

March 6, 2025

Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349
Attention: Brent Rhylick
(RELO North 31st FSU #05902)

**Re: Broker's Opinion of Value
649 SF - Right of Way Abandonment as further described on Exhibit "A" (the "Tract")**

Dear Brent,

On behalf of Chick-fil-A, Inc., our firm has reviewed the Tract proposed as Right of Way Abandonment by the City of Temple, TX. Our valuation opinion is as follows:

Broker's Opinion of Value of the Tract is \$967.01

$\$14.92/\text{SF} \times \text{Discount Rate of } 90\% = \$1.49/\text{SF}$

$649 \text{ SF} \times \$1.49/\text{SF} = \967.01

The rationale of our valuation opinion is that the highest and best use of the Tract would be in conjunction with the neighboring retail pad site that Chick-fil-A has under contract and will close at approximately \$14.92 per sq. ft., but due to the diminished marketability and appeal of the Tract specifically relating to its very small size, narrow configuration, lack of development potential, all of which significantly decrease the functional utility of the site and preclude most, if not all, other uses but for buffer space or dedicated landscape area, we'd compare it most similarly to that of flood plain encumbered land and therefore believe that a discount of 90% would be both reasonable and justified.

Sincerely,

The Place Real Estate Services, LLC
Texas Real Estate Commission – Broker License #9004274



David K. Darr
Broker
(TREC License #362930)



Jason A. Linahan
Principal/ Sales Agent
(TREC License #656244)

EXHIBIT "A"

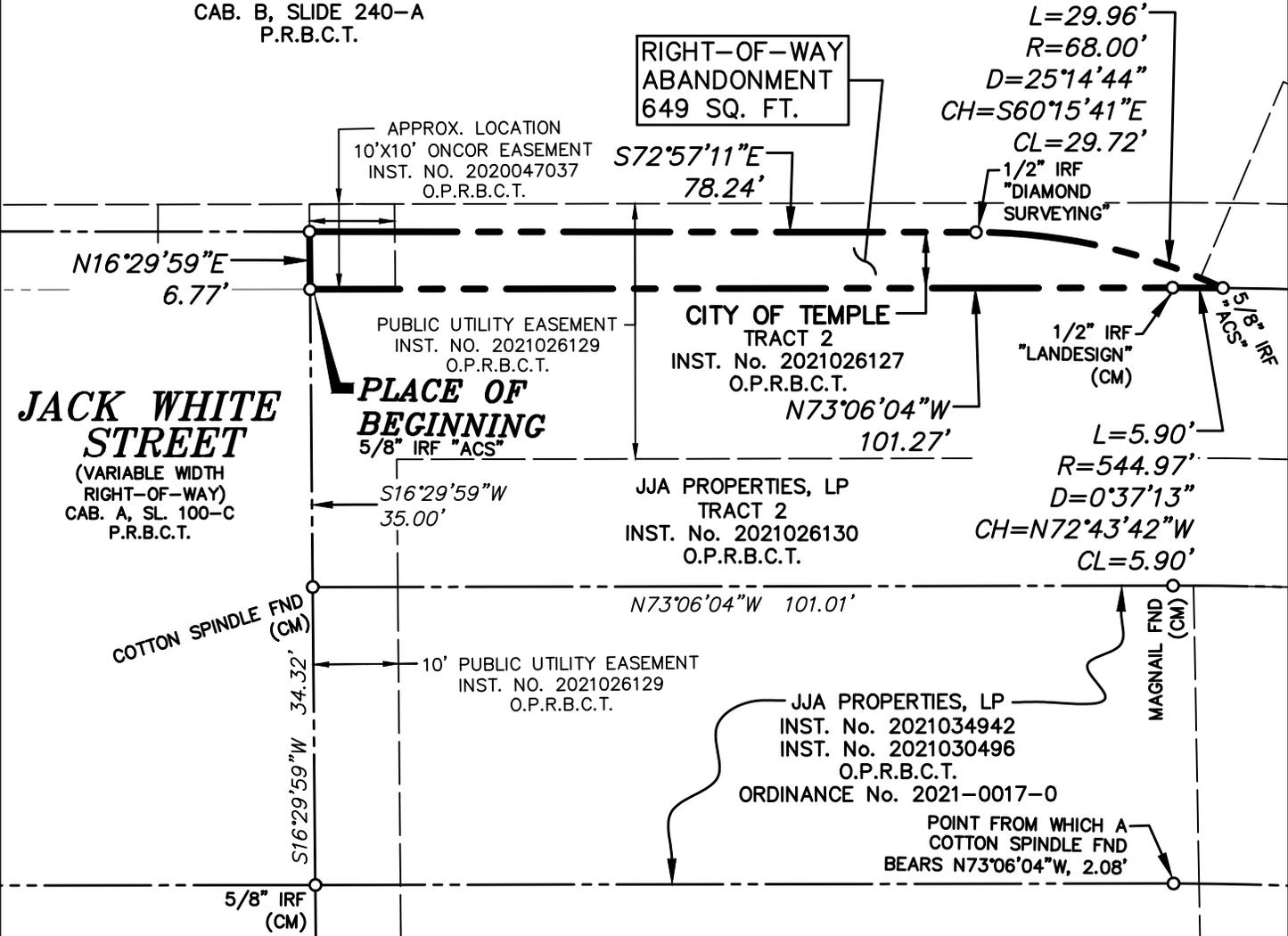
REMAINDER
LOT 1, BLOCK 2
COMMERCIAL SUBDIVISION
PHASE III
CAB. B, SLIDE 240-A
P.R.B.C.T.

