

FROM:
Menn and Associates
PO Box 467
Seguin, Texas 78156-0467

INVOICE	DATE 02/26/2025	REFERENCE
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TO:
All Hands Real Estate
1011 Westlake Drive
West Lake Hills, TX 78746

[illegible]

APPRAISAL OF REAL PROPERTY



LOCATED AT

Along US Highway 90A/Easement off of Co Rd 255
Gonzales, TX 78629

FOR

All Hands Real Estate
1011 Westlake Drive
West Lake Hills, TX 78746

OPINION OF VALUE

4,000,000

AS OF

02/26/2025

BY

Menn and Associates
PO Box 467
Seguin, Texas 78156-0467
830-379-8651
Leati@mennappraisals.com

LAND APPRAISAL REPORT

File No.:

Property Address: Along US Highway 90A/Easement off of Co Rd 255 City: Gonzales

State: TX Zip Code: 78629

County: Gonzales

Legal Description: 200 acres, with an additional 20 acres current encompassed with a GBRA easement, J. M. Salinas Survey, A-59, Gonzales County, Texas

Assessor's Parcel #: Out of PID 22551

Tax Year: 2024 R.E. Taxes: \$ unk Special Assessments: \$

Market Area Name: Central Gonzales County, Texas

Map Reference: Census Tract: 0002.00

Current Owner of Record: James T. Dickinson, et. al.

Borrower (if applicable):

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe)

HOA: \$ ☐ per year ☐ per month

Are there any existing improvements to the property? ☒ No ☐ Yes

If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☐ Vacant ☐ Not habitable

If Yes, give a brief description:

No improvements on the property that contribute any overall market value to the property at time of appraisal.

The purpose of this appraisal is to develop an opinion of: ☒ Market 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

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: Establish current market value for listing/personal purposes

Intended User(s) (by name or type): All Hands Real Estate is the intended user of this appraisal report.

Client: All Hands Real Estate Address: 1011 Westlake Drive, West Lake Hills, TX 78746

Appraiser: Menn and Associates Address: PO Box 467, Seguin, TX 78156-0467

Characteristics

Predominant Occupancy

One-Unit Housing

Present Land Use

Change in Land Use

Location: ☐ Urban ☒ Suburban ☐ Rural

Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%

Growth rate: ☐ Rapid ☒ Stable ☐ Slow

Property values: ☐ Increasing ☒ Stable ☐ Declining

Demand/supply: ☐ Shortage ☒ In Balance ☐ Over Supply

Marketing time: ☐ Under 3 Mos. ☒ 3-6 Mos. ☐ Over 6 Mos.

☒ Owner

☐ Tenant

☒ Vacant (0-5%)

☐ Vacant (>5%)

PRICE

AGE

One-Unit

25 %

2-4 Unit

%

Multi-Unit

%

Comm'l

%

Agriculture

75 %

%

☒ Not Likely

☐ Likely *

☐ In Process *

* To:

Factors Affecting Marketability

Item

Good

Average

Fair

Poor

N/A

Item

Good

Average

Fair

Poor

N/A

Employment Stability

☐

☒

☐

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

☐

Convenience to Employment

☐

☒

☐

☐

☐

Property Compatibility

☐

☒

☐

☐

☐

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

☐

☒

☐

☐

☐

Market Area Comments:

See attached addenda.

Dimensions: Various

Site Area: 200 acres

Zoning Classification: County Subdivision Ordinance

Description: County Subdivision Ordinance

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements

Uses allowed under current zoning: See attached addenda.

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown

Have the documents been reviewed? ☐ Yes ☐ No

Ground Rent (if applicable) \$

Comments:

Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) Rural residential homesite with remainder of property being used for agriculture/recreation.

Actual Use as of Effective Date: Agriculture/Recreation

Use as appraised in this report: Agriculture/Recreation

Summary of Highest & Best Use: The highest and best use of the subject property in both "As Is" and "As Improved" condition is a single family residential homesite with agriculture/recreation on the remainder of the property. This is the use that meets all four factors for highest and best use of the property.

Utilities

Public

Other

Provider/Description

Off-site Improvements

Type

Public

Private

Frontage

Highway&Easement off CR

Electricity

☐

☐

Co-op Available

Street

Asphalt

☒

☐

Topography

Gently undulating

Gas

☐

☐

N/A

Width

Size

Above Average

Water

☐

☐

Co-op Available

Surface

Shape

Irregular

Sanitary Sewer

☐

☐

N/A

Curb/Gutter

None

☐

☐

Drainage

Appears Adequate

Storm Sewer

☐

☐

N/A

Sidewalk

None

☐

☐

View

Acreage/Guadalupe River

Telephone

☐

☐

Available

Street Lights

None

☐

☐

Multimedia

☐

☐

N/A

Alley

None

☐

☐

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone X,AE&FIdw FEMA Map # 48177C0375E FEMA Map Date 03/27/2024

Site Comments: No adverse easements or encroachments are located on the property. According to FIRM Flood Plain Map No. 48177C0375E, Gonzales County, Texas, portions of the subject property does appear to be situated within the 100 year flood plain and floodway. A copy of the flood plain map is found within the appraisal report. Access to the property is from US Highway 90A as well as an access easement off of County Road 255 for additional access to the property. The subject property has an additional 20 acres that has an easement on it for use by GBRA, the ownership of that 20 acres is the property owners, is usable by the property owner, but could not be included within the opinion of value as improvements couldn't be constructed on this portion of the property.

LAND APPRAISAL REPORT

File No.:

TRANSFER HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Gonzales County Deed Records

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property transferred by way of a Probate Deed from James Edward Dickinson to James Todd Dickinson and Jonathan Edward Dickson found in Volume 1461 on Page 866 of the Gonzales County Deed Records, this appears to be a transfer to heirs therefore no sale price for this property transfer.

