

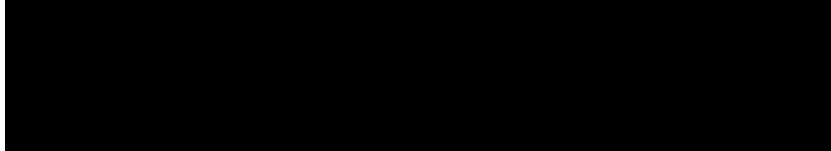


GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:

Andrew Jordan - Principal
TAHI Inspection Services and Greenbelt Structural
512.788.1001
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TBPE Engineering Firm #F-322834
TREC Professional Inspector #9458
TDA (Pest Control) #0702346
TDLR (HVAC) #48637
TDLR (Mold Assessment Consultant) #MAC1423
TSPBE (Plumbing) #132292
Environmental Professional
Professional Building Scientist

Prepared For:



To Whom It May Concern:

TAHI Services and Greenbelt Structural performed a limited assessment at the above noted property. The purpose of the site visit was to conduct a structural investigation to determine current condition and provide additional recommendations with regards to foundation repairs.

Multiple limitations were present and additional issues, both minor and significant, may not be documented in this report or discovered during the assessment of the structure. The assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the assessment and report represent this firm's professional opinion of the overall condition of the structure. This 3rd party assessment and report has been provided to the prospective buyer for the purposes of due diligence and filing of available information. The assessment process and report do not, in any manner, represent a guarantee or warranty of the above mentioned property.



Below is a limited list of information gathered at the time of assessment.

PROJECT REVIEWER

Darren Patrick Bentz, P.E.
Professional Engineer #141000



PROPERTY INFORMATION

<p>Jurisdiction: AUSTIN FULL PURPOSE Zoning: GR, I-RR, LO, LR Council District: 6 County: WILLIAMSON Map Grid: MF38</p>		<p>FULL_STREET_NAME 13740 N US 183 HWY SVRD SB</p> <p>PLACE_ID 300454</p> <p>ZType GR, I-RR, LO, LR</p>	
No. Stories	2	Property Type	Office
Year Built	1990	Property Subtype	Office
Parking Ratio	23.67/1,000 SF	Building Class	C
APN/Parcel ID	R306669	Rentable Building Area	6,567 SF
 <p>1940 Aerials 2021 Aerials 2021 Aerials</p> <p>0 15 30ft 158ft</p>		 <p>1940 Aerials 2021 Aerials 1987 Aerials</p> <p>0 15 30ft 158ft</p>	
2021 (BUILDING L)		1987 (PRIOR TO CONSTRUCTION)	

SITE ORIENTATION:

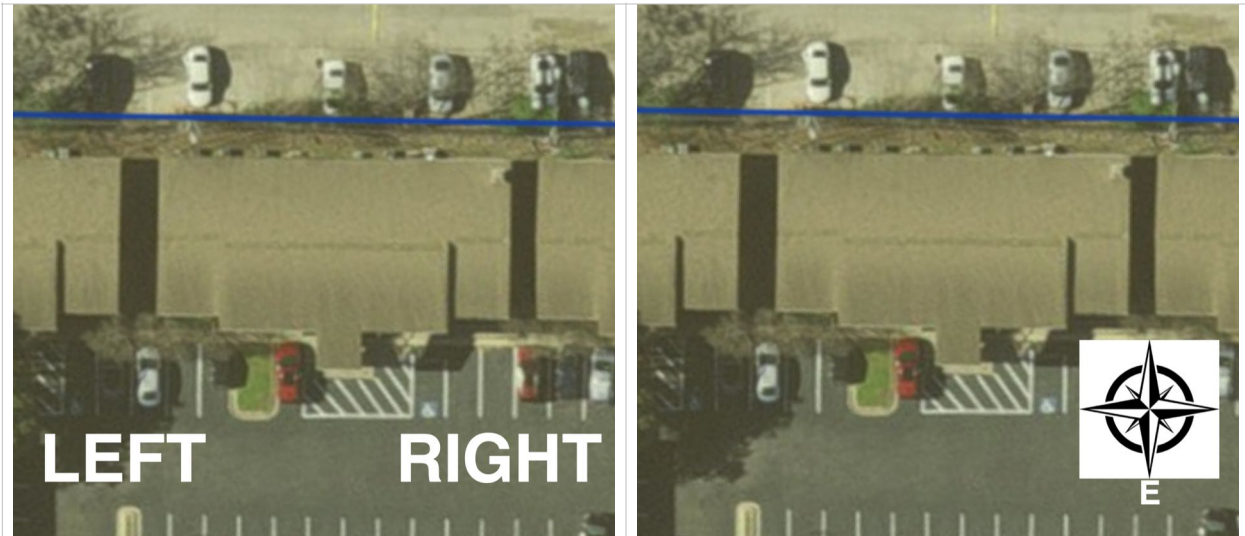
For the purposes of orientation, left and right, when referred herein this report, is always from the vantage point of an individual looking at the front door/walls of the main building.

The front door/walls will be referred to as the east facing side of the building/property.

The back walls will be referred to as the west facing side of the building/property.

The left walls will be referred to as the south facing side of the building/property.

The right walls will be referred to as the north facing side of the building/property.



BBUILDING DESCRIPTION	DETAILS
Building Type	2-story structure within a building complex.
Building Footprint	Appx. 35'x90'
Date of Construction	1990 (According to WCAD)
Building Framing	Assumed to be Standard Stick Build
Exterior Cladding	Stone Masonry (Front/Sides) Wood and Hardie Paneling (Back)
Roof Framing Design	Gable w/ Shingle Covering
Foundation Type	Pier and Beam
Perimeter Foundation Supports	Continuous Concrete Beam Wall (10" Width)
Interior Piers	10" Concrete Sono
Interior Piers (Secondary)	Block and Pad (Located at Mid/Center Section of Foundation)
Beams	2-2x8" Standard Lumber
Joists	2-2x8" Standard Lumber
General Topography	Cross-Gradient / Minimal Grade Slopes Near Subject Building
Drainage Features	Gutters at Front/Back

GENERAL OBSERVATIONS:

Exterior Observations - Front of Building:

The front portion of the building is clad with a stone and cement board. Additional features include access stairs and walkways. The first floor stairs and walkways are constructed of stone and concrete (additional framing may be present at inaccessible areas). Stairs providing access to the 2nd floor are steel framed with concrete treads. The 2nd floor access walkway is wood framed with concrete floor surfaces. Visible cracking and damage to facades and surfaces at the front portion of the building was minimal-moderate in most areas. Stress cracks at stone cladding was most prevalent at or near stairs and columns.

Columns at the right portion of the building appeared visibly out of plumb at the 2nd floor areas.

An appx. 3/4" separation at the right side of the 2nd floor walkway was observed (near walkway intersection with main building wall). Finish material prevented a full investigation of the area of walkway separation, however, we find it reasonable to assume that some degree of structural weakening between walkway/building intersections has occurred.

Exterior Observations - Right Side of Building:

Exterior observations of the stone facade revealed stress cracking at various locations. The highest concentration of visible cracking was located at the right/north side of the structure (see photo details below). Most cracks took a diagonal or stair-step pattern running from various spans at the wall (2x windows and 4x sliding glass doors). Separation of cracks observed at the facade ranged from minor (less than 1/8") to substantial (exceeding 1/4" and up to 1/2").

