

CLAIM FOR PAYMENT OF

☐ Down Payment

☒ Housing Supplement

Print or Type All Information - Read Rules on Reverse Side

1. Name of Claimant(s): Travis L. Betak and Jennifer L. Betak		Parcel No.: 95	County: Williamson
			Project: A-1 SE Loop
2. Property Acquired by Williamson County By: <input checked="" type="checkbox"/> Negotiation <input type="checkbox"/> Condemnation Address: 6601 County Road 101 Taylor, Texas 76574		3. Replacement Housing Address: 1132 Indian Pass Salado, Texas 78571	
4. Occupancy of County-Acquired Property From (Date): 2011 To (Date of Move): <input checked="" type="checkbox"/> Owner-Occupant <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> House <input type="checkbox"/> Apartment <input type="checkbox"/> Mobile Home <input type="checkbox"/> Sleeping Room		5. Replacement Housing Data a. Date of Physical Occupancy of Replacement Housing: 04/21/2021 b. Filing Date of Instrument of Conveyance: 04/21/2021 c. Purchase Price of Replacement Dwelling: \$845,000	
6. Controlling Dates	Mo.	Day	Yr.
a. First Offer in Negotiations	02	09	2021
b. Date Property Acquired	06	30	2021
c. Date Required to Move	08	06	2021
7. Type and Amount of Claim: a. Housing Supplement: \$186,660 b. Down Payment: \$			

8. Payment of this claim in the amount shown in Block 7 is requested. I certify that this move was made as a result of the acquisition of property for highway purposes. The information submitted herewith is true and correct and that the dwelling I now occupy meets the standards for decent, safe and sanitary housing to the best of my knowledge and belief.

6/28/2021
Date of Claim


Claimant

Jennifer L. Betak
Claimant

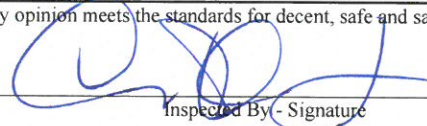
Spaces Below to be Completed by Williamson County

Show computations necessitated by previous payments or awards in condemnation on reverse side

The dwelling at the address under Block 3 above has been inspected and in my opinion meets the standards for decent, safe and sanitary housing.

7-2-2021

Date of Inspection


Inspected By - Signature

I certify that I have examined this claim and found it to conform to the applicable laws and regulations governing relocation assistance payments. I further certify the computation of the payment and the information shown herein is correct. This claim is recommended for payment as follows:

Date: 7-7-2021 Amount of \$186,660

By:

Relocation Agent

Date:

By:

Williamson County Judge



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

2-12-18



1. **PARTIES:** The parties to this contract are Joy Lavalo Beller Reavis, Joseph Reavis (Seller) and Travis L. Betak, Jennifer L. Betak (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.
2. **PROPERTY:** The land, improvements and accessories are collectively referred to as the "Property".
 - A. **LAND:** Lot 0205 Block acres 4.65, HIDDEN SPRINGS SECTION TWO Addition, City of Salado, County of Bell, Texas, known as 1132 Indian Pass, (address/zip code), or as described on attached exhibit. 78571
 - B. **IMPROVEMENTS:** The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above described real property.
 - C. **ACCESSORIES:** The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories.
 - D. **EXCLUSIONS:** The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: _____
 - E. **RESERVATIONS:** Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.
3. **SALES PRICE:**

A. Cash portion of Sales Price payable by Buyer at closing	\$ 169,000.00
B. Sum of all financing described in the attached: <input checked="" type="checkbox"/> Third Party Financing Addendum, <input type="checkbox"/> Loan Assumption Addendum, <input type="checkbox"/> Seller Financing Addendum	\$ 676,000.00
C. Sales Price (Sum of A and B)	\$ 845,000.00 1,845,000.00
4. **LICENSE HOLDER DISCLOSURE:** Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____
5. **EARNEST MONEY:** Within 3 days after the Effective Date, Buyer must deliver \$ 8,250.00 as earnest money to Longhorn Title Co, as escrow agent, at Georgetown Tx (address). Buyer shall deliver additional earnest money of \$ _____ to escrow agent within _____ days after the Effective Date of this contract. If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money. If the last day to deliver the earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday. Time is of the essence for this paragraph.
6. **TITLE POLICY AND SURVEY:**
 - A. **TITLE POLICY:** Seller shall furnish to Buyer at ☒ Seller's ☐ Buyer's expense an owner policy of title insurance (Title Policy) issued by Longhorn Title Co (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
 - (1) Restrictive covenants common to the platted subdivision in which the Property is located.
 - (2) The standard printed exception for standby fees, taxes and assessments.

