### THE VILLAGE OF SAN LEANNA AGENDA

Special Board of Aldermen Public Meeting Saturday, July 29, 2023 1:30 pm – Community Center – 11906 Sleepy Hollow Rd

### A. MEETING CALLED TO ORDER

Roll call

### B. ITEMS SCHEDULED FOR ACTION

- 1. Discussion and possible action to authorize the purchase of an approximately 0.46 acre parcel of unimproved real property located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652 in the amount of \$260,000.00 for public
- 2. Discussion and possible action to approve Resolution 23-004, authorizing Mayor Molly Quirk to take all actions and sign all documents necessary to carry out the City's purchase of the property located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652.
- 3. Consideration of adoption of amended budget for FY 2022-2023, by Resolution 23-005.

### C. ADJOURNMENT

## \*\* ALL ITEMS SPECIFICALLY MENTIONED SEPARATE FROM EXECUTIVE SESSION MAY HAVE ACTION TAKEN \*\*

The Board of Aldermen of the Village of San Leanna reserves the right to adjourn into executive session at any time to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

Posted	July 26, 2023
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Rebecca Howe, Cit	y Administrator

11904 Sleepy Hollow Ln.

### PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

Manchaca

11-07-2022

### **AMENDMENT**

TX(Street Address and City)

### TO CONTRACT CONCERNING THE PROPERTY AT



78652

(1) The Sales Price in Paragraph 3 of the contract is:  A. Cash portion of Sales Price payable by Buyer at closing	the contract, Seller, at Seller (Notice: Paragraph 7 of the transfer of warranties of repairs and the attached list, will be pairs by Buyer.  for an extension of the before 5:00 p.m. of the will will not be credited which the Option Fee was paid annot obtain Buyer Approval a 20 .	r at closing	e payable by Buyed in the contract.  B)  Ind treatments othe following repairs of the contract is characters and treatments and treatments and treatments are the contracters. This dright to terminate written notice to Sinancing Addendu	tion of Sales Price nancing described te (Sum of A and E to any repairs and half complete the verns the completi ents.)  Paragraph 9 of the in Paragraph 12A lender required re aid Seller an addit right to te  Price. es the unrestricted r Buyer to give withe Third Party Fin	A. Cash portion B. Sum of finan C. Sales Price (1)  (2) In addition to a expense, shall contract govern and treatments  (3) The date in Par (4) The amount in (5) The cost of lenses follows: \$
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replaces TREC No. 39-8.

P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov ) TREC No. 39-9. This form

### LAND APPRAISAL REPORT File No.: 23-0724-01

	Property Address: 11904 Sleepy Hollow Rd	City: Manchaca	State: TX Zip Code: 78652
	County: Hays Leg	Description: Lot 56, San Leanna Estates	
C	Assessor's Parcel #: 350996	Tax Year: 2022 R.E. Taxes: \$ 3,72	
빌	Market Area Name: The Village of San Leanna	Map Reference: 12420	Census Tract: 0024.07
SUBJECT	Current Owner of Record: Paul Hyman, Jr	Borrower (if applicable):	
၂တ	Project Type (if applicable): PUD De Minimis PUD		HOA: \$ per year per month
	Are there any existing improvements to the property?	Yes If Yes, indicate current occupancy: Owr	ner 🗌 Tenant 🔀 Vacant 🔲 Not habitable
	If Yes, give a brief description: Vacant SFR Lot with p	blic water and electricity available	
	The surround this constitute development of	Made Male Card Card Card Card Card Card Card Card	
		Market Value (as defined), or other type of value (describe)	
ᆫ	This report reflects the following value (if not Current, see comments		Retrospective Prospective
ASSIGNMENT	Property Rights Appraised: Fee Simple Leasehold	Leased Fee Other (describe)	
ĮΞ	Intended Use: The Client's Purchasing Process		
5			
SS	Intended User(s) (by name or type):  The Client, and Client	nt's representatives only.	
ĕ			
	Client: Village of San Leanna	Address: 11906 Sleepy Hollow Rd, Manchac	
	Appraiser: Dan Birchman	Address: 3050 Tamarron Blvd, #6203, Austin	
	Characteristics		esent Land Use Change in Land Use
	Location: Urban Suburban Rural	Occupancy PRICE AGE One-U	Jnit 100 % X Not Likely
	Built up:	25% Nowner \$(000) (yrs) 2-4 U	nit % Likely * In Process *
	Growth rate: Rapid Stable Slow	Tenant 500 Low 10 Multi-	Unit % * To:
	Property values: Increasing Stable Declin		n'I %
	Demand/supply: Shortage In Balance Over S		%
	Marketing time: Vunder 3 Mos. 3-6 Mos. Over 6		%
		Factors Affecting Marketability	~1
AREA DESCRIPTION	Item Good Average	air Poor N/A <u>Item</u>	Good Average Fair Poor N/A
ĮĔ	Employment Stability	Adequacy of Utilities	
I₩	Convenience to Employment	Property Compatibility	
ပ္တ	Convenience to Shopping	Protection from Detrimental Conditions	
	Convenience to Schools	Police and Fire Protection	
₹	Adequacy of Public Transportation	General Appearance of Properties	
	Recreational Facilities	Appeal to Market	
-		Appeal to Market	
lΘ	Market Area Comments:		
MARKET	This "primary" markekplace appears to have entered		racter, and after experiencing
Įξ	significant price declines within the 2022 year mark	etplace.	
	Dimensions: roughly: 100ft by 200ft	Si	ite Area: 20,000sf
	Zoning Classification: Single-Family Dwelling District	Description: SFR per zor	ning district No.13-001
			•
	[	present improvements comply with existing zoning requirements?	Yes No No Improvements
	Uses allowed under current zoning: single family detac	ed residential property	
	Are CC&Rs applicable? ☐ Yes 🔀 No ☐ Unknown	ave the documents been reviewed? Yes 🔀 No Grou	ind Rent (if applicable) \$ /
	Comments:		
	Highest & Best Use as improved: Present use, or	ther use (explain) Single Family Residential improve	ement is the "Most Probable Use"
	of the "As Is" property.		
	Actual Use as of Effective Date: vacant lot	Use as appraised in this report: Va	acant lot
		conomic factors indicate a Most Probable Use is to	improve to a single family property
Ιz	consistent with the surrounding primary marketplac		
I≌			
SITE DESCRIPTION			
Įζ	Utilities Public Other Provider/Description Off-s	e Improvements Type Public Private Fror	ntage 100ft
	Electricity Street		ography level
	Gas W		
ΙË		race Sha	20,00001
0	Sanitary Sewer Curb/0		<u> </u>
	Storm Sewer Sidew		
			UIT
	I	.iyiilo 📙 📙	
	11	de Sac Underground Utilities Other (describe)	
	FEMA Spec'l Flood Hazard Area Yes No FEMA Flood		FEMA Map Date 1/22/2020
		, , , , , , , , , , , , , , , , , , , ,	
		and backs west to SFR property; (2). "Average" si	
	& shape; as compared to the "primary" marketplac		
	& water tower & related facilities; & this location ch		
	(4). Overall, "Fair" (below Average) site character of		e to the close proximity
	of the water tower and Village of San Leanna comm	unity center/οπice (11906 Sleepy Hollow).	
	-		
	1		

