

Property Details Report
Decker Lake Rd Manor, TX 78653
Travis County

Owner Info:

Owner Name:	Boatright Ronald Lee Jr	Tax Billing Zip:	78714
Tax Billing Address:	Po Box 142632	Tax Billing Zip+4:	2632
Tax Billing City & State:	Austin TX		

Location Info:

School District:	Manor ISD	Legal Description:	Abs 16 Sur 18 Mcelroy P Acr 31.011 (1-D-1)
MLS Area:	3E	Mapsco:	587-H
Subdivision:	Mcelroy P		

Tax Info:

Parcel ID:	02104101040002
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Assessment & Tax:

Assessment

Assessment Year	2006	2007	2008	2008
Assessment Type	Certified	Certified	Certified	Preliminary
Mkt Value - Total	\$108,539	\$178,313	\$178,313	\$178,313
Assd Value - Total	\$108,539	\$178,313	\$178,313	\$178,313
Yr-to-Yr Assd Value Change (\$)		\$69,774		
Yr-to-Yr Assd Value Change (%)		64.2%		

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est.	2006	\$2,690			
Total Tax - Est.	2007	\$3,931	\$1,241	46.1%	
Total Tax - Est.	2008	\$3,939	\$8	0.2%	2.209100
Travis County		\$735			0.412200
Travis Co Hospital Dist		\$121			0.067900
Manor Isd		\$2,737			1.535000
Travis Co Esd No 4		\$176			0.098600
Austin Comm Coll Dist		\$170			0.095400
Total Tax - Actual	2008	\$78			

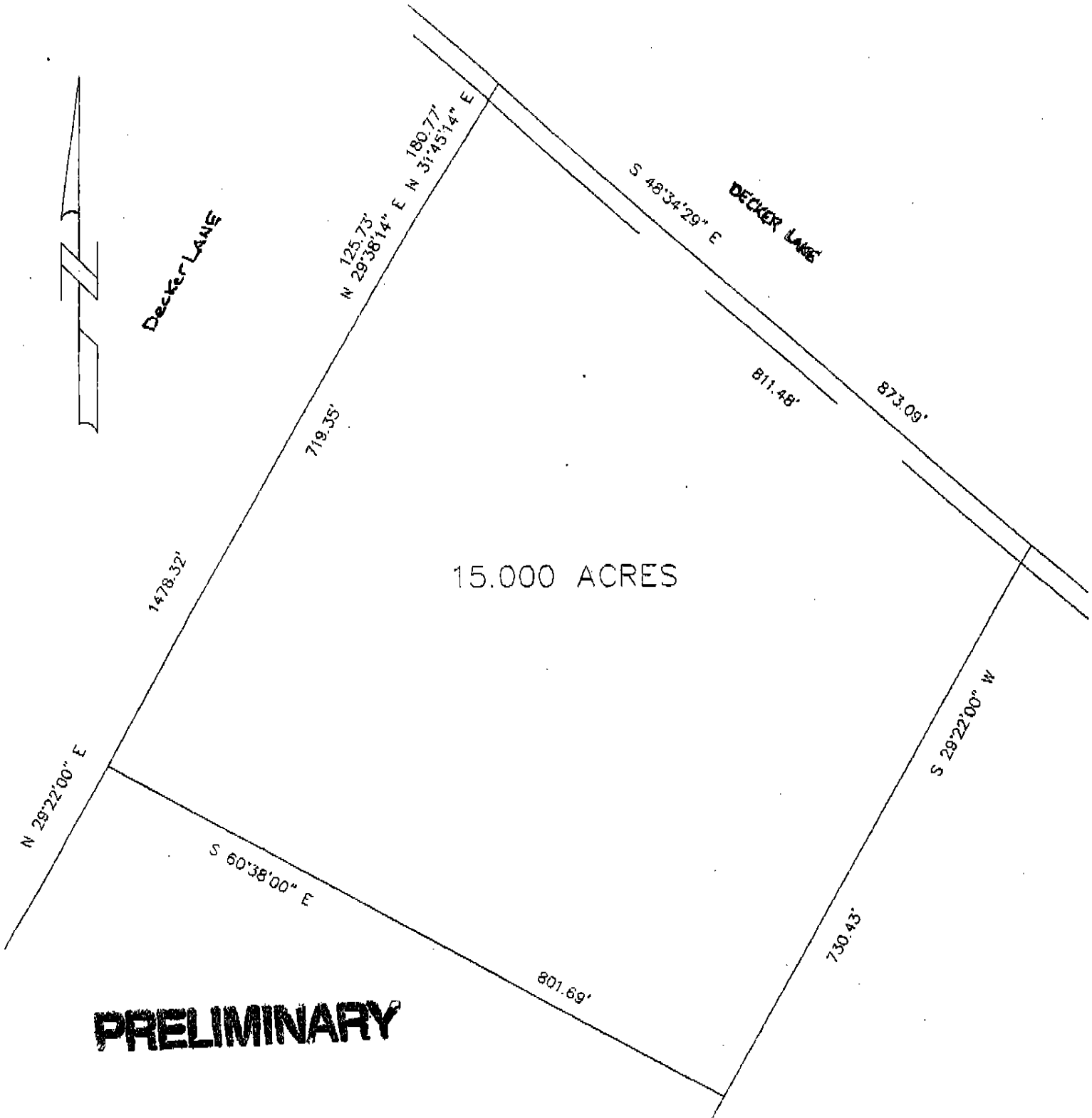
Characteristics:

Universal Land Use:	Vacant Land (Nec)	Lot Acres:	15.011
County Land Use:	Acreage (Non-Ag)		

Courtesy of Dave Murray
ACTRIS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

PROFESSIONAL LAND SURVEYORS
1515 CHESTNUT
BASTROP, TX 78002
(512) 303-0952



PRELIMINARY



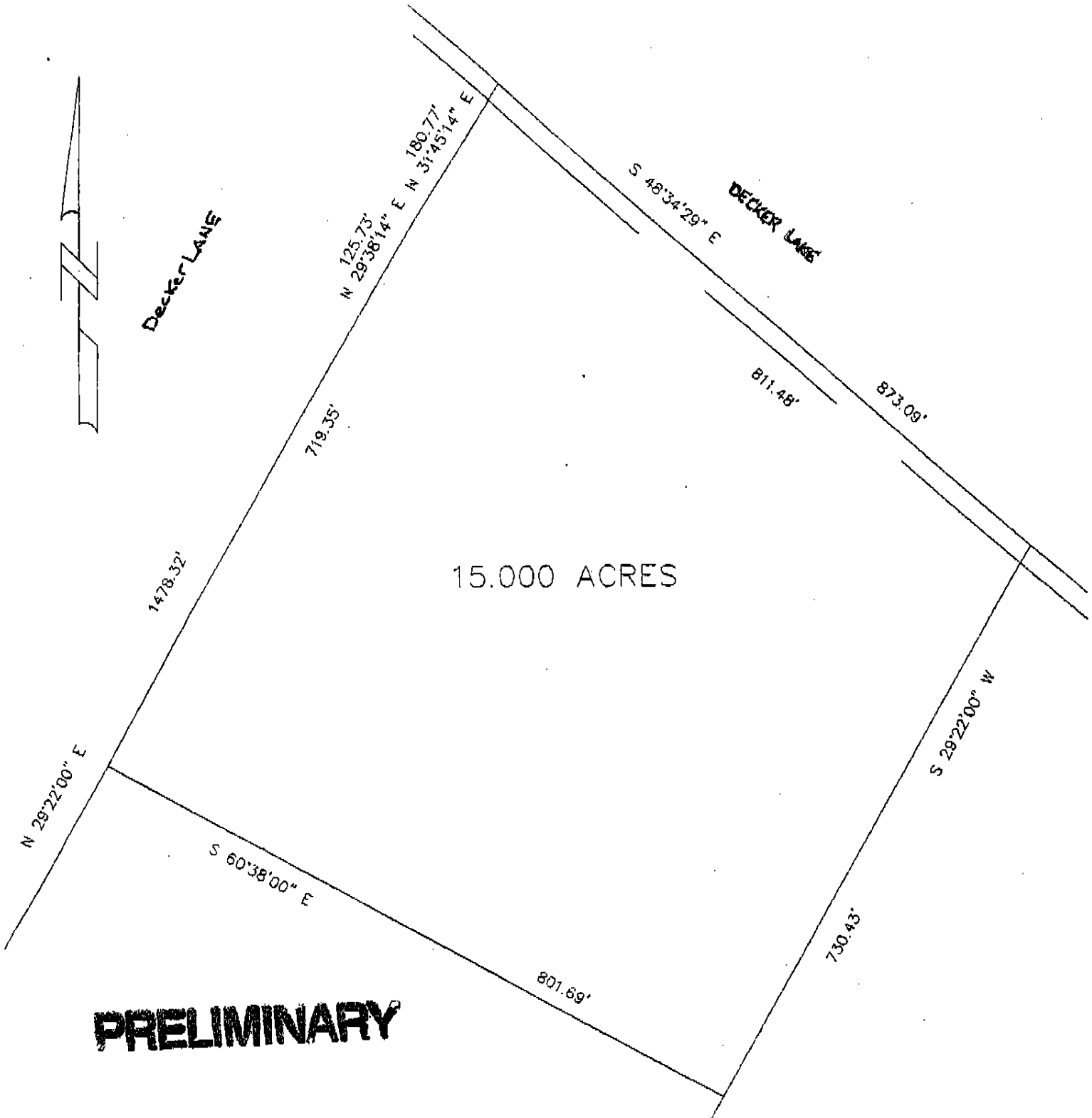
Get Google Maps on your phone



Text the word "GMAPS" to 466453



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AUSTIN WATER UTILITY
Utility Development Services Division
625 East 10th Street, Suite 515
Austin, Texas 78701

(512) 972-0207

fax: (512) 972-0251



October 8, 2007

Debbie Andrews, Realtor
The Dave Murray Team
Coldwell Banker United, Realtors
dandrews@cbunited.com

Re: Assessment of water and wastewater service for 9104 HOG EYE RD
TCAD ID#('0210410104', '0210410107', '0210410108', '0210410106')

Dear Ms. Andrews:

The property at 9104 HOG EYE RD consists of the property described as: TCAD ID#('0210410104', '0210410107', '0210410108', '0210410106'). The property elevation contours can be seen in the attached map. The property is within the Central North pressure zone, the ELM drainage basin, Grid P23, P24, Q23, Q24, and the Service Area of the Austin Water Utility. Wastewater flows are part of the GILLELAND WW basin.

The tract appears to be near a 12-inch water line (Project 84-0638) in DECKER LN, a proposed 12-inch water line (Project 2007-0781) in NELSON OAKS DR, and a proposed 8-inch water line (Project 2007-0781) in ELFEN WAY. Water Pressure Calculations for these lines are provided below:

Pressure Calculation Results

12-inch water line in DECKER LN	MINIMUM	TYPICAL	MAXIMUM
HGL (ft. above MSL)	690	710	720
Pressure (psi)*	66	75	79
Proposed 12-inch water line in NELSON OAKS DR**	MINIMUM	TYPICAL	MAXIMUM
HGL (ft. above MSL)	690	710	720
Pressure (psi)*	60	69	73
Proposed 8-inch water line in ELFEN WAY**	MINIMUM	TYPICAL	MAXIMUM
HGL (ft. above MSL)	690	710	720
Pressure (psi)*	60	69	73

*HGLs and pressures are roughly approximated and not guaranteed. The HGL or pressure in a given zone could vary significantly from this range. Field testing in conjunction with water model analysis is the best source of HGL and pressure information. HGLs can vary significantly especially at remote locations in the water distribution system and near pump station locations. Values do not reflect fire flow conditions.