Exterior Observations - Left Side of Building:

The amount and degree of visible damage to stone facade at the left exterior wall did not appear to be as substantial, however, it should be noted that indicators of previous pointing and other wall repairs was observed in this area. Exterior damage at the left side wall may have been similar to that of the right side wall prior to repair work. A portion of the stone facade at the upper section of the building appeared to have a slight outward bow, however, it could not be determined if the bowing was directly related to structural movement (may have been a common architectural/installation flaw).

Exterior Observations - Back Side of Building:

Due to the finishes at the back walls, observations for structural damage was limited. Minor, non-problematic cracks at the perimeter beam wall was observed at 2-4 locations. No substantial separation of walls/framing was present at window intersection or frieze boards.

Exterior Observations - Grading and Drainage:

Roof gutters and downspouts appear to be the only drainage improvement provided to the building. Due to the generally neutral grade slopes present near the building, we find it reasonable to assume that water pool near or under the building

Interior Observations:

Interior observations were limited to the left most 1st floor unit (all other units locked - no answer when we knocked). Stress cracking at interior drywall was minimal, however, visibly uneven/unplumb floors and door framing was observed at various locations. Door functionality issues due to unplumb framing was verified at several locations.

Crawlspace Observations:

Observations from within the crawlspace took place through 2x entry points (both left and right sides of building). At the time of our site assessment, conditions within the crawlspace were dry. Temperature and humidity levels appeared to be normal. Crawlspace clearance was adequate (18" from grade). Beam spans were estimated to be approx. 15'. Pier spans varied, averaging roughly 10-12', however, longer pier spans were observed at isolated areas. Most sonotube piers were surrounded by concrete "skirts" which appeared to have been added as a secondary pour.

Upon entry at the right side of the building, we observed substantial lifting of the sill plate. The inside edge of the sill was lifted by up to 1 1/2". From our vantage, we did not observe any anchors or other method of connection between the sill and perimeter beam wall. No steel straps or other common connectors were present at interior piers and beams. Evidence of previous shimming and repair/improvements at interior piers and beams was noted. The installation of an additional pier/beam system was present at the mid/center portion of the crawlspace.

Observations from the right side entry point revealed similar conditions, however, sill uplift at the right side was less pronounced. Vertical load stress at various pier/beam intersections was observed at several locations with the most visibly obvious areas being at the front most interior beam near plumbing termination points. Visible deflection of the beam spans was also noted in these areas.

PROPERTY ASSESSMENT FINDINGS AND CONCLUSIONS

Site observations and results of elevation surveys suggest that the building is deflecting at interior locations. The degree of visible building damage due to structural movement may be increased due to a insufficient interior pier support and a lack of proper pier/beam anchorage throughout.

Based on our limited site assessment, it is our professional opinion that current observed conditions and building issues justify the cost and need for further action. Repairs to address foundation issues and correlating building damage should focus on areas that will provide the highest degree of protection from worsening conditions over time, eliminate current safety concerns, and address functionality or other issues having direct negative impact on building occupants.

Foundation work which would likely result in substantial secondary damage to the building or would interrupt occupant business functions for extended times should be avoided or reduced wherever possible. It should be noted that foundation repair and subsequent improvements recommended in this report are not intended to address all areas of damage or flaws observed at the subject building. For the most part, recommendations to address architectural/cosmetic or lower level functional damage occurring due to previous, ongoing, and future settlement or repair is not specified in this report and can be conducted at the discretion of the building/unit owners.

DOCUMENT AND REPAIR PLAN REVIEW

Limited review of the jurisdictional documents related to the property took place. Minimal documents related to the subject building were available for review. It was noted that foundation repair has taken place at proximate buildings within the complex. See attachments for additional details.

Review of a repair plan provided by Quality Foundation Repair took place (see below for details). Recommendations included in the 'Action Items' section below are in addition to the suggested scope of work provided by Quality Foundation Repair all repair work should meet jurisdictional and industry standards. 3rd party evaluation of the project and engineers letters should be provided during/after the repair project.

Quality Foundation Repair

<https://qualityfoundationrepairaustin.com/>

info@qfrtx.com

[\(512\) 363-7769](tel:(512)363-7769)