TXR 1601 Initialed for Identification by Buyer

and Seller

TREC NO. 20-14

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 4/21/2021
Closing Date 4/21/2021
Disbursement Date 4/21/2021
Settlement Agent Longhorn Title company
File # 21060909
Property 1132 Indian Pass
Salado, TX 76571
Sale Price \$845,000

Transaction Information

Borrower Travis Betak and Jennifer Betak
6601 County Road 101
Taylor, TX 76574
Seller Joy Lavale Beller Reavis
1132 Indian Pass
Salado, TX 76571
Lender Prosperity Bank

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐
Loan ID # 202134016
MIC #

Loan Terms

Loan Terms	Can this amount increase after closing?
Loan Amount	\$676,000 NO
Interest Rate	3.125 % NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,895.82 NO
Prepayment Penalty	NO
Balloon Payment	NO

Projected Payments

Payment Calculation	Years 1-30
Principal & Interest	\$2,895.82
Mortgage Insurance	+
Estimated Escrow <i>Amount can increase over time</i>	+
Estimated Total Monthly Payment	\$2,895.82
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	<p>This estimate includes</p> <p><input checked="" type="checkbox"/> Property Taxes</p> <p><input checked="" type="checkbox"/> Homeowner's Insurance</p> <p><input checked="" type="checkbox"/> Other: HOA Dues</p> <p><i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i></p>

Costs at Closing

Closing Costs	\$13,415.46	Includes \$8,628.66 In Loan Costs + \$4,786.80 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$165,835.25	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$11,502.00	\$13,415.46	YES - See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$700.00	YES - You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$169,000.00	\$169,000.00	NO
Deposit	-\$8,250.00	-\$8,550.00	YES - You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$500.00	YES - See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	\$0	-\$6,830.21	YES - See details in Section K and Section L.
Cash to Close	\$172,252.00	\$165,835.25	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

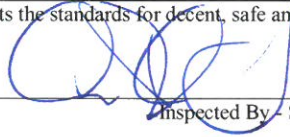
K. Due from Borrower at Closing	\$857,857.42
01 Sale Price of Property	\$845,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$12,715.46
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11 HOA DUES pd by Seller 04/22/21 - 12/31/21	\$141.96
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$692,022.17
01 Deposit	\$8,550.00
02 Loan Amount	\$676,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$500.00
Other Credits	
06	
07	
Adjustments	
08 Title Policy Adjustment	\$3,768.00
09 Option Fee	
10 Gift Funds	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 01/01/21 to 04/21/21	\$3,204.17
13 County Taxes to	
14 Assessments to	
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	\$857,857.42
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$692,022.17
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$165,835.25

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$845,000.00
01 Sale Price of Property	\$845,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$51,200.00
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$50,700.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	\$500.00
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17	
18	
19	
CALCULATION	
Total Due to Seller at Closing (M)	\$845,000.00
Total Due from Seller at Closing (N)	-\$51,200.00
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$793,800.00