JJA PROPERTIES, LP
VOL. 5932, PG. 248
D.R.B.C.T.

C.S. MASTERS SURVEY
ABSTRACT NO. 550

WA# 24037 PRINTED: 12/17/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 12/17/2024 2:42 PM SAVED BY: AARONLS FILE: EXHIBIT-ROW-ABANDONMENT-24037.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



* L E G E N D *

CM CONTROLLING MONUMENT
IRF IRON ROD FOUND



WIA SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

RIGHT-OF-WAY ABANDONMENT
CITY OF TEMPLE, BELL COUNTY, TEXAS

DRAWN BY: MTJ
APPROVED: ALS

SHEET NO. 1 OF 2

REV.

EXHIBIT "A"

FIELD NOTES – DESCRIPTION
RIGHT-OF-WAY ABANDONMENT

BEING A TRACT OF LAND LOCATED IN THE C.S. MASTERS SURVEY, ABSTRACT No. 550, BELL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED TO THE CITY OF TEMPLE RECORDED IN INSTRUMENT No. 2021026127, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS (O.P.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH A CAP STAMPED "ACS" IN THE SOUTH LINE OF SAID CITY OF TEMPLE TRACT 2, SAID IRON ROD BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JJA PROPERTIES RECORDED IN INSTRUMENT No. 2021026130, O.P.R.B.C.T.;

THENCE N 16°29'59" E, DEPARTING THE SOUTH LINE OF SAID CITY OF TEMPLE TRACT 2, A DISTANCE OF 6.77 FEET TO A POINT IN THE NORTH LINE OF SAID CITY OF TEMPLE TRACT 2 AND THE SOUTH LINE OF LOT 1, BLOCK 2, COMMERCIAL SUBDIVISION, PHASE III, AN ADDITION TO THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 240-A, PLAT RECORDS, BELL COUNTY, TEXAS (P.R.B.C.T.);

THENCE ALONG THE NORTH LINE OF SAID CITY OF TEMPLE TRACT 2 AND THE SOUTH LINE OF SAID LOT 1 AS FOLLOWS:

1) S 72°57'11" E, A DISTANCE OF 78.24 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "DIAMOND SURVEYING" BEING THE BEGINNING OF A CURVE TO THE RIGHT;

2) SOUTHEASTERLY, AN ARC LENGTH OF 29.96 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 68.00 FEET, A DELTA ANGLE OF 25°14'44", AND A CHORD BEARING OF S 60°15'41" E, 29.72 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "ACS" IN THE NORTH LINE OF SAID JJA PROPERTIES TRACT, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE DEPARTING THE SOUTH LINE OF SAID LOT 1, ALONG THE SOUTH LINE OF SAID CITY OF TEMPLE TRACT 2 AND THE NORTH LINE OF SAID JJA PROPERTIES TRACT AS FOLLOWS:

1) NORTHWESTERLY, AN ARC LENGTH OF 5.90 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 544.97 FEET, A DELTA ANGLE OF 00°37'13", AND A CHORD BEARING OF N 72°43'42" W, 5.90 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "LANDESIGN";

2) N 73°06'04" W, A DISTANCE OF 101.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 649 SQUARE FEET OF LAND, MORE OR LESS.



NOTES:

- (1) ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
- (2) THIS EXHIBIT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
- (3) THIS SURVEY WAS MADE ON THE GROUND DURING THE MONTH OF MAY, 2024 UNDER THE DIRECT SUPERVISION OF AARON STRINGFELLOW, R.P.L.S. NO. 6373.

WIA WIER & ASSOCIATES, INC.
 SURVEYOR PREPARING THIS EXHIBIT:
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 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

RIGHT-OF-WAY ABANDONMENT
CITY OF TEMPLE, BELL COUNTY, TEXAS

DRAWN BY: MTJ
APPROVED: ALS

SHEET NO. 2 OF 2

REV.

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