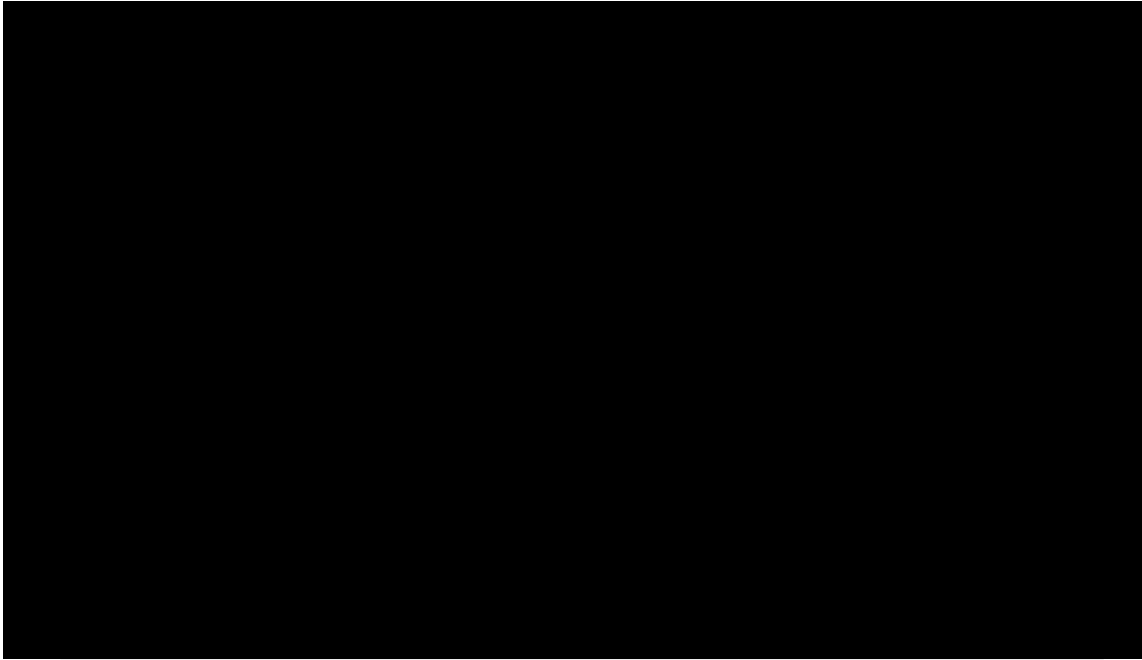
8240 Georgian Drive

Austin, TX 78753



Date

06/15/2023

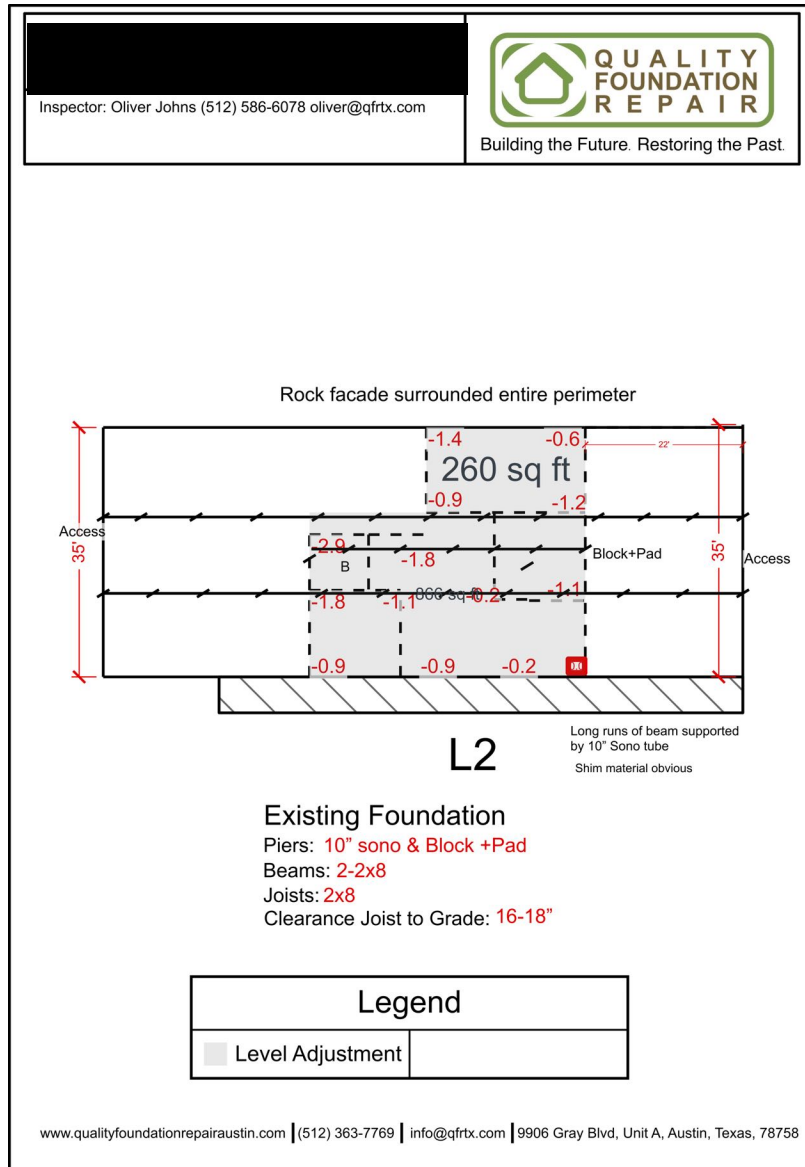


The owner agrees to pay 50% upon signing and 50% upon completion of structural work.

All Fees and Taxes are included in this invoice unless otherwise stated above.

Ask about our In-House Financing!

Detail Plan

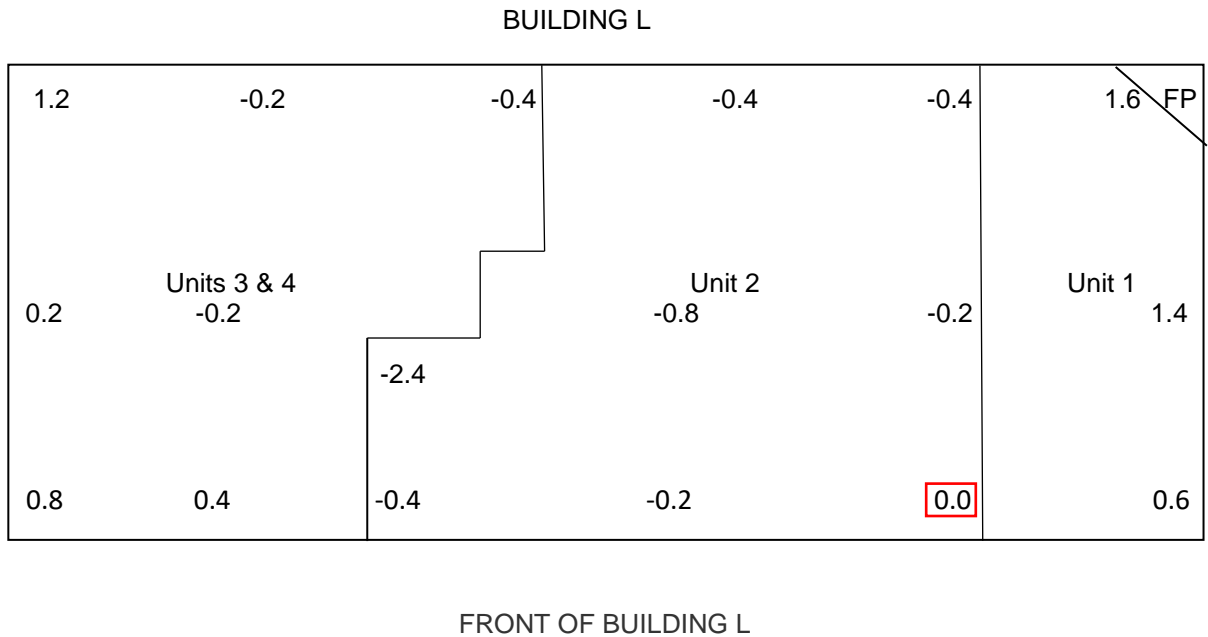


FOUNDATION LEVELNESS SURVEYS

Foundation Level Surveys

The following foundation levelness survey is measured to the nearest 1/10th inch. All readings are the variances from the 0.0 in the read boxes. The surveys showed the overall variances in the levelness of the foundations to be larger than normal parameters for a foundation of this size. Larger than normal variances were also found in relatively short distances between some of the check points.

The drawing is not to scale but is a reasonable facsimile of the building foundation. This drawing should only be used as reference tools:



IDENTIFIED ACTION ITEMS

Provided below is a list of recommended action items discovered during the site visit and property research process. Action items provide additional details and recommendations regarding specific issues or concerns discovered during the inspection process. In many cases, action items are assigned a priority of 'Low', 'Mid', or 'High' to assist the reader in understanding the severity of the concern as it was observed at the time of the site visit. It should be noted that further investigation of any item may reveal additional issues/damage. In such cases, priority may be increased. TAHI/Greenbelt reserves the right to adjust our findings as needed upon receipt of further information.

Description of Priorities

Low Priority:

Includes general recommendations and common, minor issues/concerns. Identified issues and concerns appeared to have minimal impact on the building.

Mid Priority:

Issues/concerns appearing common for a building of the age/type of inspected building/property. Although common, further action is advised to determine if additional, higher priority issues are present, address discovered issues/concerns, and/or prevent worsening conditions.