**Data for proposed 12-inch and proposed 8-inch water line are based on nearest available data.

The property appears to be near an 8-inch Gravity Wastewater Line (Project 2005-0588) in LOYOLA LN. The manhole (Unit ID 207183) on this line appears to have an approximate elevation of 564 feet and is shown to have an approximate depth of 9.8 feet.

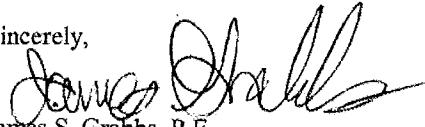
Service Extension Requests may be required for future water service and may be required for future wastewater service.

This assessment reflects the best information as of this date. Additional water and wastewater information is available at:
<ftp://ftp.ci.austin.tx.us/>

. Actual service delivery will be contingent upon available system capacity at the time an application for Tap and/or Service Extension Request is made and will be subject to all fees, charges, ordinances and policies in effect at that time. Notwithstanding this assessment, service may be reasonably limited by the city if necessary to protect the public health, safety and welfare or for compliance with applicable orders or ruling of the State or Federal Government or any political subdivision having lawful jurisdiction over these matters.

If we can provide additional information, please call me at (512) 972-0304 or email me at: James.Grabbs@ci.austin.tx.us.

Sincerely,


James S. Grabbs, P.E.
Utility Development Services Division
Austin Water Utility

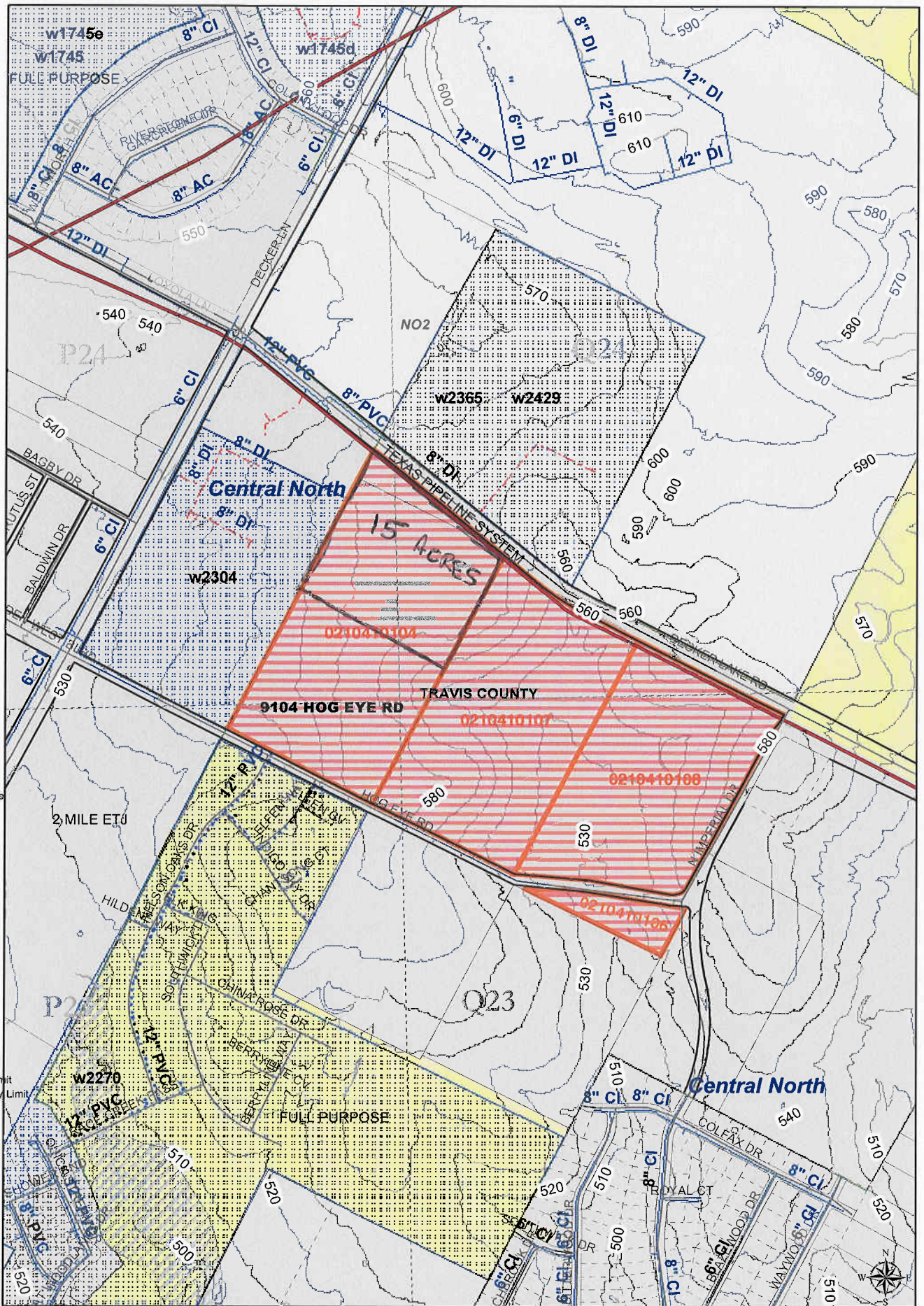
Legend

Water Lines

- <all other values>
- Abandoned Private
- Proposed
- In Service Private
- In Service
- Proposed Private
- TCAO parcels
- GRID

Basemap

- Right of Way Line
- Lot Line
- Double Line
- Parcel boundary
- Highway Lane Lines
- MobHomeLot/Parcel
- MobHomeLease/Prop
- Shrub
- Railroad Tracks
- oreils
- Surfacewater Feature
- Full-purpose City Limit
- Limited-purpose City Limit
- 2 MILE ETJ
- 5 MILE ETJ
- Other City Limit
- Other ETJ
- Limited-purpose City Limit
- Ltd Type
- LTD-PZ
- LTD-PZ CST
- LTD-PZHS
- LTD-PZHS-CST
- Roadplan-Trans
- Roadplan-entire
- SER_Water
- WWWSA
- Contour - 10'
- Pipelines