Date: 04/23/2024

Price: Probate

Source(s): Gonzales County Deed R

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	US Hwy 90A/Esmnt CR 255 Gonzales, TX 78629	13106 N US Highway 183 Gonzales, TX 78629		Us 90a E Sequin, TX 78155		12427 Fm 621 Kingsbury, TX 78638	
Proximity to Subject		8 miles North		10 miles West		10 miles Northwest	
Sale Price	\$	\$ 13,092/acre		\$ 33,500/acre		\$ 21,999/acre	
Price/	\$	\$ 2,450,000		\$ 2,378,500		\$ 2,800,000	
Data Source(s)		DR, Realtor & Appraisal District		DR, Realtor & Appraisal District		Appraiser Files, DR, Realtor	
Verification Source(s)		Realtor & Appraisal District		Realtor & Appraisal District		Appraiser Files	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Conventional		Conventional		Conventional	
Concessions							
Date of Sale/Time	Current	03/20/2025		08/15/2024		06/07/2024	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Average		Ab.Average		Ab.Average	
Site Area	200 acs	187.18 acs		71 acs		127.28 acs	
Improvements	None	Res.Gar.Cabin		None		No Value	
Waterfrontage	Guadalupe River	San Marcos River		Guadalupe River		San Marcos River	
Flood Plain	100yr & Floodway	100 yr & Floodway		100 yr & Floodway		100 yr & Floodway	
Minerals/Pipeline	50% Conv/None	Surface/UndgPpIn		Surface/None		Surface/None	
Access	USHwy&Esmnt	US Highway		FM Highway		FM Highway	
Net Adjustment (Total, in \$)		☒ + ☐ - \$ 1,118		☐ + ☒ - \$ -6,700		☐ + ☒ - \$ -2,200	
Adjusted Sale Price (in \$)		\$ 14,210		\$ 26,800		\$ 19,799	

Summary of Sales Comparison Approach The selected sales used in the Sales Comparison Approach to value were the most recent comparable sales available in the subject's market area with similar size, location and appeal to that of the subject property. The Sales Comparison Approach had an indicated value range of \$14,210/acre to \$26,800. More weight given to the newer comparables in terms of marketing time and tempered by the remaining comparables found within the report. It is the appraiser's opinion that the market value of the subject property based on the Comparable Sales used within the report as well as the appraisers knowledge of the market area to be \$20,000/acre for a total of \$4,000,000. This opinion of market value is for the 200 acres, due to the GBRA easement the additional 20 acres could not be included within the opinion of market value.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 4,000,000

Final Reconciliation See attached addenda.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 4,000,000 , as of: 02/26/2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 29 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: E-Mail: Address: 1011 Westlake Drive, West Lake Hills, TX 78746

Client Name: All Hands Real Estate

APPRAISER

Appraiser Name: Leati Menn-Lang

Company: Menn and Associates

Phone: 830-379-8651 Fax:

E-Mail: Leati@mennappraisals.com

Date of Report (Signature): 04/22/2025

License or Certification #: 1834495-R State: TX

Designation: State Certified Residential Appraiser

Expiration Date of License or Certification: 01/31/2027

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 02/26/2025

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: Albert O. Menn

Company: Menn and Associates

Phone: 830-379-8651 Fax:

E-Mail: Albert@mennappraisals.com

Date of Report (Signature): 04/22/2025

License or Certification #: 1320731-G State: TX

Designation: State Certified General Appraiser

Expiration Date of License or Certification: 05/31/2025

Inspection of Subject: ☐ Did Inspect ☒ Did Not Inspect

Date of Inspection: N/A

ADDITIONAL COMPARABLE SALES

File No.:

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	US Hwy 90A/Esmnt CR 255 Gonzales, TX 78629	2659 FM 1117 Sequin, TX 78155		Dam Rd Gonzales, TX 78629		1302 County Road 232 Gonzales, TX 78629	
Proximity to Subject		10 miles North		1 mile West		1 mile North	
Sale Price	\$		\$ 33,619/acre		\$ 15,586/acre		\$ 20,013/acre
Price/	\$	\$ 1,295,000		\$ 525,000		\$ 1,800,000	
Data Source(s)		DR, Realtor & Appraisal District		DR, Realtor & Appraisal District		DR, Realtor & Appraisal District	
Verification Source(s)		Realtor & Appraisal District		Realtor & Appraisal District		Realtor & Appraisal District	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		Conventional		Cash		Conventional	
Date of Sale/Time	Current	09/29/2023		07/12/2022	+3,117	01/14/2022	+4,003
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Ab. Average	-3,362	Average		Average	
Site Area	200 acs	38.52 acs	-6,724	33.685 acs	-3,117	89.94 acs	-2,001
Improvements	None	None		No Value		Res, Barns, ManfH	-2,500
Waterfrontage	Guadalupe River	Guadalupe River		Guadalupe River		San Marcos River	
Flood Plain	100yr & Floodway	100 yr & Floodway		100 yr & Floodway		100 yr & Floodway	
Minerals/Pipeline	50% Conv/None	Surface/None	+3,362	Surface/None	+1,559	Surface/None	+2,001
Access	USHwy&Esmnt	FM Highway		County Rd		County Road	
Net Adjustment (Total, in \$)		☐ + ☒ - \$	-6,724	☒ + ☐ - \$	1,559	☒ + ☐ - \$	1,503
Adjusted Sale Price (in \$)			\$ 26,895		\$ 17,145		\$ 21,516
Summary of Sales Comparison Approach							

SALES COMPARISON APPROACH

Supplemental Addendum

File No.

Borrower				
Property Address Along US Highway 90A/Easement off of Co Rd 255				
City	Gonzales	County	Gonzales	State TX Zip Code 78629
Lender/Client All Hands Real Estate				

• **GP Land: Reconciliation - Final Reconciliation**

All approaches to value were considered, however the Income Approach and Cost Approach were deemed inapplicable, therefore all weight was given to the Sales Comparison Approach. More weight was given to the newer comparables in terms of market condition as well as those comparable situated along the Guadalupe River and tempered by the remaining comparables found within the appraisal report. It is the appraiser's opinion that in regards to the Sales Comparison Approach the property would command a market value of \$20,000/acre for a total of \$4,000,000.