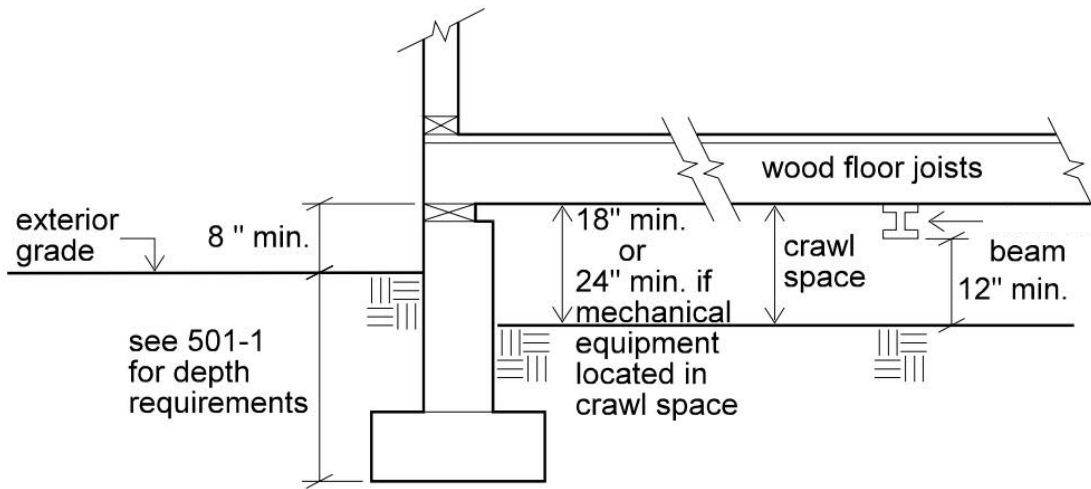
High Priority:

Issues/concerns considered to be of a greater need for further action. High priority issues may have an increased impact on overall building quality and/or are at risk of causing additional damage/issues if not professionally addressed in a timely manner. Items may also be identified as high priority if further action is required to properly verify serviceable condition of primary or life safety equipment.

NOTE: Recommendations included in the 'Action Items' section below are in addition to the suggested scope of work provided by Quality Foundation Repair all repair work should meet jurisdictional and industry standards. 3rd party evaluation of the project and engineers letters should be provided during/ after the repair project.

ACTION ITEM	DESCRIPTION / RECOMMENDATION
2nd Floor Walkway	Priority: High Indicators of stress and possible ledger separation at portions of the 2nd level exterior walkway should be further evaluated in conjunction with foundation repairs. Steps should be taken to ensure any structural weakening which may have occurred (or may occur during the repair process) is professionally addressed.
Foundation Anchorage	Priority: High Uplift of sill plates and increased separation between piers/beams may be occurring due to a lack of adequate anchorage (anchor bolts, straps, etc.). Anchorage improvement should be incorporated into upcoming repair plans. It should be noted that, due to the current degree of sill plate uplift at some areas, fully correcting/eliminating the gap between the plate and beam wall is likely not feasible. In such cases, shimming should take place as needed.

ACTION ITEM	DESCRIPTION / RECOMMENDATION
Dead Load Support	Priority: High Observations of interior walls revealed areas of elevated shifting and functional phenomena (likely a result of insufficient load support). Recommend repair contractor further evaluate the location of interior walls to ensure pier/beam improvements provide continuous load paths throughout (our firm had limited access to interior portions of the building).
Added Interior Pier/Beam	Priority: High Continuation of of the added center pier and beam system or similar improvements (per the direction of the repair contractor) should take place.
Beam Stress Damage	Priority: Mid - High The addition of piers, shims, or other improvements to address interior floor deflection should take place as needed.
Drainage	Priority: Mid Recommend drainage improvements in conjunction with foundation repair. Ensure a proper path of moisture diversion is present throughout the site (divert run-off to impervious coverage at parking or per the direction of a drainage specialist).



GENERAL PIER/BEAM PLAN

SITE VISIT PHOTOS



SUBJECT BUILDING

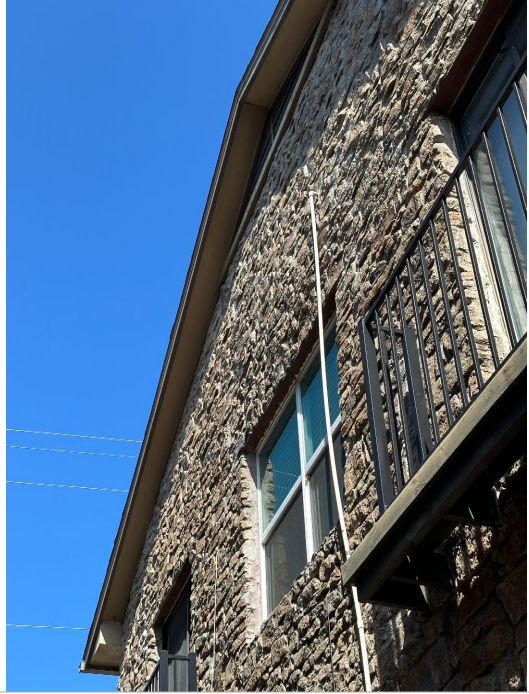
EXTERIOR WALLS



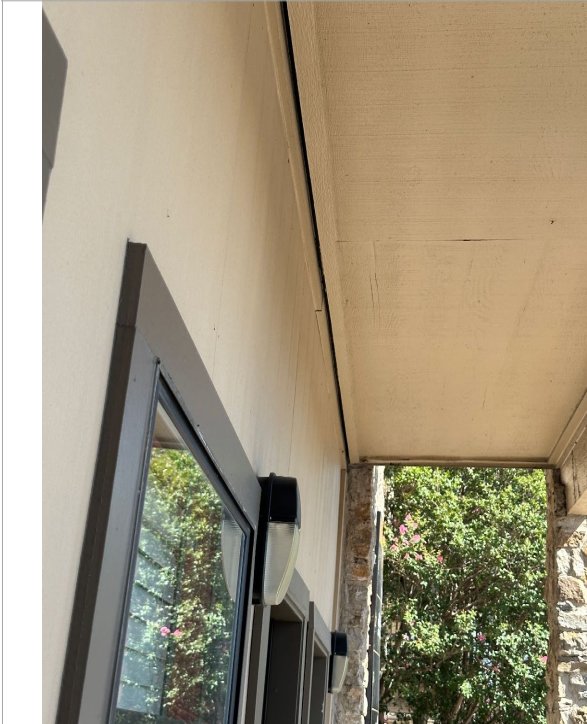








FRONT WALKWAY





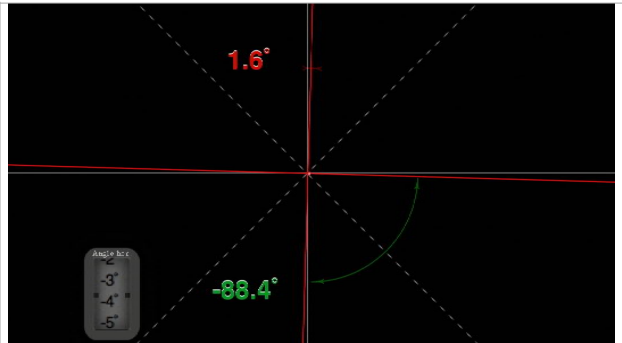
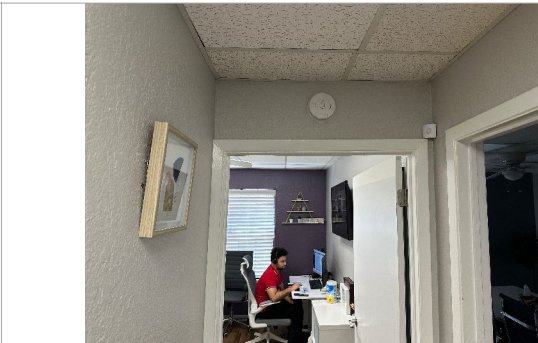
CRAWLSPACE



SILL PLATE UPLIFT



INTERIOR



UNPLUMB DOOR FRAMING



UNEVEN FLOOR SURFACES



DOOR FUNCTIONALITY ISSUES

NOTICE OF LIMITATIONS

LIMITED SCOPE INSPECTION:

The property assessment performed was limited in scope to major structural and mechanical feature (where accessible and inspectable). A full inspection did not take place at the request of the client. Limited assessments and visual checks of non-structural and mechanical items may be included (as a courtesy to the client), however, these inclusions should be considered limited and not construed to be an indication that a full inspection occurred. Possible issues and damage at non-inspected areas should be anticipated and budgeted for.