0 205 410 820 1,230 1,640 2,050 2,460 2,870 3,280 Feet

10/08/2007

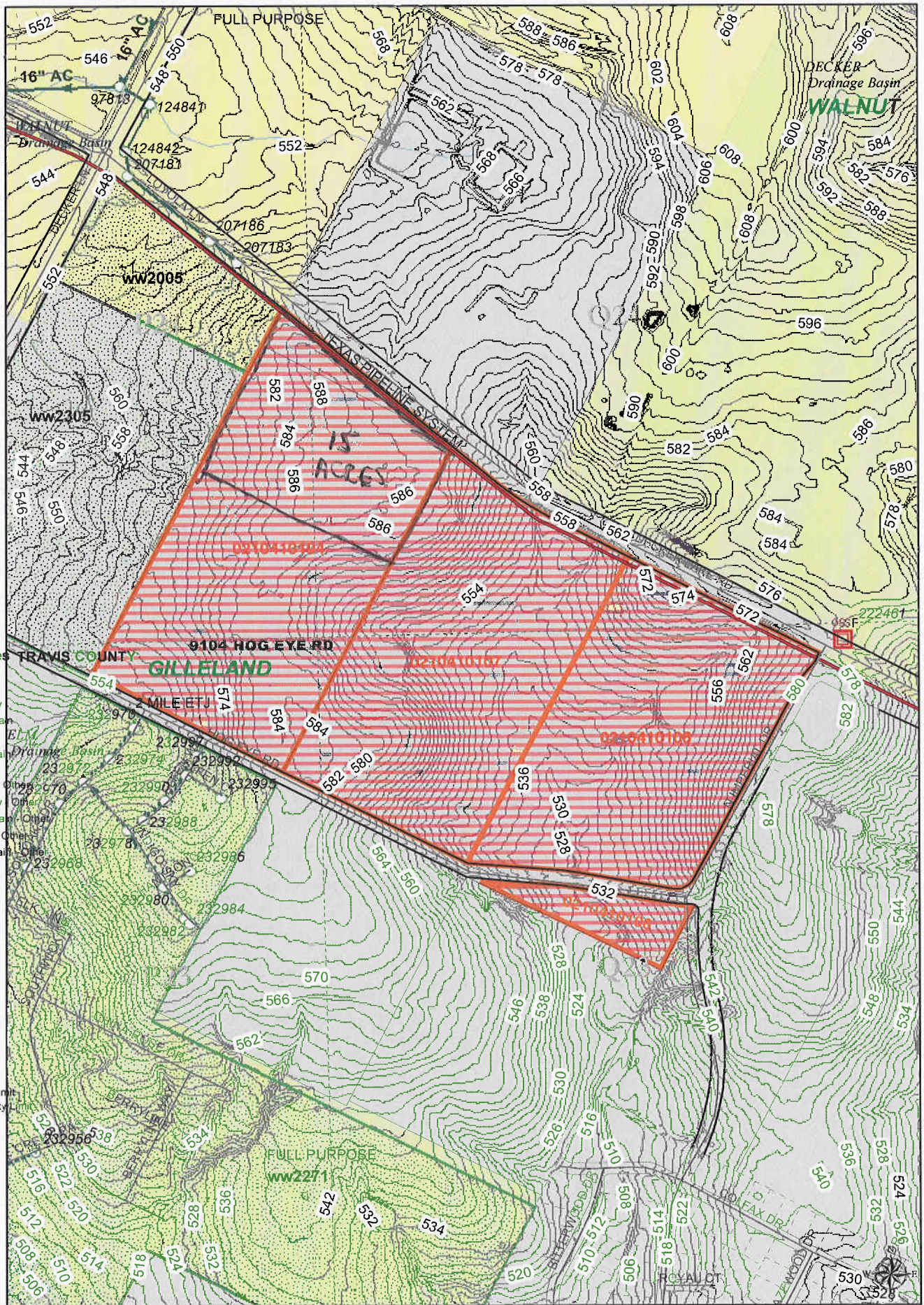
Legend

Wastewater Lines

- <all other values>
- In Service Gravity
- In Service Overflow
- In Service Force Main
- Proposed Gravity
- Proposed Force Main
- Abandoned
- In Service Gravity - Other
- In Service Overflow - Other
- In Service Force Main - Other
- Proposed Gravity - Other
- Proposed Force Main - Other

Basemap

- Right of Way Line
- Lot Line
- Double Line
- Parcel Boundary
- Highway Lane Lines
- Mob-Home/Lot/Parcel
- Mob-Home/Lease/Prop
- Street
- Railroad Tracks
- SER_Wastewater
- Surfacewater Feature
- Full-purpose City Limit
- Limited-purpose City Limit
- 2 MILE ETJ
- 5 MILE ETJ
- Other City Limit
- Other ETJ
- Limited-purpose City Limit
- Ltd Type
- LTD-PZ
- LTD-PZ-CST
- LTD-PZHS
- LTD-PZHS-CST
- floodplain-travis
- floodplain-willamson
- County, JP
- WWSA
- Pipelines
- Contour - 2'



0 162.5 325 650 975 1,300 1,625 1,950 2,275 2,600 Feet

10/08/2007