Data Source(s): C	oject Sale/Transfer	Δnal	vsis of sale/tranefer his	tory and	or any current	agreement of sale/listin	n' oo oor ti	ne CAD/MLS	
Date:	njoot daid/ Haristoi	Allai	ysis of said/trailsici fils	nory ariu/	or any current	agreement of sale/listin	y. <u>as per u</u>	IE CAD/IVILS	
Price:									
Source(s): CAD/M		-							
2nd Prior Sul Date:	oject Sale/Transfer	-							
Data Source(s): C  1st Prior Sub Date: Price: Source(s): CAD/M 2nd Prior Sub Date: Price:		-							
Source(s):									
FEATURE	SUBJECT PROPER	RTY	COMPARA	ABLE NO.	1	COMPARA	BLE NO. 2	COMPARA	ABLE NO. 3
Address 11904 SI	• •		11302 Circle Dr			600 Redbud Trl		611 Redbud Trl	
	a, TX 78652		Austin, TX 78748	3		Austin, TX 78748		Austin, TX 78748	3
Proximity to Subject Sale Price	\$ 275		0.56 miles N	\$		0.63 miles NE	\$ 255,000	0.58 miles NE	\$ 275.00
Price/	\$ 597,82	6,000		φ	235,000	\$ 879,310.34	\$ 255,000	\$ 639,534.88	
Data Source(s)	CAD;DOM		CAD/MLS;DOM	14		CAD/MLS;DOM	 }	CAD/MLS:DOM	
Verification Source(s)			Realtor/MLS			Realtor/MLS		Realtor/MLS	
VALUE ADJUSTME	NT DESCRIPTION		DESCRIPTION	+	-(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing	0		ArmLth			ArmLth		ACTIVE	
Concessions  Data of Sala/Time	0		Cash	-		Cash		LISTING	
Date of Sale/Time Rights Appraised	07/20/2023		s07/22;c07/22	-	0	s06/22;c07/22	0	Current Fee Simple	
Location	Fee Simple Vkg/San Leann	a	Fee Simple Vkg/San Leanna	+		Fee Simple Vkg/San Leanna		Fee Simple Vkg/San Leanna	
Site Area	0.46		0.42		n	0.29	+25,000		
	Elec/Water		Elec/Water			Elec/Water	23,000	Elec/Water	
Other:	WtrTwr&Center	-	None		-15,000	None	-15,000		-15,00
Other:	None		None			None		None	
				_					
Other: Other: Other: Net Adjustment (Tota				\$	-15,000	<b>X</b> +	\$ 10,000	_ + 🗶 -	\$ -15,00
Not Aujustinont (Tota	ι, πι ψ)			φ	-15,000		Ψ 10,000		φ -15,0C
Adjusted Sale Price (	in \$)			\$	220,000		\$ 265,000		\$ 260,00
Summary of Sales Co	mparison Approach								
PROJECT INFORMA	TION FOR PUDs (if applic	cable)	The Sub	ject is pa	art of a Plannec	I Unit Development.			
Legal Name of Project Describe common ele	t: ements and recreational fac	ilities:							
<del></del>	Sales Comparison Appro		250,000	1					
	THE DIFECT Sales C	omna	ricor Are ' '		nhu as = **	ob gives	ht in this	al outces	
			• •	s the o	nly approa	ch given any weig	ht in this apprais	al outcome.	
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This appraisal is ma		subje	ect to the following con	s the o					
This appraisal is ma	also subject to other Hy	subje	ect to the following con-	s the o	rdinary Assum	nptions as specified i	n the attached adde	nda.	iser's Certification
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### **APPRAISAL OF REAL PROPERTY**



### **LOCATED AT**

11904 Sleepy Hollow Rd Manchaca, TX 78652 Lot 56, San Leanna Estates

### **FOR**

Village of San Leanna Attn: Mayor Molly Quirk 11906 Sleepy Hollow Rd Manchaca, TX 78652

**AS OF** 07-22-2023

### BY

Dan Birchman BAS/Austin 3050 Tamarron Blvd, #6203 Austin, TX 78746 (512) 329-9144 dan@austinappraiser.net

Client	Village of San Leanna		File No.	23-0724-01	
Property Address	11904 Sleepy Hollow Rd				
City	Manchaca	County Hays	State TX	Zip Code 78652	
Annraiser	Dan Birchman				

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I AND APPRAISAL REPORT File No.: 23\_0724\_01

늗	Property Address: 11904 Sleepy Hollow Rd	City: Manchaca State: TX Zip Code: 78652
	County: Hays Legal De:	cription: Lot 56, San Leanna Estates
lب	Assessor's Parcel #: 350996	Tax Year: 2022 R.E. Taxes: \$ 3,724 Special Assessments: \$ 0
lΠ	Market Area Name: The Village of San Leanna	Map Reference: 12420 Census Tract: 0024.07
SUBJECT	Current Owner of Record: Paul Hyman, Jr	Borrower (if applicable):
S	Project Type (if applicable): PUD De Minimis PUD	Other (describe) HOA: \$ per year per month
	Are there any existing improvements to the property?	
	If Yes, give a brief description: Vacant SFR Lot with public	water and electricity available
	The purpose of this appraisal is to develop an opinion of:	et Value (as defined), or other type of value (describe)
	This report reflects the following value (if not Current, see comments):	Current (the Inspection Date is the Effective Date) Retrospective Prospective
l_		Leased Fee Other (describe)
<b>ASSIGNMENT</b>	Florenty highlis Applaiseu.	
Į	Intended Use: The Client's Purchasing Process	
IS	<u>ප</u>	
S	Intended User(s) (by name or type): The Client, and Client's	representatives only.
AS	<b>A</b>	
	Client: Village of San Leanna	Address: 11906 Sleepy Hollow Rd, Manchaca, TX 78652
	Appraiser: Dan Birchman	Address: Address:
Н		
	Characteristics	Predominant One-Unit Housing Present Land Use Change in Land Use
	Location: Urban Suburban Rural	Occupancy PRICE AGE One-Unit 100 % Not Likely
	Built up:	Owner \$(000) (yrs) 2-4 Unit % Likely * In Process *
	Growth rate: Rapid Stable Slow	Tenant 500 Low 10 Multi-Unit % * To:
	Property values: Increasing Stable Declining	Vacant (0-5%) 1,050 High 65 Comm'I %
	Demand/supply: Shortage In Balance Over Supply  Marketing times: Marketing	
	Marketing time: Under 3 Mos. 3-6 Mos. Over 6 Mos	
_	7	Factors Affecting Marketability
Ó	Good Average Fair	Poor N/A <u>Item</u> Good Average Fair Poor N/A
ΙĔ	Employment Stability	Adequacy of Utilities
I₩	Convenience to Employment	Property Compatibility
တ္ကြ	Convenience to Shopping	
lщ	Convenience to Shopping	
	Convenience to Schools	Police and Fire Protection
ШÜ	Adequacy of Public Transportation \( \square\) Recreational Facilities \( \square\)	General Appearance of Properties
본	Recreational Facilities	Appeal to Market
l۳	Market Area Comments:	
MARKET AREA DESCRIPTION	This "primary" markekplace appears to have entered st	ablizing phase of price and supply/demand character, and after experiencing
씸	significant price declines within the 2022 year marketal	
Ž	significant price declines within the 2022 year marketpl	ace.
Н	Dimensions: roughly: 100ft by 200ft	Site Area: 20,000sf
	reaging: recital action	20,000
	Zoning Classification: Single-Family Dwelling District	Description: SFR per zoning district No.13-001
		sent improvements comply with existing zoning requirements? Yes No X No Improvements
	Uses allowed under current zoning: single family detached	residential property
	Are CC&Rs applicable?	he documents been reviewed? Yes 🔀 No Ground Rent (if applicable) \$ /
	Comments:	Totalia italia (ii appliatatia) 4
		use (explain) Single Family Residential improvement is the "Most Probable Use"
	<u> </u>	use (explain) Single Family Residential improvement is the "Most Probable Use"
	of the "As Is" property.	
	Actual Use as of Effective Date: vacant lot	Use as appraised in this report: vacant lot
	Summary of Highest & Best Use:physical, legal, and econ	omic factors indicate a Most Probable Use is to improve to a single family property
Ιz	consistent with the surrounding primary marketplace.	
l≌		
٩		
SITE DESCRIPTION	Utilities Public Other Provider/Description Off-site Im	provements Type Public Private Frontage 100ft
Š	ounties rubic outor riovidor/description on-site in	·
0	Electricity  Street	asphalt Topography level
쁘	<b>□</b> Gas □ □ Width	Size
S	Water Surface	Shape rectangle
	Sanitary Sewer Curb/Gutte	
	Storm Sewer Sidewalk	□ □ View SFR
		· ————
	Multimedia Alley	
	Other site elements:  Inside Lot  Corner Lot  Cul de S	
	FEMA Spec'l Flood Hazard Area 🔲 Yes 🔀 No FEMA Flood Zone	X FEMA Map # 48453C0590J FEMA Map Date 1/22/2020
	Site Comments: (1). This site fronts a public street, and	backs west to SFR property; (2). "Average" site size, landscape, terrain,
		). The Subject lot is just east of; and views, the Village of San Leanna office,
		ter/view is considered significant and adverse to marketability and value.
		peal relative to the subject marketplace; and due to the close proximity
	of the water tower and Village of San Leanna communi	у септет/опісе (ттяло Біверу Нопом).