LIMITED INSPECTION - PLAN FOR MAINTENANCE NEEDS AND UNEXPECTED ISSUES:

Multiple limitations are present during the property inspection process. Non-discovered issues, both minor and significant, may not be documented in this report or discovered during the assessment of the structure. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent your inspector's professional opinion in regards to the general condition of the structure and associated systems. Professional opinions may vary from one individual to the next. The inspection process and report do not represent a guarantee or warranty of any kind.

REQUEST PREVIOUS DAMAGE INFO AND INSURANCE CLAIMS:

Areas of previous damage and repair to the building may not be detectible during the inspection process. Requesting all available information/documentation pertaining to previous damage, insurance claims, permit requests, and repairs is advised. If information regarding previous issues/updates to the property have been provided, please ensure your inspector is made aware of these items prior to the inspection process.

ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:

Reoccurring maintenance checks and updates will be required for all properties. Preparing and following a monitoring and maintenance schedule is imperative to the proper upkeep of any structure. Budgeting for regular maintenance and unexpected repair needs is advised. For additional maintenance information and calendars, please visit: atxinspect.com/client-care

ADDITIONAL NOTES AND HELPFUL LINKS

REFERRAL INFORMATION:

The companies and tradesmen listed below are provided as a courtesy to our clients. No referral fees or compensation to TAHI Services PLLC are offered or accepted for providing this information. TAHI Services does not guarantee the workmanship or professionalism of the below listed companies. All referred companies are vetted and company research is performed prior to inclusion in this list. For a list of trade contractors and service providers, please visit the following link:

atxinspect.com/referral-info

or

atxinspect.com/client-care

HELPFUL LINKS - MAINTENANCE REMINDERS AND SYSTEM INFORMATION:

System and Material Life Expectancy, General Maintenance Advice and Maintenance Calendars:
atxinspect.com/client-care



GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:

TAHI Inspection Services and Greenbelt Structural
512.788.1001
atxinspect.com
TBPE Engineering Firm #F-322834
TREC Professional Inspectors
TDA Applicators and Technicians
TDLR (HVAC) Technicians
TDLR Mold Assessment Consultants
Environmental Professionals
Professional Building Scientists

To Whom It May Concern:

TAHI Services and Greenbelt Structural performed a limited research of the property listed below. The purpose of the research was to gather additional information prior to and/or after our site visit. Documents discovered during our research process are attached below. This document has been provided as a courtesy to our clients. This information is not complete, fully vetted, or directly connected to the information provided in your official inspection report.

NOTE: The information gathered should be considered limited and cursory. Further investigation to verify the findings included below may be required.

PROPERTY DATA PACKET

TAHI Inspections PLLC
and Greenbelt Structural Services
512.788.1001
www.atxinspect.com

General Information

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **No Future Land Use Map**

Regulating Plan: **No Regulating Plan**

Zoning: **GR, I-RR, LO, LR**

Zoning Cases: [C14-2014-0195](#)
[C14-99-2112](#)

Zoning Ordinances: **000309-103**
[19990225-070b](#)
[20080320-011](#)
[20150226-058](#)
[911219-N](#)

Zoning Overlays:

Infill Options: --

Neighborhood Restricted Parking Areas: **Anderson Mill Neighborhood Assn.**

Mobile Food Vendors: **Anderson Mill NA**

Historic Landmark: --

Urban Roadways: **No**

Zoning Guide

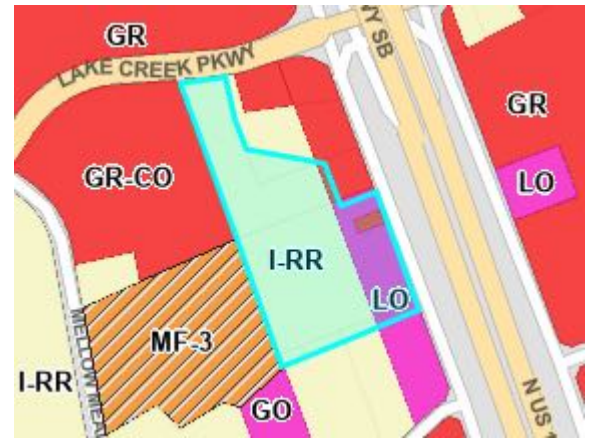
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
 FEMA Floodplain: **No**
 Austin Watershed Regulation Areas: **SUBURBAN**
 Watershed Boundaries: **Lake Creek**
 Creek Buffers: **No**
 Edwards Aquifer Recharge Zone: **NORTH**
 Edwards Aquifer Recharge Verification Zone: **No**
 Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

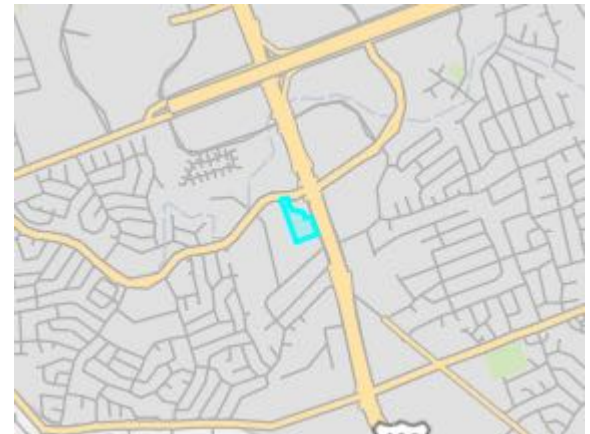
Jurisdiction: **AUSTIN FULL PURPOSE**
 Council District: **6**
 County: **WILLIAMSON**
 School District: **Round Rock ISD**
 Community Registry: **Anderson Mill Neighborhood Association, Friends of Austin Neighborhoods, Long Canyon Homeowners Assn., Mountain Neighborhood Association (MNA), Neighborhood Empowerment Foundation, SELTexas, Sierra Club, Austin Regional Group**



Zoning Map



Imagery Map



Vicinity Map



City of Austin

WATERSHED PROTECTION

FLOODPLAIN INFORMATION REQUEST FORM

FEMA Flood Zone*: X	COA Flood Zone**: X
Community Number: 480624	
Panel Number: null	COA 25-Year Flood Elevation**: NaN
Effective Date: 12/31/1969	COA 100-Year Flood Elevation**: NaN
FEMA 100-Year Elevation*: NaN	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
FEMA 500-Year Elevation*: NaN	
Comments: null	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843 **Mailing Address:** PO BOX 1088 Austin, TX 78767-1088

E-mail: floodpro@austintexas.gov Attn: Floodplain Office, Watershed Protection Dept.-11th Floor,

* The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A, AE, AO, or AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.