• **GP Land: Market Area - Comments**

The subject property is agriculture land situated outside of the city of Gonzales, within the Central portion of Gonzales County, Texas. The subject property has frontage along US Highway 90A, with an additional easement off of County Road 255 giving two access points onto the property. Boundaries include US Highway 90A to the North, Guadalupe River to the South, State Highway 80 to the West and US Highway 183 to the East all main throughfares for the area. The subject property is situated along the Guadalupe River, this property has a large amount of river frontage being situated on the high side of the river having views of the water from various points of the property. The area is primarily agriculture in nature with homesites situated on small and large acreage tracts. Within the area agriculture taking place is hayland, livestock production and some poultry production. Homes range from manufactured homes to custom site built homes all situated within the same immediate area. Schools are located within Gonzales ISD, while shopping and employment can be found within the area of Gonzales, Seguin, San Antonio and Austin. Market for acreage waterfront appears to be stable with growth rate in the area stable, property values stable, with demand/supply being in balance and marketing time is three to six months. It is the appraiser's opinion that we may see a change in the real estate market in the near future due to economic unrest currently found within the United States. The highest interest rates, stock market decline due to investor anxiety because of the introduction of tariffs on trading partners and news of a likely recession could be putting real estate buyers on pause for the immediate future.

• **GP Land: Site Description - Uses Allowed Under Current Zoning**

The highest and best use of the subject property in "As Is" and "As Improved" condition is rural residential homesite with recreation/agriculture on the remainder of the property. Due to the property having flood plain areas, improvements would need to be constructed outside the flood plain or according to FEMA guidelines for building within the flood plain if a waterfront residence is to be constructed. Gonzales County does have a subdivision ordinance that determines how properties can be divided if the property is going to be subdivided into smaller tracts that would have to be done according to Gonzales County Subdivision ordinance and then approved by the county commissioner's.

Extraordinary Assumptions found within this report

USPAP Standard Rule 2-2 has been used within this appraisal report. This allows the appraiser to complete an appraisal with extraordinary assumptions, the appraiser made a cursory inspection of the subject property, no noted environmental issues. The appraiser is also aware of a GBRA easement associated with portions of the subject property, that gives the owner use of the property but limits what can be done on that portion of the subject property. That easement is approximately 20 acres, which will be included within the ownership, but not included within the opinion of market value. If the extraordinary assumptions are found to be false it could alter the resulting opinions or conclusions within this appraisal report.

Borrower			File No.	
Property Address	Along US Highway 90A/Easement off of Co Rd 255			
City	Gonzales	County	Gonzales	State TX Zip Code 78629
Lender/Client	All Hands Real Estate			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- 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.
- 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 within the three-year period immediately preceding acceptance of this assignment.
- 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 signing this certification.

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 4 to 6 months

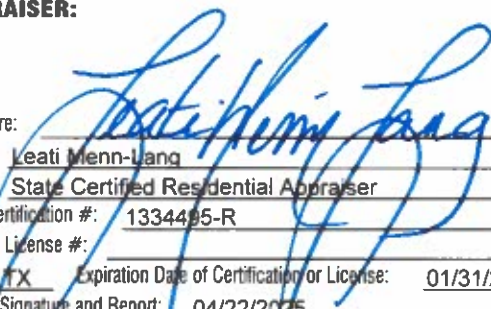
local market activity for large acreage waterfront tracts.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

USPAP Standard Rule 2-2 has been used within this appraisal report. This allows the appraiser to complete an appraisal with extraordinary assumptions, the appraiser made a cursory inspection of the subject property, no noted environmental issues. The appraiser is also aware of a GBRA easement associated with portions of the subject property, that gives the owner use of the property but limits what can be done on that portion of the subject property. That easement is approximately 20 acres, which will be included within the ownership, but not included within the opinion of market value. If the extraordinary assumptions are found to be false it could alter the resulting opinions or conclusions within this appraisal report.

APPRAISER:

Signature: 

Name: Leati Menn-Lang

State Certified Residential Appraiser

State Certification #: 1334495-R

or State License #: _____

State: TX Expiration Date of Certification or License: 01/31/2027

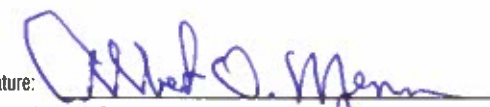
Date of Signature and Report: 04/22/2025

Effective Date of Appraisal: 02/26/2025

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): 02/26/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: 

Name: Albert O. Menn

State Certified General Appraiser

State Certification #: 1320731-G

or State License #: _____

State: TX Expiration Date of Certification or License: 05/31/2025

Date of Signature: 04/22/2025

Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): N/A

FIRREA / USPAP ADDENDUM**Borrower**

Property Address Along US Highway 90A/Easement off of Co Rd 255

City Gonzales County Gonzales

State TX Zip Code 78629

Lender/Client All Hands Real Estate

Purpose

The purpose of this appraisal report is to determine the current market value for the subject property for listing/personal purposes.

Scope

The scope of this report encompasses the necessary research and analysis to prepare it in accordance with the intended use, the Standards of Professional Practice of the Appraisal Institute, and Uniform Standards of Professional Practice of the Appraisal Foundation. In regard to the subject property, this involves the following steps: The property was examined on 02/26/2025 and photos of the property were taken at that time. County and neighborhood data were collected from examination and public records of Gonzales County, Texas. In estimating the highest and best use of the subject property, an analysis for the subject property, analysis was made of data compiled in the steps noted above. In developing approaches to value, the market data used were collected from Menn and Associates files, other appraisers, realtors, and those familiar with the market area. After reviewing and analyzing the data defined in this scope of the appraisal, a final estimate of market value was made based on the appraiser's knowledge of the area and the Sales Comparison Approach to value used in this appraisal report.

Intended Use / Intended User

The intended use of this report is for listing/personal purposes with the intended user being All Hands Real Estate.

History of Property

Current listing information: None, the appraiser was unable to find a listing for the subject property at time of appraisal.

Prior sale: Please see Transfer History section of the main land form for this information.

Exposure Time / Marketing Time

The exposure time of the subject property with a market value of \$4,000,000 would be 4-6 months with the marketing time for the subject property to also being 4-6 months according to market data.

Personal (non-realty) Transfers

None included within the appraisal report.

Additional Comments

USPAP Standard Rule 2-2 has been used within this appraisal report. This allows the appraiser to complete an appraisal with extraordinary assumptions, the appraiser made a cursory inspection of the subject property, no noted environmental issues. The appraiser is also aware of a GBRA easement associated with portions of the subject property, that gives the owner use of the property but limits what can be done on that portion of the subject property. That easement is approximately 20 acres, which will be included within the ownership, but not included within the opinion of market value. If the extraordinary assumptions are found to be false it could alter the resulting opinions or conclusions within this appraisal report.

