

