Data Source(s): CAE									
1st Prior Subject Date:	t Sale/Transfer Ana	alysis of sale/transfer his	story and/or any cur	rent agreement of sale/	listing:	as per th	ne CAD/MLS		
Price:									
Source(s): CAD/MLS	;								
2nd Prior Subjec	t Sale/Transfer								
Date:									
Price:									
Source(s): FEATURE	SUBJECT PROPERTY	COMPARA	ABLE NO. 1	COMP	ARABLE	NO 2	COMPA	ARABLE	NO 3
Address 11904 Slee		11302 Circle Dr	NDEE NO. 1	600 Redbud T		110. 2	611 Redbud T		140. 0
Manchaca,	• =	Austin, TX 7874	8	Austin, TX 78			Austin, TX 787		
Proximity to Subject		0.56 miles N		0.63 miles NE			0.58 miles NE		
Sale Price	\$ 275,000		\$ 235,0		\$	255,000		\$	275,00
Price/ Data Source(s)	\$ 597,826.09			\$ 879,310.			\$ 639,534.8		
Verification Source(s)	CAD;DOM walkthru view	CAD/MLS;DOM Realtor/MLS	14	CAD/MLS;DO Realtor/MLS	IVI 6		CAD/MLS;DOI Realtor/MLS	M 20	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adju		N	+(-) \$ Adjust	DESCRIPTIO	N	+(-) \$ Adjust
Sales or Financing	0	ArmLth	i ( ) $\phi$ riaja	ArmLth	••	Γ() Ψ Λαjαστ	ACTIVE		i ( ) φ riajast
Concessions	0	Cash		0 Cash		0	LISTING		
Date of Sale/Time	07/20/2023	s07/22;c07/22		0 s06/22;c07/22	!		Current		
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			Fee Simple		
Location	Vkg/San Leanna	Vkg/San Leanna	a	Vkg/San Lean	na		Vkg/San Lean	na	
Site Area	0.46	0.42		0 0.29		+25,000			
Other:	Elec/Water	Elec/Water	45.0	Elec/Water		-15,000	Elec/Water		45.00
Other:	WtrTwr&Center None	None None	-15,0	00 None None		-15,000	None None		-15,00
outor.	TAOLIC	NOTIC		TAOTIC			1 10110		
								†	
Net Adjustment (Total, in	\$)	_ + 🗶 -	\$ -15,0	00 🗶 + 🗌	- \$	10,000	+ 🗶 ·	- \$	-15,00
	N FOR PUDs (if applicable	) The Sub	oject is part of a Pla	ned Unit Development.					
Legal Name of Project:	N FOR PUDs (if applicable		oject is part of a Pla	ned Unit Development.					
Legal Name of Project:			oject is part of a Pla	ined Unit Development.					
Legal Name of Project: Describe common eleme	nts and recreational facilities	:	oject is part of a Pla	ined Unit Development.					
Legal Name of Project: Describe common eleme Indicated Value by: Sal	nts and recreational facilities	\$ 250,000	0						
Legal Name of Project: Describe common eleme Indicated Value by: Sal	nts and recreational facilities	\$ 250,000	0			in this apprais	al outcome.		
Legal Name of Project: Describe common eleme  Indicated Value by: Sal Final Reconciliation	nts and recreational facilities es Comparison Approach he Direct Sales Comp	\$ 250,000 parison Approach	0 is the only app			in this apprais	al outcome.		
Legal Name of Project: Describe common eleme  Indicated Value by: Sal Final Reconciliation	nts and recreational facilities es Comparison Approach he Direct Sales Comp	\$ 250,000	0 is the only app			in this apprais	al outcome.		
Legal Name of Project: Describe common eleme  Indicated Value by: Sal Final Reconciliation	nts and recreational facilities es Comparison Approach he Direct Sales Comp	\$ 250,000 parison Approach	0 is the only app			in this apprais	al outcome.		
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**Assumptions & Limiting Conditions** 

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Property	Address: 11904 Sleepy Hollow Rd	City: Manchaca	State: TX	Zip Code: 78652	
Client:	Village of San Leanna	Address: 11906 Sleepy Hollow Rd, Man	chaca, TX 78652		
Appraise	Dan Birchman	Address	$\times\!\!\times\!\!\times\!\!\times\!\!\times$		

File No.: 23-0724-01

### STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) & has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this
  report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report
  because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified
  by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

This is a "Restricted Appraisal Report", and is for the Use (Function) of the Client & the Client's representatives only.



**Definitions & Scope of Work** 

Property Address: 11904 Sleepy Hollow Rd	<sup>City:</sup> Manchaca	State: TX	Zip Code: 78652
Client: Village of San Leanna	Address: 11906 Sleepy Hollow Rd, Manchaca	, TX 78652	
Appraiser: Dan Birchman	Address:	$\times\!\!\times\!\!\times$	

File No.: 23-0724-01

### **DEFINITION OF MARKET VALUE \*:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;
- 2. Both parties are well informed or well advised and acting in what they consider their own best interests;
- 3. A reasonable time is allowed for exposure in the open market;
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
- \* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions
  Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System
  (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS),
  and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS,
  FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

This is a "Restricted Appraisal Report", and is for the Use (Function) of the Client & the Client's representatives only.



