

TOM KYSER, SRA, MAI
REAL ESTATE APPRAISER
1412 TEXAS STRET
FORT WORTH, TEXAS 76102
(817) 332-4428 June 22, 2020

Rick Trice P.E.
Director-Public Works and Community Development
City of Saginaw
205 Brenda Lane
Saginaw, Texas 76179

Subject: drainage and utility easements on three tracts located at 304, 308 and 400 Opal Street in Saginaw, Texas (Lots 8,9 and 10 Block 1, Rancho North Addition)

Dear Mr. Trice

The property appraisal referenced above can be appraised under the following conditions.

1. In the absence of title reports, it is assumed that no adverse easement, restrictions or covenants, life estates, etc. are involved. Normal utility easements, only, will be assumed. The property will be appraised environmentally clean and free of any contamination.
2. Appraisal reports will be electronic copies and one bound report (if needed). Reports will be completed in accord with the requirements of U.S.P.A.P. Reports will be in accord with state law regarding eminent domain acquisition and, as such, will be completed under "jurisdictional exception" with respect to the laws of the State of Texas.
3. Definition of value will be by State of Texas. Property rights appraised will be fee simple, surface estate unless otherwise specified. Value will consist of real estate only.
4. Appraisal fee will be \$2,500 with total paid at completion of report. Time involved for completion of all reports will be approximately 45-60 days or less from acceptance.
5. In the event of further consultations, appraisal updates, conferences, etc., will be billed additionally at \$250/hour.
6. You will provide any survey, income data or other relevant data, as requested

Thanks for your consideration.

Sincerely,



Tom Kyser MAI

Agreed to by _____

Date