Certification Supplement

1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s): Leati Menn-Lang

Effective date / Report date: 02/26/2025-04/22/2025

Supervisory Appraiser(s): Albert O. Menn

Effective date / Report date: 02/26/2025-04/22/2025

DEFINITION OF MARKET VALUE: 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, 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 each 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. 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 valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she 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.
7. 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.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

- 1. The statements of fact contained in this report are true and correct.
- 2. 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.
- 3. 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.
- 4. 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 within the three-year period immediately preceding acceptance of this assignment.
- 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. 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.
- 8. 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.
- 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
- 10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:

Along US Highway 90A/Easement off of Co Rd 255, Gonzales, TX 78629

APPRaiser:

Signature:

Name: Leati Menn-Lang

Title: State Certified Residential Appraiser

State Certification #: 1334495-R

or State License #:

State: TX Expiration Date of Certification or License: 01/31/2027

Date Signed: 04/22/2025

SUPERVISORY or CO-APPRaiser (if applicable):

Signature:

Name: Albert O. Menn

Title: State Certified General Appraiser

State Certification #: 1320731-G

or State License #:

State: TX Expiration Date of Certification or License: 05/31/2025

Date Signed: 04/22/2025

☐ Did

☒ Did Not

Inspect Property

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM
FOR FEDERALLY RELATED TRANSACTIONS

Albert O. Menn & Assoc.

File No.:

Borrower/Client				
Property Address	Along US Highway 90A/Easement off of Co Rd 255			
City	Gonzales	County	Gonzales	State TX Zip Code 78629
Lender	All Hands Real Estate			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal.
Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

☒ EXTENT OF APPRAISAL PROCESS

- ☒ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- ☐ The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.
- ☐ Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- ☐ The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- ☐ The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- ☐ For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

☒ SUBJECT PROPERTY OFFERING INFORMATION

- According to Owner _____ the subject property:
- ☒ has not been offered for sale in the past _____ months or 5+ years.
- ☐ is currently offered for sale for \$ _____.
- ☐ was offered for sale within the past _____ months or _____ years.
- ☐ Offering information was considered in the final reconciliation of value.
- ☒ Offering information was not considered in the final reconciliation of value.
- ☐ Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

☒ SALES HISTORY OF SUBJECT PROPERTY

- According to Gonzales County Deed Records _____ the subject property:
- ☐ Has not transferred in the past _____ months or _____ years.
- ☒ Has transferred in the past _____ months or 1 years.
- ☐ All prior sales which have occurred in the past _____ months or _____ years are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer
04/23/2024	Probate Deed	Vol.1461 Pg. 866	James Edward Dickinson	James Todd Dickinson,et.al.

☒ FEMA FLOOD HAZARD DATA

- ☐ Subject property is not located in a FEMA Special Flood Hazard Area.
- ☒ Subject is located in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X,AE&Fidw	48177C0375E	03/27/2024	Gonzales County, Texas

- ☐ The community does not participate in the National Flood Insurance Program.
- ☒ The community does participate in the National Flood Insurance Program.
- ☒ It is covered by a regular program.
- ☐ It is covered by an emergency program.

☒ CURRENT SALES CONTRACT☒ The subject property is currently not under contract.☐ The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section.☐ The contract and/or escrow instructions were reviewed. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

☐ The contract indicated that personal property was not included in the sale.☐ The contract indicated that personal property was included. It consisted of

Estimated contributory value is \$

☐ Personal property was not included in the final value estimate.☐ Personal property was included in the final value estimate.☐ The contract indicated no financing concessions or other incentives.☐ The contract indicated the following concessions or incentives:☐ If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.☒ MARKET OVERVIEW Include an explanation of current market conditions and trends.4-6 months is considered a reasonable marketing period for the subject property based on local market activity☒ ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:

(1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA, except that the Departure Provisions of the USPAP do not apply.

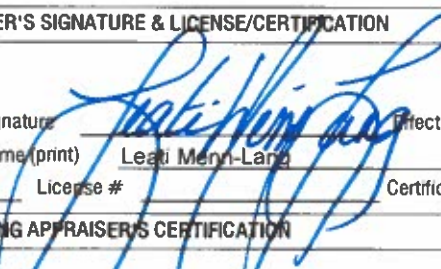
(2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

(3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

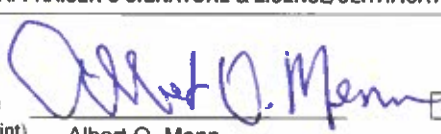
☒ ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

☐ ADDITIONAL COMMENTS☒ APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  Effective Date 02/26/2025 Date Prepared 04/22/2025
 Appraiser's Name (print) Leati Menn-Land Phone # 830-379-8651
 State TX License # Certification # 1334495-R Tax ID #

☒ CO-SIGNING APPRAISER'S CERTIFICATION☐ The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.☐ The co-signing appraiser has not personally inspected the interior of the subject property and;☒ has not inspected the exterior of the subject property and all comparable sales listed in the report.☐ has inspected the exterior of the subject property and all comparable sales listed in the report.☒ The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.☐ The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.☒ CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  ☐ Trainee ☐ Review ☒ Other
 Appraiser's Name (print) Albert O. Menn SS #
 State TX License # Certified # 1320731-G

Location Map

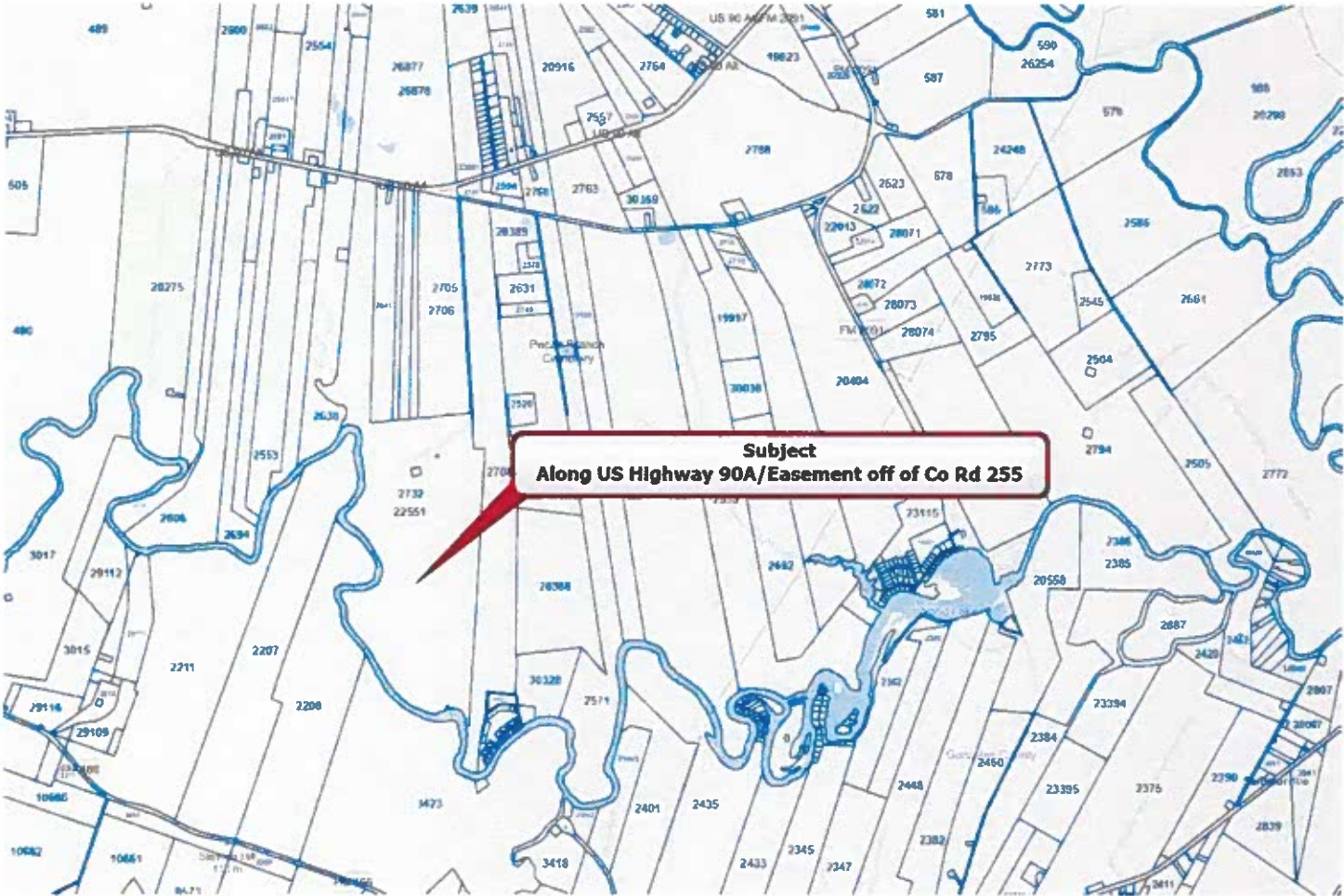
Borrower				
Property Address Along US Highway 90A/Easement off of Co Rd 255				
City	Gonzales	County	Gonzales	State TX Zip Code 78629
Lender/Client All Hands Real Estate				