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Appraisor: Data Bitchmen   Address:   Appraisor: Data Bitchmen   Address:   Appraisor: Data Certify that, to the best of my knowledge and belief:   The statements of fect contained in this report are true and correct.   The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.   I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.   Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report or the parties involved with this assignment.   I have no plass with respect to the property that is the subject of this report or the parties involved with this assignment.   I have no plass with respect to the property that is the subject of this report or the parties involved with this assignment is subject of this report or to the parties involved with this assignment.   I have no plass with respect to the property that is the subject of this report or the parties involved with this assignment is not contingent upon the development or reporting of a predetermined results.   I have no plass with respect to the property that is the subject or property that is the use of this appraisal in the parties in visit to the property and the property that is the subject or property, and the property and the property in the Uniform Standards of Professional Appraisal Practice that veri neffect at the lime this report was prepared.   I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, hardicap, familial status, or rational origin of the there is the subject property.   I have been prepared in the property and pre		Property Address: 11904 Sleepy Hollow Rd		City: Manchaca	State: TX	Zip Code: 78652
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Company: BAS/Austin Phone: Fax: Phone: Fax: E-Mail: Date Report Signed: O7/25/2023 License or Certification #: TX 1320277 G State: TX Designation: State: Designation: Expiration Date of License or Certification: O3/31/2025 Inspection of Subject: Did Inspect Did Not Inspect (Desktop)  Company: Phone: Fax: E-Mail: Date Report Signed: License or Certification #: State: Designation: Expiration Date of License or Certification #: State: Designation: Expiration Date of License or Certification: Inspection of Subject: Did Inspect Did Not Inspect		Associate Name of State of Sta		Supervisory or		
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### **USPAP ADDENDUM**

File No. 23-0724-01 Borrower Property Address 11904 Sleepy Hollow Rd City State TX Zip Code 78652 County Hays Manchaca I ender Village of San Leanna This report was prepared under the following USPAP reporting option: Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a). Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b). This is a "Restricted Appraisal Report", and is for the Use (Function) of the Client & the Client's representatives only. Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: A 0-180 day "exposure time" is supported by my analysis of recent (resale) sales & listings from within the subject "primary" marketplace. **Additional Certifications** I certify that, to the best of my knowledge and belief: I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. - The statements of fact contained in this report are true and correct. - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this is stated certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance elsewhere in this report). **Additional Comments** (1). In accordance the current USPAP edition the requirement of work history over a three year period must be disclosed prior to acceptance of the assignment (or if discovered after acceptance during the research in the assignment). This appraiser makes it known herein, he has NOT provided Appraisal services, as related to the subject property, within the past 3 years. (2). As defined by the State of Texas, this Appraiser has "not" performed or completed a "Property Inspection". (3). This appraisal may have been completed without the benefit of current professional property inspection(s), a current professional survey, or a professional analysis of legal factors. (4). As defined by the State of Texas, this Appraiser is not a Lawyer, is not a Property Inspector, is not a Structural Engineer, is not an Electrician, is not a Plumber, & is not a Surveyor; as such, this opinion of market value is "subject to" certain & specific unknown & unknowable facts &/or matters related to the subject property which are legal, political, &/or physical which this Appraiser may not be aware of at the time of this appraisal. (5). The Client(s) &/or User(s) of this appraisal must not rely upon this Appraiser to know or determine facts or matters for which he is not an expert, & for which the "State of Texas" does not deem him to be a "Professional" (Trained, Licensed, &/or Certified). APPRAISER: SUPERVISORY APPRAISER: (only if required) Signature: Signature: Name: Dan Birchman Name: Date Signed: Date Signed: 07/25/2023State Certification #: TX 1320277 G State Certification #: or State License #: or State License #: State: TX State: Expiration Date of Certification or License: 03/31/2025 Expiration Date of Certification or License: Effective Date of Appraisal: 07-22-2023 Supervisory Appraiser Inspection of Subject Property: Interior and Exterior Did Not Exterior-only from Street

### **Subject Photos**

Client	Village of San Leanna			
Property Address	11904 Sleepy Hollow Rd			
City	Manchaca	County Hays	State TX	Zip Code 78652
Annraiser	Dan Rirchman			





Front Street





11906 Sleepy Hollow Rd

11906 Sleepy Hollow Rd (viewed from Subject Lot)





11906 Sleepy Hollow Rd (viewed from Subject Lot)

11906 Sleepy Hollow Rd (viewed from Subject Lot)

### **Subject Photos**

Client	Village of San Leanna				
Property Address	11904 Sleepy Hollow Rd				
City	Manchaca	County Hays	State TX	Zip Code 78652	
Appraiser	Dan Birchman				





Properties across from Subject

**Properties across from Subject** 





**Back left Corner - Subject** 

**Back Property Line - Subject** 

### **Comparable Photo Page**

Client	Village of San Leanna			
Property Address	11904 Sleepy Hollow Rd			
City	Manchaca	County Hays	State TX	Zip Code 78652
Annraiser	Dan Rirchman			



### Comparable 1

11302 Circle Dr

Proximity 0.56 miles N
Sale Price 235,000
GLA 4,130
Total Rooms 10
Total Bedrms 5
Total Bathrms 4.1

Location Vkg/San Leanna
View B;GrnBIt;
Site 0.42
Quality Q3
Age 1



### Comparable 2

600 Redbud Trl

 Proximity
 0.63 miles NE

 Sale Price
 255,000

 GLA
 4,312

 Total Rooms
 10

 Total Bedrms
 5

 Total Bathrms
 4.0

Location Vkg/San Leanna
View B;GrnBIt;
Site 0.29
Quality Q3
Age 3



### Comparable 3

611 Redbud Trl

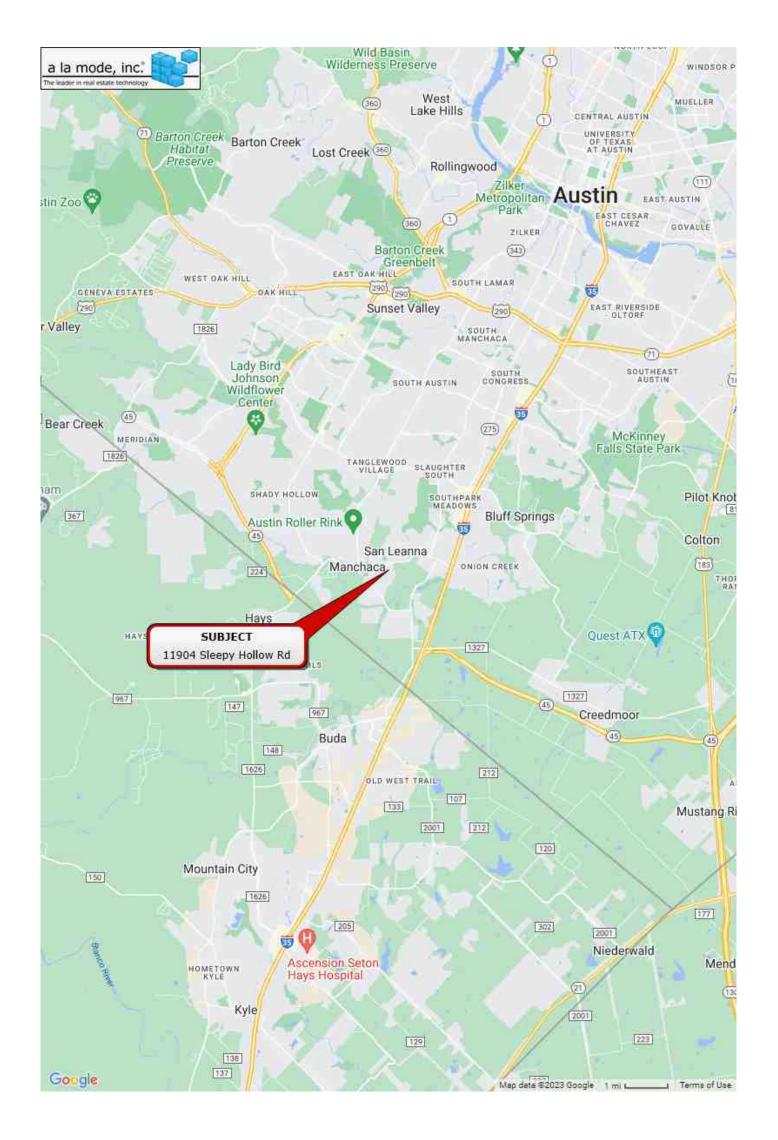
Proximity 0.58 miles NE
Sale Price 275,000
GLA 4,254
Total Rooms 9
Total Bedrms 4
Total Bathrms 4.1

Location Vkg/San Leanna View B;GrnBlt; Site 0.43

Quality Q3
Age 0

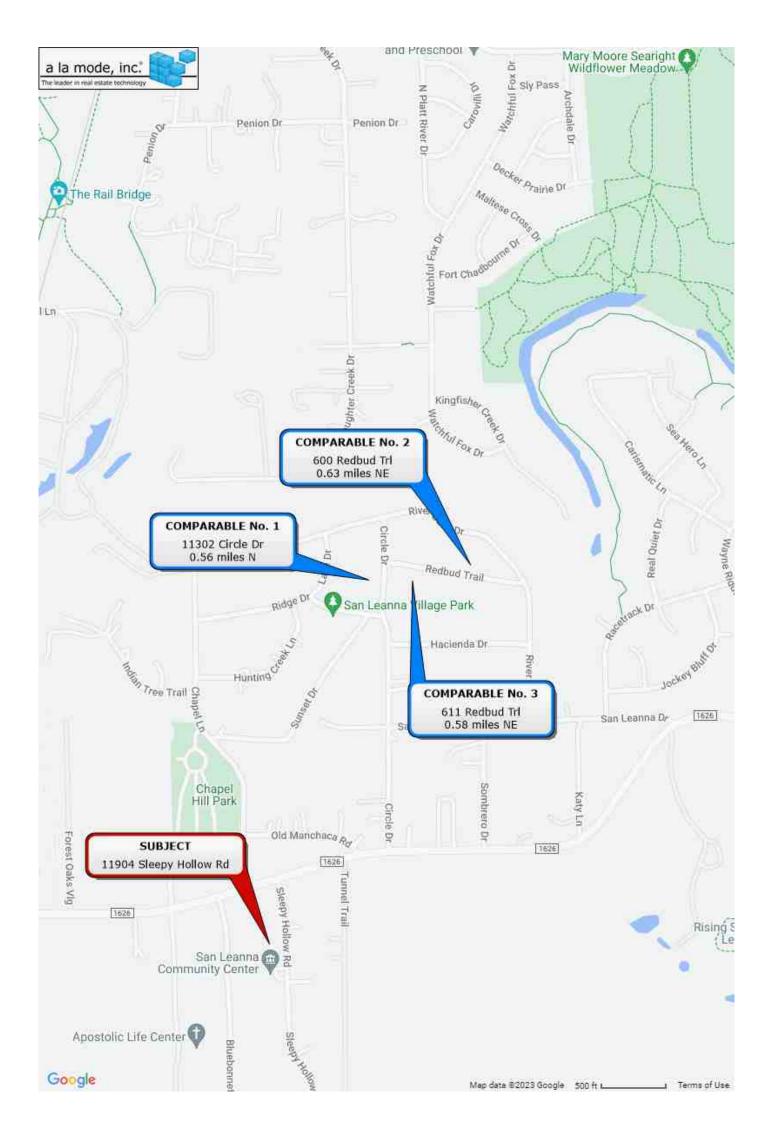
### **Location Map**

Client	Village of San Leanna				
Property Address	11904 Sleepy Hollow Rd				
City	Manchaca	County Hays	State TX	Zip Code 78652	
Annraiser	Dan Rirchman				



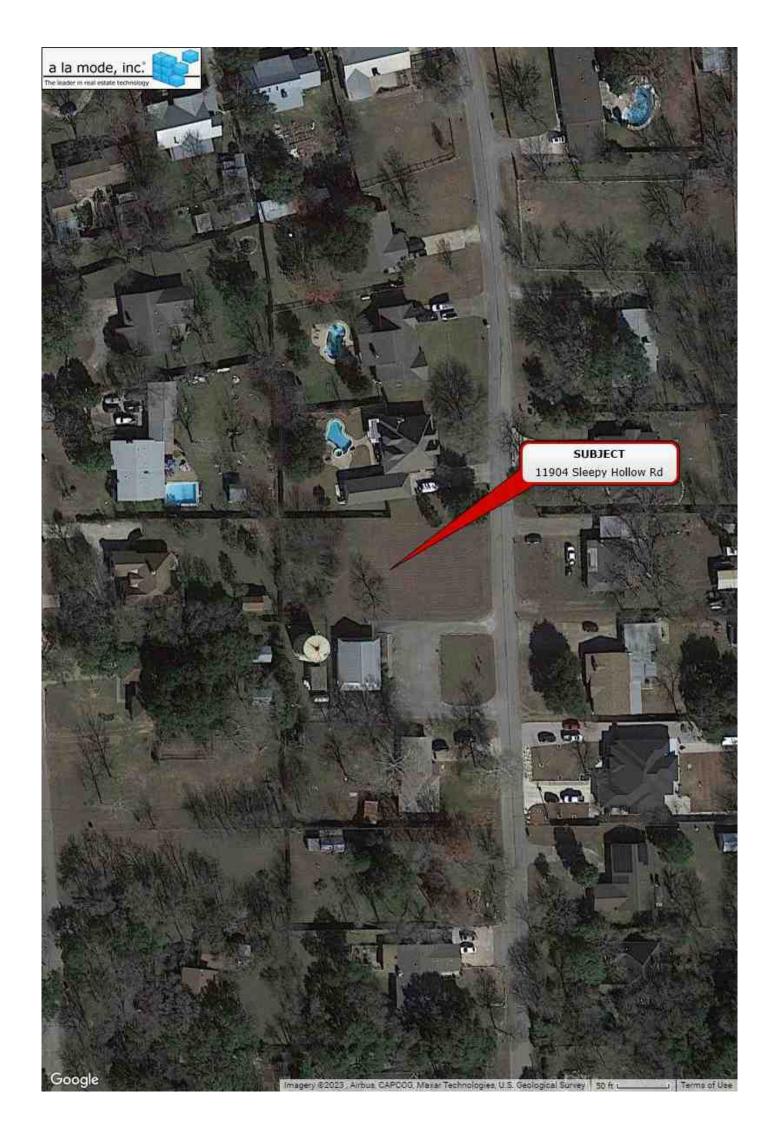
### **Location Map**

Client	Village of San Leanna			
Property Address	11904 Sleepy Hollow Rd			
City	Manchaca	County Hays	State TX	Zip Code 78652
Annraiser	Dan Rirchman			