REPLACEMENT HOUSING INSPECTION

Name of Claimant: Travis Betak and Jennifer Betak		County: Williamson	
Address: 1132 Indian Pass Salado, Texas 78571		Project: SE Loop, Hutto	
Number of Displaced Persons in Family: 2		Purchase Price or Monthly Rent: \$845,000	
Replacement Dwelling			
House <input checked="" type="checkbox"/> Duplex <input type="checkbox"/>		Apartment <input type="checkbox"/> Sleeping Room <input type="checkbox"/>	
Mobile Home: Width: Length:		Other:	
Floor Space: 3463 sq. ft.		No. Rooms: 8	
		No. Bedrooms: 3	
		No. Baths: 3	
Dwelling Inspection			
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 1. Meets all applicable building codes Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 2. Has required potable water Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 3. Has required kitchen facilities Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 4. Has required heating system Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 5. Has required bathroom facilities		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 6. Has Provisions for artificial lighting in each room Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 7. Is structurally sound, in good repair and adequately maintained Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 8. Has required safe means of egress Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 9. Has required habitable floor space	
Comments: The dwelling at the address above has been inspected and in my opinion meets the standards for decent, safe and sanitary housing.			
7-2-2021 _____ Date of Inspection		 _____ Inspected By - Signature	

SUPPLEMENTAL PAYMENT ESTIMATE - REPLACEMENT HOUSING

Print or Type All Information										
Displacee's Name: Travis Betak and Jennifer Betak							Project: Corridor A-1 SE Loop			
					Parcel No.: 95					
					Unit or Bldg. No.: N/A					
					First Offer in Negotiations (Date): 2-9-2021					
					Occupancy Since (Date): 2011		County: Williamson			
Type Supplement: <input type="checkbox"/> Normal <input checked="" type="checkbox"/> 180-day Owner <input type="checkbox"/> Revised <input type="checkbox"/> 90-day Occupant <input checked="" type="checkbox"/> Last Resort <input type="checkbox"/> Late Occupants					Property From Which Displaced: <input checked="" type="checkbox"/> Single Family Home <input type="checkbox"/> Mobile Home Site <input type="checkbox"/> Apartment <input type="checkbox"/> Other: <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex					
<input type="checkbox"/> Utilities in Subject Rent <input type="checkbox"/> Utilities Not in Subject Rent					Monthly Gross Income: \$ X 30% = \$ N/A					
Replacement Property Data										
										* Denotes Selected Replacement Property
Property No.	Total Rooms	No. Bdr.	Apprx. Sq. Ft.	Age	Quality	Cond.	Yd. Imp.	Index	Probable Sales Price	Rental Cost
*95-01	10	5	3528	6	25	3	3	37	\$725,000	
95-02	9	5	3599	9	25	3	3	40	\$599,900	
95-03	10	5	2924	9	23	3	3	38	\$539,900	
Subject	9	5	2788	8	23	3	3	37		
Replacement Housing Supplement										
Replacement Cost \$725,000 Adjusted Subject Value \$538,340 Supplement \$186,660										
Rent Supplement										
Actual Rent \$ <u> x 42 </u> \$N/A		Fair Market Rent \$ <u> x 42 </u> \$N/A		Gross Income \$ <u> x 42 </u> \$N/A		Replacement Cost Supplement \$ <u> x 42 </u> \$N/A				
Supplement = \$N/A										

Total number of displaced persons: 2.

List name, age, gender and relationship of household occupants other than displacee(s) named on page 1.

Name of Household Occupant(s):	Age:	Gender:	Relationship to Displacee:
None			

Remarks: (Use extra page if necessary)

The owners of this property are Travis Betak and wife Jennifer Betak. The property is located at 6601 CR 101, Taylor, Texas 76574. Williamson County is acquiring the whole property which includes the single family residence, therefore, the residence is being displaced.

Subject Property

The subject property is located in a rural area at 6601 CR 101, Taylor, Texas 76574. The property has a house with approximately 2,788 sq.ft. built in 2011 and is on approximately 1 acre of which Williamson County is acquiring the whole tract. The home is brick veneer type of construction and on a slab foundation. It consists of 5 bedrooms and 3.5 baths, kitchen, dining area, living room, utility room, and 2 car Garage. Interior is comprised of tile floors, and wood floors in the bedroom. Central heating and cooling is throughout the house. The exterior includes covered patio, garden, extensive landscaping which included various trees and shrubbery the property is enclosed with a chain link fence. There is also a large metal building. The utilities for this property include electric, water and septic.