** The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel’s floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit

<http://www.floodsmart.gov/floodsmart/>

National Flood Hazard Layer FIRMette



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS

	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

GENERAL STRUCTURES

	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect

OTHER FEATURES

	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped

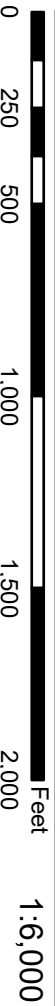


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

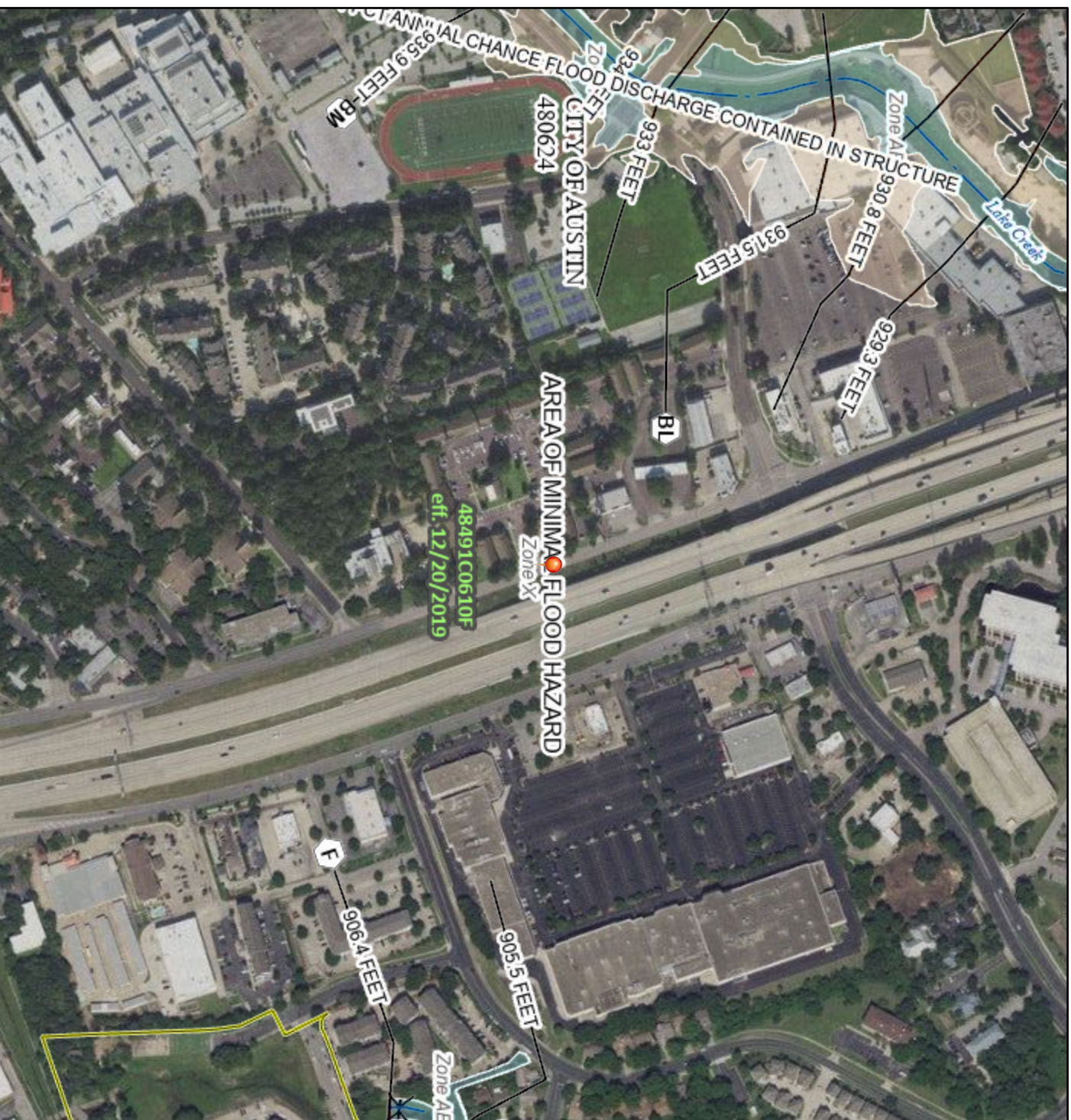
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/11/2023 at 10:39 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undrizzled areas cannot be used for regulatory purposes.



97°47'19"W 30°27'18"N

97°47'57"W 30°27'49"N





Edwards Limestone

Edwards Limestone

State	Texas (/geology/state/state.php?state=TX)
Name	Edwards Limestone
Geologic age	Early Cretaceous
Lithologic constituents	<p>Major Sedimentary > Carbonate > Limestone (Bed)</p> <p>Minor Sedimentary > Carbonate > Dolostone (Bed)</p> <p>Incidental Sedimentary > Chemical > Chert (Bed)</p>

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	1	Concrete
1	4	Sandy clay, medium brown, slightly moist, moderate plasticity
4	7	Limestone

Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	2	Top Soil
2	45	Caliche & Lime
45	105	Blue Lime
105	265	White lime & Fractures
285	460	Gray & Brown Lime
460	645	Gray Lime
645	760	Light Gray Lime
760	840	Dark Brown Lime

2023 GENERAL INFORMATION

2023 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$4,415,090
Land Agricultural Market Value	\$0
Total Land Market Value	\$4,415,090

[Print property information](#) Total Market Value \$4,415,090

ASSESSED VALUE

Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$4,415,090
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$4,415,090
Homestead Cap Loss	-\$0
Total Assessed Value	\$4,415,090

2023 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
REF- Reference Account		\$0	\$4,415,090	0	0
TOTALS				0	

2023 IMPROVEMENTS

∨ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - F1 - Real, Commercial No 2,861 Sq. Ft \$0

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1990	2,861	\$586,945	∨ Details
2	Open Porch	1990	164	\$8,411	∨ Details
3	Open Porch	1990	72	\$3,693	∨ Details
4	Open Porch	1990	124	\$6,360	∨ Details
5	Asphalt	1990	130,000	\$332,930	∨ Details
6	Land Table Adjustment	-	-	(\$938,339)	∨ Details

2023 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	F1 - Real, Commercial	No	\$4,415,090	\$0	\$0	333,800 Sq. ft
TOTALS						333,800 Sq. ft / 7.662994 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2022	\$73,158	\$3,129,820	\$3,202,978	\$0	\$0	\$3,202,978	\$0	\$3,202,978
2021	\$2,451	\$3,129,820	\$3,132,271	\$0	\$0	\$3,132,271	\$0	\$3,132,271
2020	\$488	\$2,978,780	\$2,979,268	\$0	\$0	\$2,979,268	\$0	\$2,979,268
2019	\$0	\$3,135,558	\$3,135,558	\$0	\$0	\$3,135,558	\$0	\$3,135,558
2018	\$0	\$3,135,558	\$3,135,558	\$0	\$0	\$3,135,558	\$0	\$3,135,558

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/23/1982	CONDO, OFFICE INC	BANK OF THE HILLS OFFICE PARK CONDOMINIUMS	-	





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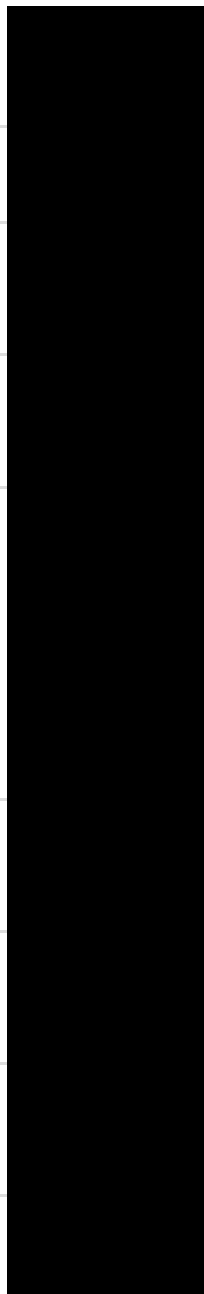
To view permit details, click on the Case/Permit Number

PERMIT INFORMATION

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
1 2022-094380 TP	2022-094380 TP	Front left side of the entrance 22 DBH Dead Arizona ash tree, remove as close to grade as possible without damages to the saws	Commercial /	[REDACTED]	Active	No
2 2022-094378 TP	2022-094378 TP	Front left side of the entrance- 21 DBH Arizona ash tree wit suckers up to 3Ft from the base of the tree, remove as close to grade as possible without damages to the saws.	Commercial /	[REDACTED]	Active	No
3 2022-094371 TP	2022-094371 TP	24 DBH dead Live oak tree located in	Commercial /	[REDACTED]	Active	No

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
		the middle of building N & M remove as close to grade as possible without damages to the saws.				
4	2020-121126 PP	remodel	Commercial / Repair		Application complete	No
5	2020-120304 PP	remodel	Commercial / Repair		Application complete	No
6	2020-120299 PP	Remodel	Commercial / Repair		Application complete	No
7	2020-109036 PP	2020-109036 PP Interior remodel to existing office (Unit 4).	C-1000 Commercial Remodel / Remodel		Final	Yes
8	2020-109036 EP	2020-109036 EP Interior remodel to existing office (Unit 4).	C-1000 Commercial Remodel / Remodel		Final	Yes
9	2020-109035 EP	2020-109035 EP Interior remodel to existing office (Unit 3).	C-1000 Commercial Remodel / Remodel		Final	Yes
10	2020-109036 BP	2020-109036 BP Interior remodel to existing office (Unit 4).	C-1000 Commercial Remodel / Remodel		Final	Yes
11	2020-109035 BP	2020-109035 BP Interior remodel to existing office (Unit 3).	C-1000 Commercial Remodel / Remodel		Final	Yes
12	2020-108270 PR	2020-108270 PR Interior remodel to existing offices	C-1000 Commercial Remodel / Remodel		Approved	Yes

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
13	2020-017209 DA	DA-2020-0120	Approved Exemption	Site Plan Determination/Exemption /	Review Completed	No
14	2019-057277 EP	2019-057277 EP	Installing interior Retrofit lighting	Commercial / Repair	Final	No
16	2016-148753 W	2016-148753 WW		Wastewater / Residential	Connected	Yes
18	2016-144523 EP	2016-144523 EP	Interior Remodel to Existing Admin office	C-1000 Commercial Remodel / Remodel	Final	Yes
19	2016-144521 EP	2016-144521 EP	Interior Remodel to Existing Admin office	C-1000 Commercial Remodel / Remodel	Final	Yes
20	2016-144523 BP	2016-144523 BP	Interior Remodel to Existing Admin office	C-1000 Commercial Remodel / Remodel	Final	Yes



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PERMIT INFORMATION

	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
21	2016-144521 BP	2016-144521 BP	Interior Remodel to Existing Admin office	C-1000 Commercial Remodel / Remodel		Final	Yes
22	2016-143514 PR	2016-143514 PR	Interior Remodel to Existing Admin office	C-1000 Commercial Remodel / Remodel		Approved	Yes

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
30	2015-100676 BP	2015-100676 BP	Certificate of Occupancy ONLY for Medical Office use - no remodel.	C-1000 Commercial Remodel / Remodel		Final Yes
31	2015-084726 PR	2015-084726 PR	Certificate of Occupancy ONLY for Medical Office use - no remodel.	C-1000 Commercial Remodel / Remodel		Approved Yes
32	2015-054415 EP	2015-054415 EP	Install interior retrofit lighting to existing commercial only.	Commercial / Remodel		Final No
33	2015-045208 DA	DA-2015-0294	DENIED EXEMPTION	Site Plan Determination/Exemption /		Agreed No
34	2014-111416 PP	2014-111416 PP	repair leak on main water yard line to existing commercial bldg only	Commercial / Repair		Final No
35	2014-076485 BP	2014-076485 BP	Remodel to existing Admn/Bus Office Bldg to repair balcony, foundation and FOR EXPIRED PERMIT 2013-063516-BP	C-1000 Commercial Remodel / Remodel		Final Yes
36	2014-076137 PR	2014-076137 PR	Remodel to existing Admn/Bus Office Bldg to repair balcony, foundation and FOR EXPIRED PERMIT 2013-063516-BP	C-1000 Commercial Remodel / Remodel		Approved Yes

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
37	2013-063516 BP	2013-063516 BP Foundation repairs to existing Admin/Bus/Prof Office	C-1000 Commercial Remodel / Repair	[REDACTED]	VOID	Yes
38	2013-058580 PR	2013-058580 PR Foundation repairs to existing Admin/Bus/Prof Office	C-1000 Commercial Remodel / Repair	[REDACTED]	Approved	Yes
39	2013-046854 EP	2013-046854 EP Interior Remodel to existing Admn/Bus/Prof Offices.	Commercial / Remodel	[REDACTED]	Final	Yes
40	2013-040044 BP	2013-040044 BP Interior Remodel to existing Admn/Bus/Prof Offices	C-1000 Commercial Remodel / Remodel	[REDACTED]	Final	Yes