### **Location Map**

Client	Village of San Leanna			
Property Address	11904 Sleepy Hollow Rd			
City	Manchaca	County Hays	State TX	Zip Code 78652
Annraiser	Dan Rirchman			



### **FEMA Map**



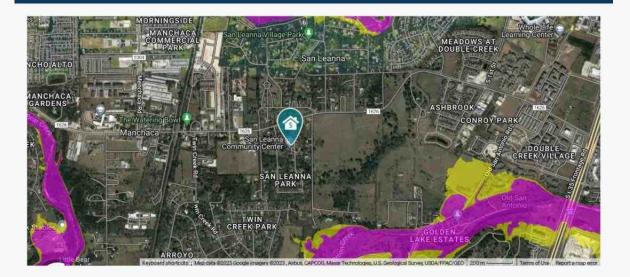
APN 350996 | CLIP 8289337240

 $\ensuremath{\mathbb{Q}}$  11904 Sleepy Hollow Rd, Manchaca, TX 78652, Travis County

### STANDARD FLOOD MAP

# Flood Zone Determination OUT Flood Zone Legend X500 or BZone AZone

- V Zone
- D Zone
- ☑ Floodway
- Coastal Barrier Resource Area
- Subject Property



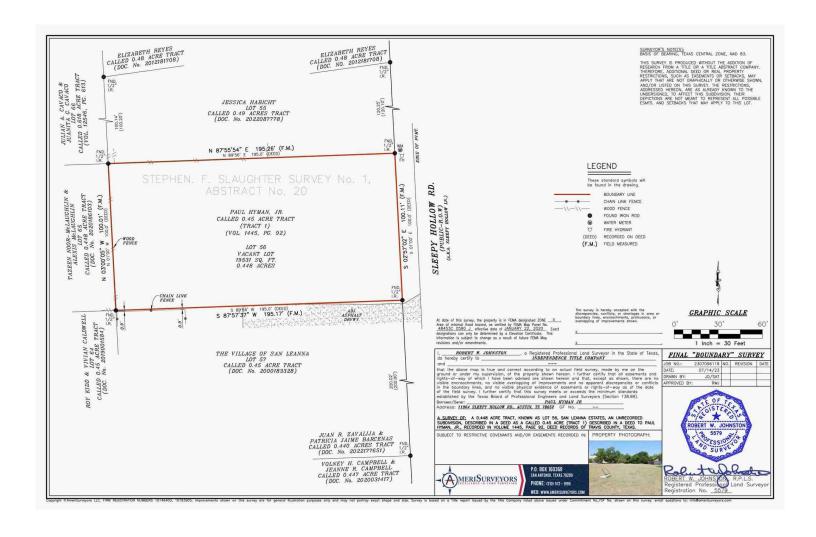
Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	3923 ft
Community Number - Map Panel & Suffix	481305-0590J
Flood Zone Code	x
Panel Date	January, 22, 2020
County	Travis
Original Panel Firm Date	September, 28, 1979
FIPS Code	48453
Coastal Barrier Resource Area (CBRA)	Out

Flood Map | Courtery of Austin Central TX REALTY INFORMATION SVC

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### **Subject Property Survey**



### **Subject Property CAD Data - Page 1**

### 11904 Sleepy Hollow Rd, Manchaca, TX 78652, Travis County Active Listing

APN: 350996 CLIP: 8289337240



Beds N/A

Full Baths N/A

Half Baths N/A

MLS List Price \$300,000

MLS List Date 06/15/2023

Bldg Sq Ft N/A

01

24.07

Paredes

Austin ISD

San Leanna Estates

Lot Sq Ft 20,038

Yr Built N/A

Type **RES LOT** 

171 SECTION AND AND ADDRESS OF THE PARTY OF	
Tay Billing	City & State

OWNER INFORMATION Owner Name

Tax Billing Address Tax Billing City & State Hyman Paul Jr Po Box 9129 Austin, TX

Tax Billing Zip Tax Billing Zip+4 78766 9129

LOCATION INFORMATION

School District School District Name Census Tract Subdivision 6th Grade School District/School N Elementary School District Middle School District/School Name

Menchaca Paredes 10810-10810 High School District/School Name Mapsco MLS Area Zip Code Flood Zone Date

Most Hazardous Flood Zone Flood Zone Panel Carrier Route

Akins 703-K SWE 78652 01/22/2020

48453C0590J R003

Neighborhood Code TAX INFORMATION

Property ID 1 Property ID 2 Property ID 3 Legal Description

Actual Tax Year

Actual Tax

350996 04431901140000 350996

2023 - Preliminary

\$200,000

\$200,000

\$200,000

**LOT 56 SAN LEANNA ESTATES** 2022 \$2,793

Tax Area (113) Tax Appraisal Area

OA 0A

Lot

56

ASSESSMENT & TAX Assessment Year

Market Value - Total Market Value - Land Assessed Value - Total Assessed Value - Land YOY Assessed Change (\$)

\$200,000 \$50,000 YOY Assessed Change (%) 33.33%

\$150,000 \$150,000 \$150,000 \$150,000 \$50,000

2022

\$100,000 \$100,000 \$100,000 \$100,000 \$0

0%

2021

2020 \$100,000 \$100,000 \$100,000 \$100,000

Tax Amount - Estimated Tax Year \$1,985 2021

\$2,793 2022 \$3,724 2023

Jurisdiction Austin ISD Travis County Village Of San Leanna Travis Co Hospital Dist Travis Co Esd No 5 Austin Comm Coll Dist

Tax Type Estimated Estimated Estimated

Tax Amount \$1,993.20 \$636.48 \$499.60 \$197.37 \$200.00 \$197.40

Change (\$)

\$808

\$931

40.67% 33.33%

Change (%)

Tax Rate .9966 .31824 .2498 .09868

.0987 1.862

CHARACTERISTICS

Total Estimated Tax Rate

County Use Code Land Use Lot Acres Lot Depth

Vacant Lot-Platted-Res Residential Lot 0.46

Estimated

Estimated

Estimated

195

Lot Area Lot Frontage County Use Description 20,038 100 Vacant Lot-Platted-Res-C1

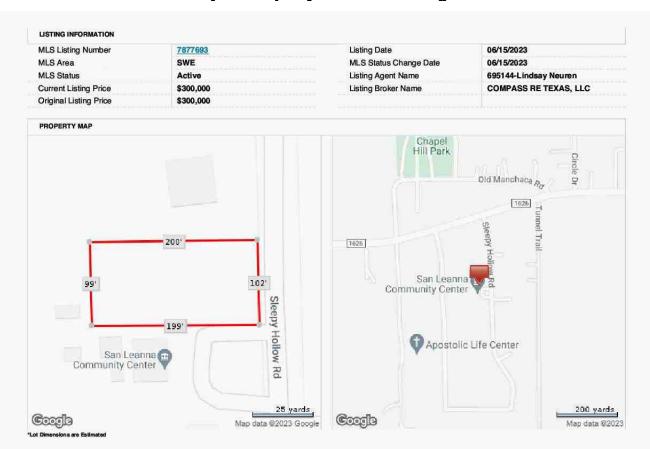
Property Details Courtesy of AUSTIN CENTRAL TX REALTY INFORMATION SVC

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Generated on: 07/22/23

Page 1/2

### Subject Property CAD Data - Page 2



### **Subject Property MLS Data**

### 11904 Sleepy Hollow Rd, Manchaca, Texas 78652

Listing ID: 7877693 LP: \$300,000



 Address:
 11904 Sleepy Hollow Rd
 Std Status:
 A/LAND

 City:
 Manchaca, Texas 78652
 List Price:
 \$300,000

 County:
 Travis
 MLS Area:
 SWE

 Parcel #:
 04431901140000
 Tax Blk:

 Subdivision:
 San Leanna Estates
 Tax Lot:
 56

Type: Single Lot

Legal Desc: LOT 56 SAN LEANNA ESTATES

 Sch Dist:
 Austin
 Elem:
 Menchaca

 Mid or Jr:
 Paredes
 High:
 Akins

 Lot Sz Acres:
 0.460
 \$/Acres:
 \$652,173.91

 Lot Sz Dim:
 Lnd SqFt:
 20,038

**General Information** 

WaterFront: No/None
FEMA Flood: See Remarks
Horses: No/None

 Disclosures:
 See Remarks
 Endanger Sp:

 Restrictions:
 Deed Restrictions
 Builder Res:
 No

Exterior Information

Cmrcl: No Corrals: Sheds:

Lot Feat: Cleared, Level

Additional Information
List Agrmnt: ACTRIS/Exclusive Right To Sell Listing Svc: Full Service

List Agrmnt: ACTRIS/Exclusive Right To Sell Spl List Cond: None

Disclosures: See Remarks
Docs Avail: See Remarks

Comm Feat: None

Water Src: Private Utility Information
Sewer: Septic Needed GCD:

Utilities: Electricity Available Financial Information

HOA Name: Est Tax: \$3,724 Tax Year: 2023 HOA Fee: Act Tax: Tax Rate: 1,8620

Exempt: None Possession: Close Of Escrow, Funding

Financing: Cash, Conventional, Texas Vet Prefr'd Title Co: Independence Title - Carol Bellomy

Show Req: See Showing Instructions, Showing Service

Contact Info: Showing Service/Agent Show Service Ph: 800-746-9464 Access Code:

Show Inst: Schedule showing via Showtime.

Directions: I35 South, exit 1626 Left on Sleepy Hollow or Loop 1 South to 45 exit Bliss Spillar left to 1626 Left and Right on Sleepy

Hollow

Priv Rmrks: NO HOA! At just under ½ acre, this level, cleared lot is ready to start planning for your new home. Several grand oak trees

will bring shade and charm to your new place. Build your main house, a guest house, a detached garage for the bonus hobby space, then create your personal outdoor lifestyle adding a private swimming pool and let your imagination go from there. This location is becoming one of Austin's newest hot spots with Menchaca Road bars, restaurants, and live music

venues. You will be close to several large shoppin...more, see Remarks Tab

Agent/Office Information

List Agent: 695144/Lindsay Neuren LA Phone: (512) 913-6987 LA Fax:

List Office: 700459/Compass RE Texas, LLC LO Phone: (512) 575-3644 Sub Ag: 0.00%/ Buy Ag: 3.00%

Own Name: See tax record

Bonus: List Date: 06/15/2023
LA Email: lindsav.neuren@compass.com ADOM: 36 Exp Date:

 LA Email:
 lindsay.neuren@compass.com
 ADOM: 36
 Exp Date:

 Intrmdry:
 Yes
 VarComm:
 No
 CDOM: 36
 TCD:
 OLP:
 \$300,000

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### **Appraiser Qualifications**

### Dan Birchman, Senior Appraiser dan@austinappraiser.net (512) 329-9144

### **Qualifications Summary Sheet**

Dan Birchman received the degree of "Master of Business Administration" (MBA) from the University of Texas at Austin. His area of specialization was "Real Estate" and "Small Business"; his master thesis paper was entitled "Contemporary Appraisal Theory for Residential Real Estate".

Dan Birchman is a "Texas Certified Real Estate Appraiser"& "Texas Licensed Real Estate Broker". He has been active in various Texas real estate markets since 1982. His experience includes real estate appraisals, construction, and brokerage of well over 10,000 properties within the Austin and surrounding Central Texas marketplace.

Dan Birchman is recognized by the State of Texas, various Courts of Law, Financial Institutions, Investors, Corporations, and Relocation Companies as an expert at issues related to "Market Value" & "Buyer Brokerage" for residential real estate in the Central Texas marketplace. Currently, Dan is president of <a href="BAS/Austin Appraiser">BAS/Austin Appraiser</a>, providing Real Estate Appraisal & Consulting services for the Austin & Central Texas marketplace.

### **University Education Summary:**

The University of Texas: Master of Business Admin (MBA); Austin, Texas Texas A&M University: Bachelor of Science (BS); College Station, Texas

### A Partial List of Specialized Education:

SRA Designation awarded in 1986 by The Society of Real Estate Appraisers (SREA) SREA; real estate appraisal courses: 101, 102, 201, 202, Capitalization A&B, & others The Appraisal Institute; real estate appraisal courses: case studies, USPAP & others UT Grad School; Urban Land Economics, RE Investments, RE Finance, & others Texas State University; Land Planning, Land Development, Environmental Policy & Law NAEBA; buyer agency courses: Agency Law, Contract Law, Negotiation & other Realtor Institute; Texas Assoc of Realtors (TAR): GRI 1, GRI 2, & GRI 3; (GRI) REBAC; Accredited Buyer Representation Certification Program; (ABR)

Numerous real estate brokerage & appraisal seminars; to include construction and inspections, negotiation strategies, agency law, contract law, relocation, site selection, taxation issues, homebuyer & consumer protection issues, homebuyer advocacy, litigation & expert witness testimony, site development, septic and well systems

### Professional Licenses & Association Memberships:

Certified General Real Estate Appraiser; State of Texas (#TX-1320277-G)
Texas Real Estate Broker; State of Texas License (#0333153)
RAC (Relocation Appraisers & Consultants); Active Appraiser Member
Association of Texas Appraisers (ATA); Active Appraiser Member
NAR, TAR, ABOR Memberships; Austin Board of Realtors; Broker Member
NAEBA; Nat'l Assoc. of Exclusive Buyer Agents; Certified/Designated Member (CEBA)
Worldwide ERC (Employee Relocation Council); Active Appraiser Member

### **Appraiser Texas Certification**





# Certified General Real Estate Appraiser

Appraiser: Dan Ames Birchman

License #: TX 1320277 G License Expires: 03/31/2025

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz Commissioner

### **RESOLUTION 23-004**

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH PAUL AND LAURA HYMAN, FOR THE PURCHASE OF APPROXIMATELY .46 ACRES OF UNIMPROVED LAND, FOR PUBLIC USE AS AN EXPANSION OF COMMUNITY FACILITIES; AND FOR OTHER PUBLIC USE PURPOSES.