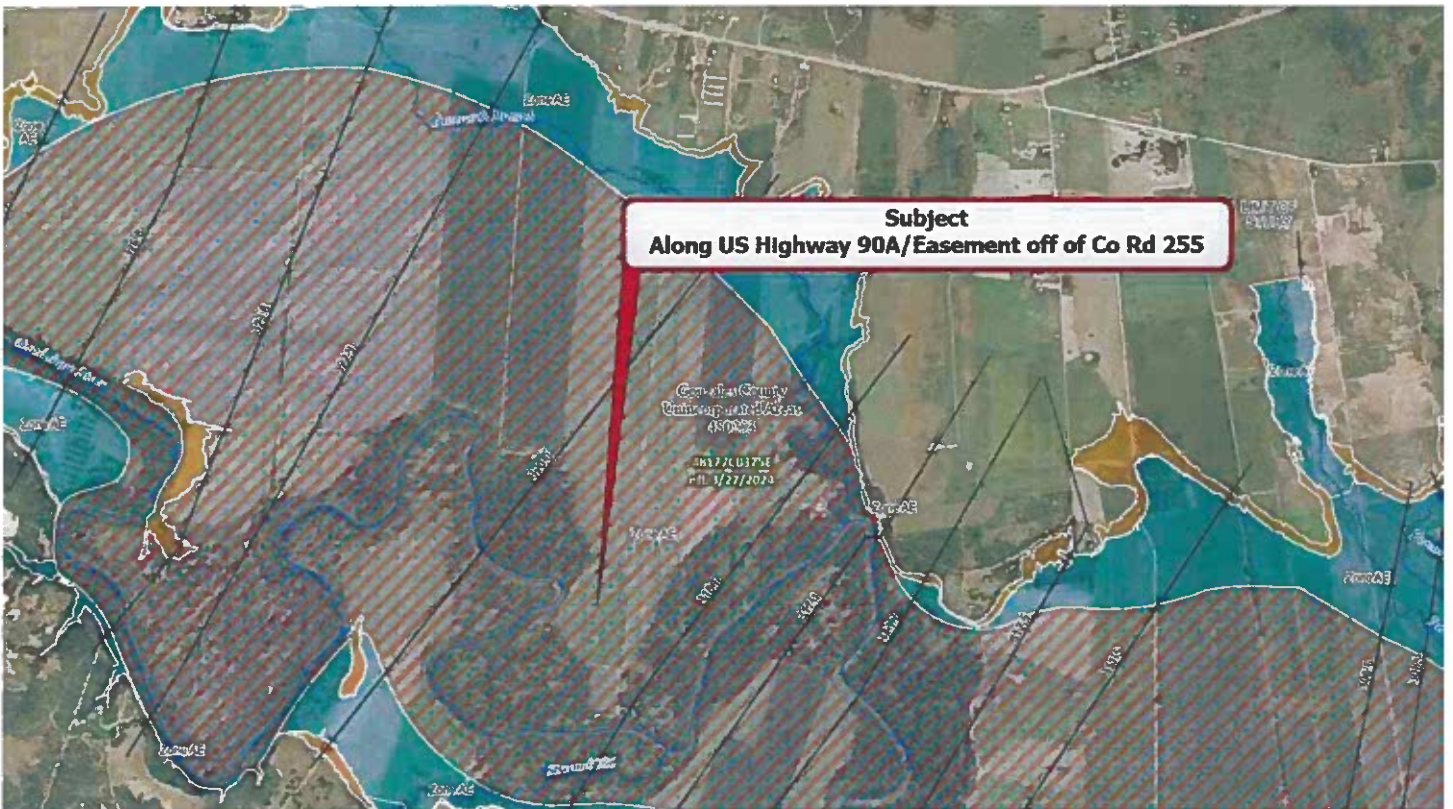
FEMA Flood Plain Map



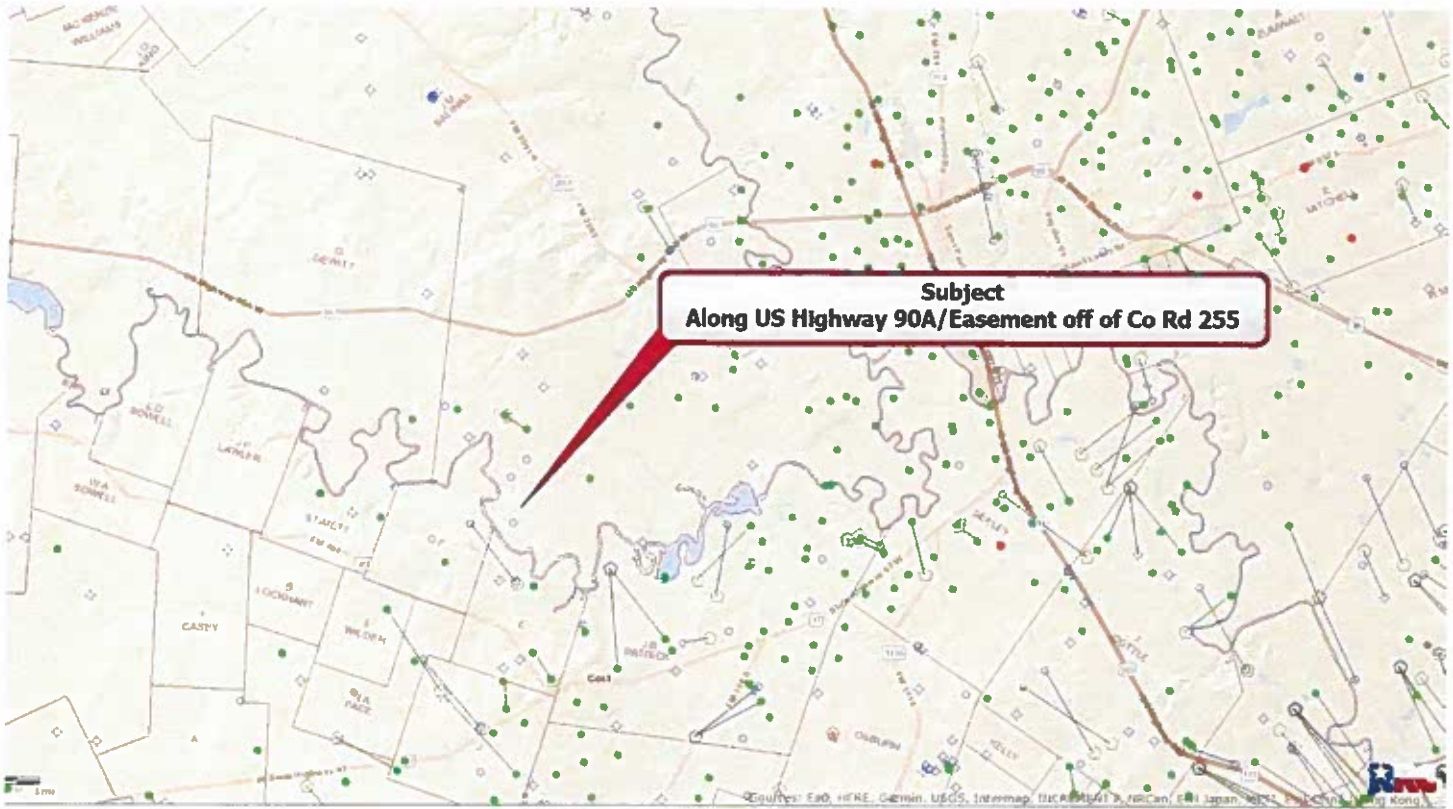
Gonzales County Appraisal District Plat



FEMA Flood Plain Map



TCEQ Environmental Map



Subject Photo Page

Borrower					
Property Address Along US Highway 90A/Easement off of Co Rd 255					
City	Gonzales	County	Gonzales	State	TX Zip Code 78629
Lender/Client All Hands Real Estate					

Subject Front

US Hwy 90A/Esmt CR 255
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View
Site 0.2
Quality
Age



Subject Tank



Subject Property



Subject Photo Page

Borrower					
Property Address Along US Highway 90A/Easement off of Co Rd 255					
City	Gonzales	County	Gonzales	State	TX Zip Code 78629
Lender/Client All Hands Real Estate					



Subject Property

US Hwy 90A/Esmt CR 255
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View
Site 0.2
Quality
Age

Subject Property



Subject Waterfront



Subject Photo Page

Borrower					
Property Address Along US Highway 90A/Easement off of Co Rd 255					
City	Gonzales	County	Gonzales	State	TX Zip Code 78629
Lender/Client All Hands Real Estate					

Subject Waterfront

US Hwy 90A/Esmt CR 255
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View
Site 0.2
Quality
Age



Subject Waterfront



Subject Waterfront



Subject Photo Page

Borrower					
Property Address Along US Highway 90A/Easement off of Co Rd 255					
City	Gonzales	County	Gonzales	State	TX Zip Code 78629
Lender/Client All Hands Real Estate					



Subject Property

US Hwy 90A/Esmt CR 255
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View
Site 200
Quality
Age



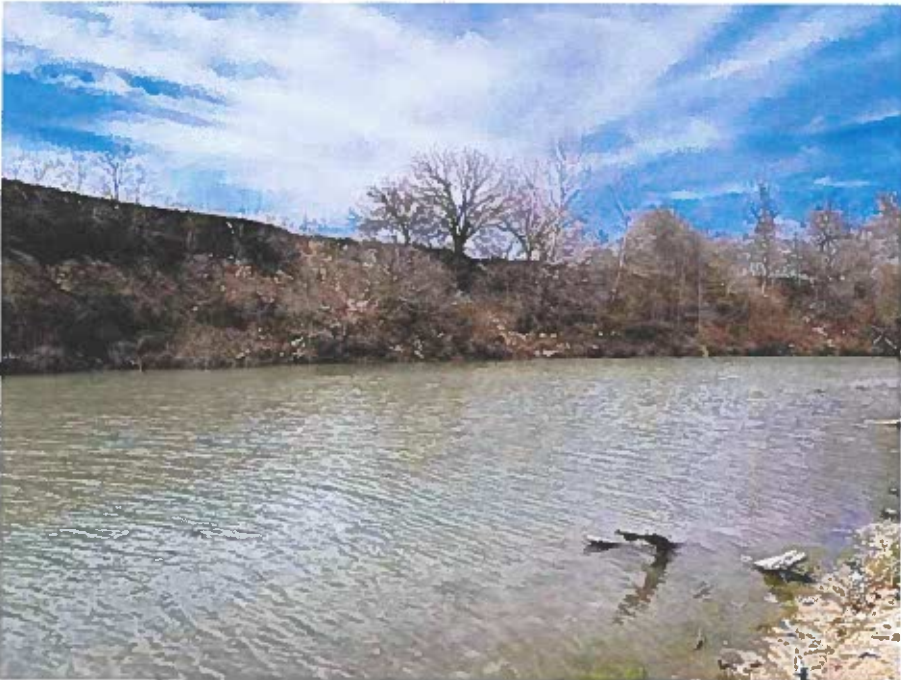
Subject Property



Subject Waterfront

Subject Photo Page

Borrower					
Property Address Along US Highway 90A/Easement off of Co Rd 255					
City	Gonzales	County	Gonzales	State	TX Zip Code 78629
Lender/Client All Hands Real Estate					



Subject Waterfront

US Hwy 90A/Esmt CR 255
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View
Site 200
Quality
Age

Subject Waterfront

Subject Property

Supplemental Addendum

File No.

Borrower					
Property Address Along US Highway 90A/Easement off of Co Rd 255					
City	Gonzales	County	Gonzales	State	TX Zip Code 78629
Lender/Client All Hands Real Estate					

Comparable Sales

Sale No. 1
Grantor: Gilbert Champion Estate
Grantee: San Marcos River Ranch LLC
Address: 13106 US Highway 183, Gonzales, Texas
Legal Description: 187.18 acres, Winslow Turner Survey, A-76, Gonzales County, Texas
Sales Price: \$2,450,000 or \$13,092/acre
Document Number: 1487/27
Financing: Conventional
Date: 03/20/2025

Sale No. 2
Grantor: Wendel Thuss
Grantee: River Vistas LLC
Address: US Highway 90A E, Seguin, Texas
Legal Description: 71 acres, Robert Hall Survey, Guadalupe County, Texas
Sales Price: \$2,378,500 or \$33,500/acre
Document Number: 202499019287
Financing: Cash
Date: 08/15/2024

Sale No. 3
Grantor: Alexander Jones
Grantee: 12427 FM 621, LLC
Address: 12427 FM 621, Kingsbury, Texas
Legal Description: 127.28 acres, Edward Pettus Survey, A-31, Guadalupe County, Texas
Sales Price: \$2,800,000 or \$21,999/acre
Document Number: 202499013507
Financing: Conventional
Date: 06/07/2024

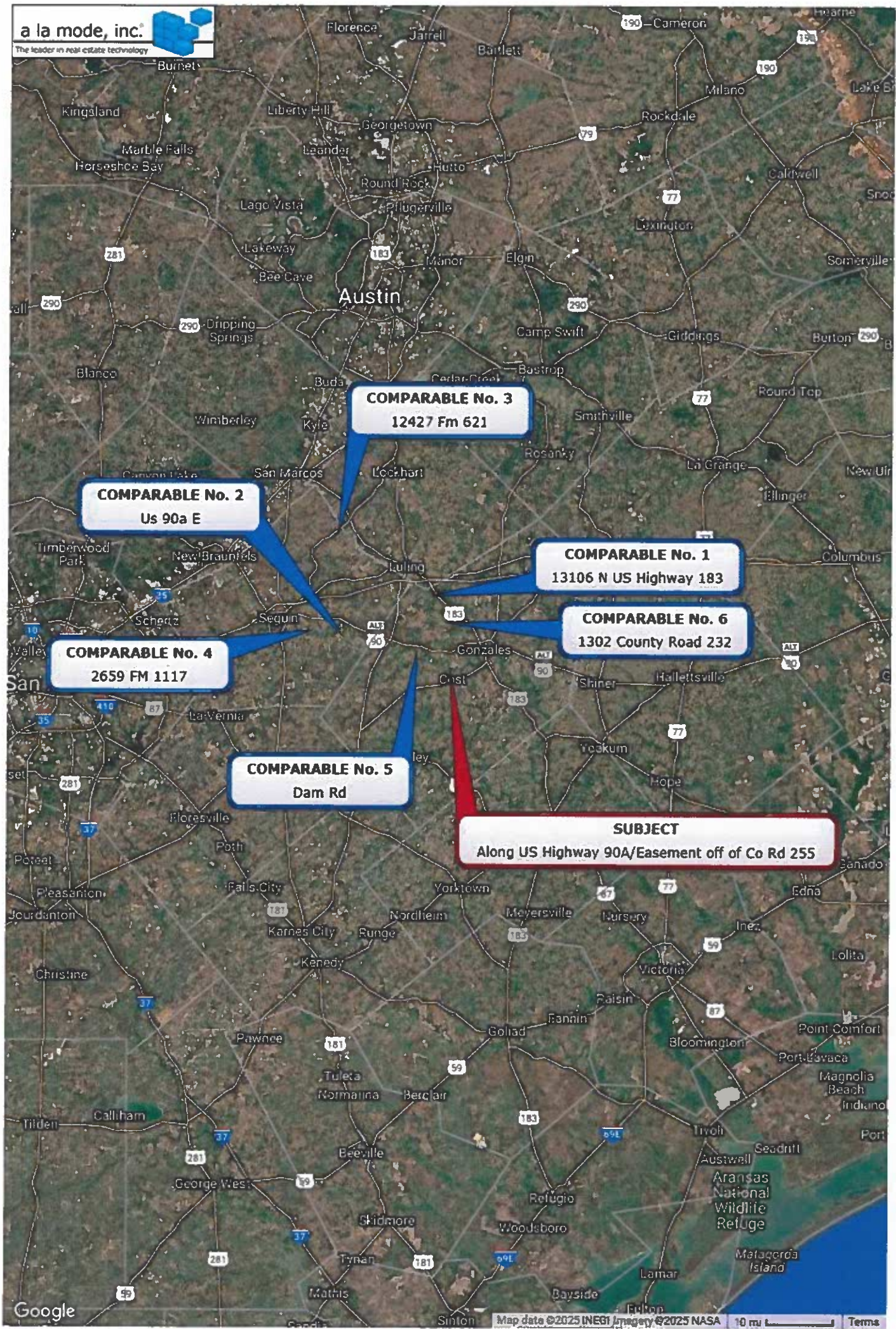
Sale No. 4
Grantor: Eden Oak Ranches a series of Happy Haven, LLC
Grantee: Michael Dahle, et. ux.
Address: 2659 FM 1117, Seguin, Texas
Legal Description: 38.52 acres, John G. King Survey, A-15, Guadalupe County, Texas
Sales Price: \$1,295,000 or \$33,619/acre
Document Number: 202399024627
Financing: Conventional
Date: 09/29/2023