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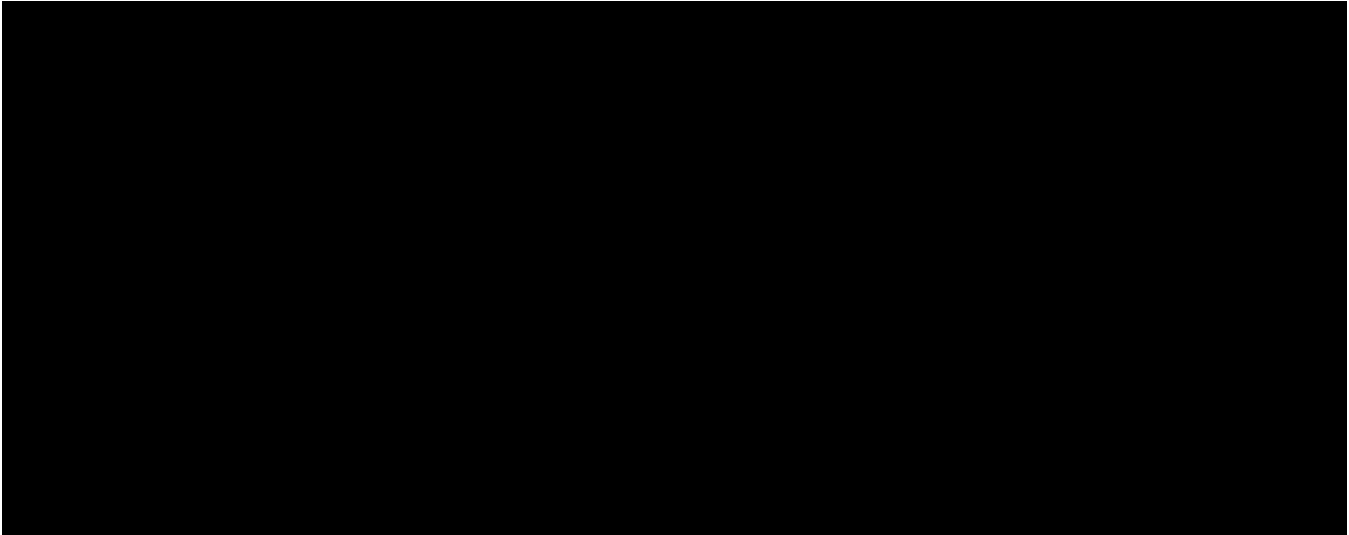
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To view permit details, click on the Case/Permit Number

PERMIT INFORMATION

	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
61	1988-005022 EP	8816115	Repair Electric Meter Base	Commercial / Remodel	[REDACTED]	Final	Yes
62	1988-006928 EP	8806230	Electric Only	Commercial / Remodel		Final	Yes
63	1988-006927 EP	8806229	Electric Only	Commercial / Remodel		Final	Yes
64	1988-000939 EP	8804481	Remodel Psychologist Office	C-1000 Commercial Remodel / Remodel		Final	Yes
65	1987-014448 EP	8705507	Replace Electric Service - Comm	Commercial / Remodel		Final	Yes
66	1985-007466 EP	8517233	Loop For Cable	Commercial / Remodel		Final	Yes
67	1989-006487 MP	8912355	Remodel Exist Medical Office	C-1000 Commercial		Final	Yes

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
			Remodel / Remodel			
68	1988-005022 MP	8816115	Repair Electric Meter Base	Commercial / Remodel	Final	Yes
69	1988-006928 MP	8806230	Electric Only	Commercial / Remodel	Final	Yes
70	1988-006927 MP	8806229	Electric Only	Commercial / Remodel	Final	Yes
71	1988-000939 MP	8804481	Remodel Psychologist Office	C-1000 Commercial Remodel / Remodel	Final	Yes
72	1987-014448 MP	8705507	Replace Electric Service - Comm	Commercial / Remodel	Final	Yes
73	1985-007466 MP	8517233	Loop For Cable	Commercial / Remodel	Final	Yes
74	1980-G08317 W	G08317		Water / Commercial	Expired	Yes
75	1989-006487 BP	8912355	Remodel Exist Medical Office	C-1000 Commercial Remodel / Remodel	Final	Yes
76	1988-000939 BP	8804481	Remodel Psychologist Office	C-1000 Commercial Remodel / Remodel	Final	Yes
77	1982-003624 BP	8206451	7 Bldg One Sty Cedar,Rock Frm	C- 327 Stores & Customer Services / New	Final	Yes



At the request of Ron Doyle, LCOP Board President, we have completed our limited observations of the walkway and stone column remediation for Building M at the Lake Creek Office Park complex.

The remediation was performed by Reconstruction Experts based on our Walkway/Column Remediation Plan for Building M sealed May 28, 2014 with subsequent revision on June 19th and July 8, 2014. Based on MLAW's limited observations, the work had been completed in substantial compliance with the structural intent of MLAW's recommendations and approved changes with the following exceptions:

- The railing attachment is not in compliance with our remediation plans. However, Reconstruction Experts has conducted a field load test that demonstrated that the railing is able to withstand a 250 pound lateral point load.
- No vertical expansion joints were installed in the stonework. As such, unsightly cracking may occur in the work.

The stonework on the exterior walls and the foundation work perform on Building M were not in the scope of these inspections or this remediation plan.

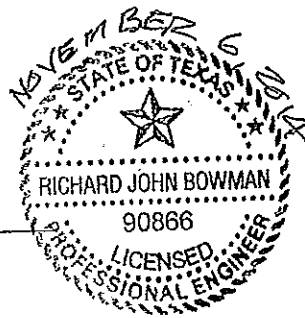
Due to the limited nature of MLAW's observations, this letter is not intended to relieve the contractor of liability if future defects in their work are identified. Thank you for the opportunity to be of service. If you have any questions feel free to call.

Sincerely,

MLAW
ENGINEERS
Firm Registration F-002685



Richard J. Bowman, P.E.



cc: Ron Doyle, LCOP Board President
Will Kemp, Reconstruction Experts

Dear Ms. Baker:

At your request MLAW has performed limited observations of the foundation framing and masonry veneer remediation of Building M at the Lake Creek Office Park in Austin, Texas. The remediation was performed by Reconstruction Experts based on the following:

- "Masonry Veneer Remediation Plan for Buildings M & T" sealed by Dean R. Read, P.E. on February 26, 2013. While the veneer remediation plan applied to both Buildings M & T, no remediation of Building T has been performed at this time.
- "Lake Creek Office Park Building M" sealed by Dean R. Read, P.E. sealed on August 20, 2013 with revision on September 26, 2013.

MLAW's observations occurred between September 2013 and September 2014 and included the following:

- Verifying the footing bearing conditions
- Pre-pour inspections of the concrete footings supporting the foundation
- Framing inspections of the foundation framing
- Pre-pour inspections of the new footings supporting the stone masonry veneer

Based on MLAW's limited observations, the work was performed in general compliance with MLAW's recommendations and approved changes with the following exceptions:

- Weather resistive barrier and flashing installation
- Masonry veneer construction

Due to the limited nature of MLAW's observations, this letter is not intended to relieve the contractor of liability if future defects or omissions are identified in their work.

Thank you for the opportunity to be of service. If you have any questions feel free to call.

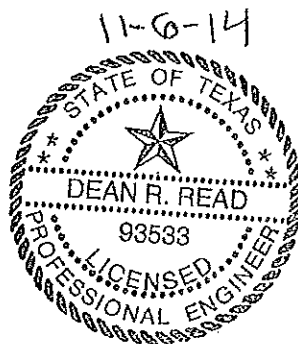
Sincerely,

MLAW
FORENSICS, INC.

Texas Registered Engineering Firm F-15955



Dean R. Read, P.E.



cc: Will Kemp, Reconstruction Experts
Ron Doyle, Lake Creek Office Park Board President