WHEREAS, the Village of San Leanna, Texas (the "Village") desires to purchase an unimproved parcel of real property from Paul and Laura Hyman (the "Owners") for the primary purpose of expanding community facilities, including but not limited to expansion and improvement of the Community Center and Town Hall; and

WHEREAS, the Village of San Leanna as extended a preliminary offer, based upon a third party appraisal, for the property in question and the offer has been accepted by the owners; and

WHEREAS, the land will be purchased for Two Hundred Sixty Thousand Dollars (\$260,000) for approximately 0.46 acres of unimproved real property located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652 (LOT 56 SAN LEANNA ESTATES).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SAN LEANNA:

### Section 1.

The Village of San Leanna Board of Aldermen authorizes the purchase of approximately .46 acres of land for a purchase price of Two Hundred Sixty Thousand Dollars (\$260,000.00), plus associated closing cost. The property is located at 11904 Sleepy Hollow Road, Manchaca, Texas 78652; and

The Village of San Leanna Board of Aldermen authorizes the Mayor to negotiate and execute the purchase of the property located at 11904 Sleepy Hollow Rd (LOT 56 SAN LEANNA ESTATES), and to execute any and all instruments necessary, proper or desirable for the purpose; and

Any past action in accordance herewith is hereby ratified and confirmed.

Section 2. Funding for this acquisition will come from the Village of San Leanna General Fund, Unallocated Funds, and a portion of Fund Contingency Reserves.

Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

PASSED AND APPROV follows:	<b>ED</b> on this		lay of <u>July</u> , 2	2023, with a rol	ll call vote as
Marcos Campos	Aye	Nay	Abstention		
Christa Gregg	Aye	Nay	Abstention		
Helen Rockenbaugh	Aye	Nay	Abstention		
Danny Villarreal	Aye	Nay	Abstention		
Mary Wright	Aye	Nay	Abstention		
Molly Quirk, Mayor			_		
Attest:					
Rebecca Howe, City Admi	nistrator/No	otary Public	<del></del>		

### VILLAGE OF SAN LEANNA

### **RESOLUTION NO. R23-005**

### AMENDMENT TO MUNICIPAL BUDGET FOR FY 2022-2023

**WHEREAS**, the municipal budget for the Village of San Leanna for fiscal year 2022-2023 was approved on the 15<sup>th</sup> day of September, 2022; and

WHEREAS, the public hearing on said budget has been held as advertised; and

WHEREAS, the Board of Aldermen desire to amend said budget;

**NOW, THEREFORE, BE IT RESOLVED,** by the Board of Aldermen of the Village of San Leanna, that the following amendments to the approved budget for FY 2022-2023 be made:

<b>GENERAL FUND REVENUES:</b>	<u>From</u>	<u>To</u>
a) Item # 107 – Transfer from Reserve	\$ 0.00	\$261,828.00
EXPLANATION OF AMENDMENT:		
a) Higher transfer from reserve will be needed to	o fund and balance bu	dget.
<b>GENERAL FUND EXPENSES:</b>	<u>From</u>	<u>To</u>
a) Item # 138 – Real Property Acquisition	\$	\$265,000.00
EXPLANATION OF AMENDMENT:		
a) Real Property Acquisition budget line create approximately 0.46 acre parcel of unimprove Road, Manchaca, Texas 78652 in the amoun 23-004.	ed real property locate	ed at 11904 Sleepy Hollow
PASSED AND APPROVED on this 29 <sup>th</sup> da of ayes, nays, and abstention Leanna, Texas.		
Molly Quirk, Mayor		
Attest:		
Rebecca Howe, City Secretary/Administrator		

### AMENDED BUDGET VILLAGE OF SAN LEANNA FISCAL YEAR 2022-2023

### **GENERAL FUND**

AMENDED BUDGET

### **REVENUES:**

ACCOUNT NAME

710000111	ACCOUNT WINE	2022-2023
101	PROPERTY TAXES	\$235,000.00
102	FRANCHISE TAXES	\$15,000.00
103	INTEREST	\$1,500.00
104	BUILDING PERMITS	\$5,000.00
106	MISCELLANEOUS	\$100.00
107	TRANSFER FROM RESERVE	\$261,828.00
	TOTALS:	\$518,428.00
EXPENSES:		
ACCOUNT	ACCOUNT NAME	AMENDED BUDGET
		<u>2022-2023</u>
112	ROAD MAINTENANCE	\$56,818.00
113	CITY ADMINISTRATOR	\$40,810.00
114	TML INSURANCE	\$3,600.00
115	LEGAL	\$5,000.00
116	TAXES	\$6,200.00
117	ENVIRONMENTAL MAINTENANCE	\$60,000.00
118	PUBLIC INFORMATION	\$800.00
119	AUDIT	\$6,000.00
120	SECURITY LIGHTS	\$3,200.00
121	OFFICE EXPENSES	\$8,000.00
122	ORG.MEMBERSHIP DUES	\$1,000.00
123	APPRAISALS	\$1,700.00
124	BUILDING INSPECTIONS	\$5,000.00
125	MISCELLANEOUS	\$4,500.00
126	ARBORIST	\$13,000.00
128	COUNCIL EXPENSES	\$100.00
129	PUBLIC AFFAIRS	\$3,000.00
130	COMMUNITY CENTER	\$5,000.00
131	ENGINEER	\$1,500.00
132	FLOOD PREVENTION	\$10,000.00
133	EMPLOYEE REIMBURSEMENT	\$200.00
134	HEALTH DEPT.CONTRACT	\$1,500.00
135	PUBLIC SAFETY	\$1,500.00
136	ZONING ADMINISTRATOR	\$12,000.00
137	EMPLOYEE BENEFIT STIPEND	\$3,000.00
138	REAL ESTATE ACQUISITION	\$265,000.00

**TOTALS:** \$518,428.00

### **RESERVED FUND BALANCES**

WATER FUND CONTINGENCY	\$ 50,000.00	\$ 10,000.00
ROAD FUND: RESTRICTED CAPITAL METRO	\$ 46,778.79	\$ 46,778.79
RESERVE FOR PROJECTS	\$ -	\$ -
TOTAL ROAD RESERVE	\$ 46,778.79	\$ 46,778.79
GENERAL FUND CONTINGENCY	\$ 50,000.00	\$ 10,000.00
CLFRF - ARPA FUND RESERVE	\$ 28,091.28	\$ 28,091.28
CURRENT BUDGET RESERVE	\$ 106,695.46	\$ 91,973.00
TOTAL ALL RESERVED FUNDS	\$ 281,565.74	\$186,843.07
TOTAL TEXPOOL AND CHECKBOOK	\$ 472,992.78	\$472,992.78
LESS TOTAL RESERVED	\$ 281,565.74	\$ 186,843.07
UNALLOCATED AVAILABLE FUNDS	\$191,427.04	\$286,149.71

<sup>\*</sup>Changes to Fund Contingency Reserves will revert to prior values as unallocated funds are replenished