Sale No. 5
Grantor: James L. Aultman, Jr., et. ux.
Grantee: 2X Worldwide, LLC
Address: Dam Road, Gonzales, Texas
Legal Description: 33.685 acres, Green DeWitt Survey, A-16, Gonzales County, Texas
Sales Price: \$525,000 or \$15,586/acre
Document Number: 1412/161
Financing: Cash
Date: 07/12/2022

Sale No. 6
Grantor: Barby Beyer, et. ux.
Grantee: 1302 County Road 232, LLC
Address: 1302 County Road 232, Gonzales, Texas
Legal Description: 89.94 acres, J.M. Salinas Survey, A-59, Gonzales County, Texas
Sales Price: \$1,800,000 or \$20,013/acre
Document Number: 1395/513
Financing: Conventional
Date: 01/14/2022

Comparable Sales Map

Borrower					
Property Address	Along US Highway 90A/Easement off of Co Rd 255				
City	Gonzales	County	Gonzales	State	TX
				Zip Code	78629
Lender/Client	All Hands Real Estate				



PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

QUALIFICATIONS OF LEATI MENN-LANG

EDUCATION

Texas A&M University, B.S. Interdisciplinary Studies

May 1999

PROFESSIONAL EXPERIENCE

First United Bank	Various Assignments
Sage Capital Bank, Gonzales, Texas	Various Assignments
Homeowners during the 1998 Flood	Various Assignments
City of Seguin, Texas	Various Assignments
Capital Farm Credit	Various Assignments
Guadalupe County, Texas	Various Assignments
Gonzales County, Texas	Various Assignments

In addition, have had appraisal assignments from various mortgage companies, legal and accounting firms throughout the state of Texas.

I have also had a 20 year career appraising waterfront properties especially those situated along the Guadalupe River, we have also aided in litigation for property owners within this river system for various reasons.

ORGANIZATIONS

- Past Member of the Rotary Club of Seguin, Texas
- Past Member of the Tejas Literary Club

CERTIFICATION

State Certified Residential Appraiser

TX-1334495-R

LEATI MARIE LANG
PO BOX 467
SEGUIN, TX 78156



Certified Residential Real Estate Appraiser

Appraiser: Leati Marie Lang
License #: TX 1334495 R

License Expires: 01/31/2027

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 Residential Real Estate Appraiser

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

A blue ink signature of Chelsea Buchholtz, the Executive Director of TALCB, is located on the right side of the certificate.

Chelsea Buchholtz
Executive Director

QUALIFICATIONS OF ALBERT O. MENN

EDUCATION

Texas A&M University, B.S. Ag. Economics January 1968

American Institute of Real Estate Appraisers Courses	
1A-1	Real Estate Appraisal Principles
1A-2	Basic Valuation Procedures
1B-1,2,3	Capitalization Theory & Tech.
2-1	Case Studies in Real Estate Valuation
2-2	Valuation Analysis and Report Writing
2-3	Standard of Professional Procedures
4	Litigation Valuation
8	Single Family Residential Appraisal
410	Standards of Professional Practice
420	USPAP (Part A & B)

International Right of Way Association
The Appraisal of Partial Interest

American Society of Farm Managers and Rural Appraiser
Eminent Domain Seminar

PROFESSIONAL EXPERIENCE

First United Bank	Various Assignments
First Commercial Bank, Seguin	Various Assignments
Sage Capital Bank, Gonzales, Luling, Lockhart	Various Assignments
Broadway National Bank, Seguin, San Antonio	Various Assignments
Heritage Bank	Various Assignments
Prosperity Bank	Various Assignments
Schertz Bank & Trust	Various Assignments
Texas Department of Transportation	Appraisal Assignments
Cities of Seguin, Cibolo, Schertz, Marion, San Marcos, Lockhart, Gonzales, and Converse, Texas	Appraisal Assignments
Guadalupe Valley Electric Co-op	Appraisal Assignments
Counties of Guadalupe, Comal, Gonzales, Caldwell & Karnes Counties	Appraisal Assignments
Guadalupe Blanco River Authority, Seguin	Various Assignments
Lower Colorado River Authority, Austin	Appraisal Assignments
City Public Services, San Antonio	Appraisal Assignments
Canyon Regional Water Supply Corp.	Appraisal Assignments

In addition, I have had appraisal assignment from various mortgage companies, legal and accounting firms throughout the state.

State Certified General Real Estate Appraiser (NO. TX-1320731-G)
Texas Real Estate Commission (Real Estate Broker, No. 142803)
State Registered Senior Property Tax Consultant (No. 00002007)

ORGANIZATIONS

Appraisal Institute –Practicing Affiliate
International Right of Way Association
National Association of Realtors
Texas Association of Realtors

ALBERT OSCAR MENN
500 ST HWY #46 S
SEGUIN, TX 78155



Certified General Real Estate Appraiser

Appraiser: **Albert Oscar Menn**

License #: **TX 1320731 G**

License Expires: **05/31/2025**

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