Search

Our research using Realtor.com, Zillow, Redfin and Trulia found very few 5 bedroom, 3+ bath comparable properties with square footages the size of the subject, we were able to find 3 comparable's that could adequately replace the function of the subject. Several listings were not chosen due to condition and amenities compared to the subject, square footage differences, total number of rooms, number of bedrooms, bathrooms or being sale pending and distance from the subject. The following three properties were identified as most comparable to that of the subject.

***Comparable property 95-01**

This home is located at 3071 CR 100, Hutto, Texas 78634. This property consists of a 3,528 sq.ft. home with 5 bedrooms, 3.5 baths, kitchen, living room, dining area, den, office and laundry room, along with a 2 car attached garage. This home is approximately 740 sf larger than the subject this comparable is on a 5 acre tract which is an additional 4 acres compared to the subject. Kitchen features built in stove and oven, Interior features include ceiling fans, carpet, tile and wood floors, fireplace. Exterior features include large 5 acre yard that is enclosed with livestock fence, with vinal split rail fence along the front of the property. The home was built in 2001. This home is located 9 miles from the subject and is located in the Hutto school district. This property is fenced this can replace the fencing at the subject, however, the following improvements are not being replaced with this comparable, steel frame building, granite walkway, concrete slab in back yard, garden area, flowerbeds the appraised value of these improvements will need to be deducted in the supplement calculation. The carve-out of the additional improvements is as follows:

Improvement carve-out

Steel Frame Building	\$30,340
Granite Walkway	\$880
Concrete Slab in Backyard	\$540
Garden	\$3,900
Flowerbeds	\$16,000
Total carve-out	<u>\$51,660</u>

Comparable property 95-02

This home is located at 216 Galveston Island Ln, Georgetown, Texas 78628. This property consists of a 3,599 sq.ft. home with 5 bedrooms, 4.5 baths, kitchen, living room, dining room, eating area and laundry room and a 2 car attached garage. This home is approximately 811 sf larger than the subject. Kitchen features built in stove top, oven and dishwasher. Interior features include ceiling fans, wood, tile and carpet floors, rock fireplace. Exterior features include wood fenced yard, covered patio. This comparable is on a 0.168 acre (7,318 sf) lot. The home was built in 2016. This home is located 22 miles from the subject. This home is in the Georgetown school district. however, because the property is much smaller than the subject excess land is being carved out in addition, the following improvements are not being replaced with this comparable,

steel frame building, crushed rock driveway, stone patio and walkway, concrete slab in backyard, garden, flowerbed, should this comparable be chosen the appraised value of these improvements will need to be deducted in the supplement calculation. The carve-out of the land and additional improvements is as follows:

Land carve-out	\$106,032
Improvement carve-out	
Steel Frame Building	\$30,340
Crushed Rock Driveway	\$7,530
Stone Patio & Walkway	\$9,560
Granite Walkway	\$880
Concrete Slab in Backyard	\$540
Garden	\$3,900
Flowerbeds	\$16,000
Total Improvement carve out	\$68,750
Total carve-out	<u>\$174,782</u>

Comparable property 95-03

This home is located at 4027 Flowstone Ln, Round Rock, Texas 78681. This property consists of a 2,924sq.ft. home with 5 bedrooms, 4 baths, living room, eating room, bonus room/loft, office, kitchen and laundry room along with a 2 car garage. Kitchen features stainless steel appliances. Interior features include ceiling fans, wood floors and fireplace. Exterior features include wood fenced yard. This comp is on a 0.146acre (6,142sqft) lot that is well maintained. The home was built in 2017. This home is located 19 miles from the subject. This home is in the Round Rock school district. However, because the property is much smaller than the subject excess land is being carved out, in addition, the following improvements are not being replaced with this comparable, steel frame building, crushed rock driveway, stone patio and walkway, concrete slab in backyard, garden, flowerbed, should this comparable be chosen the appraised value of these improvements will need to be deducted in the supplement calculation. The carve-out of the land and additional improvements is as follows:

Land carve-out	\$109,466
Improvement carve-out	
Steel Frame Building	\$30,340
Crushed Rock Driveway	\$7,530
Stone Patio & Walkway	\$9,560
Granite Walkway	\$880
Concrete Slab in Backyard	\$540
Garden	\$3,900
Flowerbeds	\$16,000
Total Improvement carve out	\$68,750
Total carve-out	<u>\$178,216</u>

Chosen Comparable

All the comparable properties are functionally equivalent to the subject property and DS&S; however, comparable property 95-01 is the most comparable because of its similarity in size, condition the majority of the amenities of the residence are replaced. The property is larger than the subject, but because of the very limited number of available properties at this time this is the most comparable property available, however, a carveout of the excess exterior improvements that are not being replaced at this property was done.

Comparable replacement property data is based on the Residential Comparison Index as per ROW Volume 3 Relocation Assistance Manual page 21-5 and 21-6.

Adjusted Subject Value

Calculations are shown below:

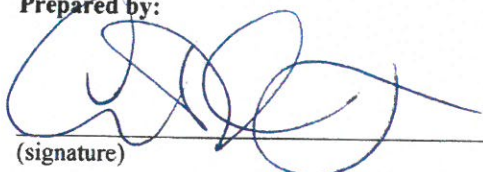
\$590,000.00	Subject Value
\$ 51,660.00	Major exterior attributes not replaced
\$538,340.00	Adjusted Subject Value

Provisions of Last resort Housing apply to this calculation as the supplement payment estimate exceeds \$31,000. It is recommended that the relocation supplement payment in the amount of **\$186,660.00** be authorized to allow the subject household to relocate into a suitable, decent, safe and sanitary replacement dwelling.

The supplemental payment(s) on page 1 have been determined by me and are to be used in connection with a federal-aid highway project. The replacement housing used for these supplement computations are certified to be fair housing open to all persons regardless of race, color, religion, age, sex, national origin or handicap and consistent with the requirements of Title VIII of the Civil Rights Act of 1968. I have no direct nor indirect, present or contemplated interest in this transaction nor will I derive any benefit from the supplemental payment.

The supplemental payment(s) on page 1 have been determined by me and are to be used in connection with a federal-aid highway project. The replacement housing used for these supplement computations are certified to be fair housing open to all persons regardless of race, color, religion, age, sex, national origin or handicap and consistent with the requirements of Title VIII of the Civil Rights Act of 1968. I have no direct nor indirect, present or contemplated interest in this transaction nor will I derive any benefit from the supplemental payment.

Prepared by:


(signature)

2-11-2021
Date

Danny Jackson
Project Manager
Right of Way of Texas, LLC.

Approval by:

Lisa Dworaczyk
(signature)

2/22/2021
Date

Lisa Dworaczyk
ROW Project Manager

CERTIFICATION OF ELIGIBILITY

PROJECT: SE Loop

Parcel: 95

Displacee: Travis L. Betak and Jennifer Betak

Individuals, Families and Unincorporated Businesses or Farming Operations

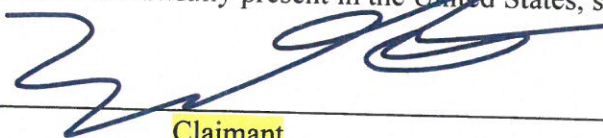
I certify that myself and any other party(ies) with a financial interest in this relocation assistance claim are either:

☒ Citizens or Nationals of the United States

or

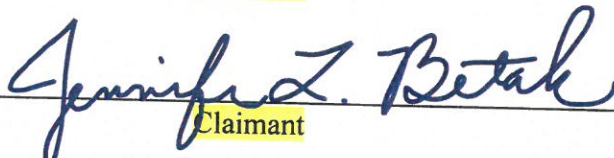
☐ Aliens lawfully present in the United States

* If an Alien lawfully present in the United States, supporting documentation will be required.



Claimant

Date: 7/12/2021



Claimant

Date: 7/12/2021

Incorporated Business, Farm or Nonprofit Organizations

I certify that I have signature authority for this entity and such entity is lawfully incorporated under the applicable state's laws and authorized to conduct business within the United States.

N/A

Claimant

Date: