

**ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY**

	Calculated Fee
Permanent Use	\$37,651
<b>TOTAL =</b>	<b>\$37,651</b>

Project:	AW-Colorado Sanctuary Water Crossing	
	5800 Levander Loop Austin, TX 78702	
	MOU # 25-005	3212.194

<b>ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET</b>		
<b>Permanent Use Agreement - Subject Tract</b>		Project: AW-Colorado Sanctuary Water Crossing
		5800 Levander Loop Austin, TX 78702
TCAD Land Value of Subject Properties (\$):	<b>\$556,935,510</b>	MOU # 25-005
Avg. Lot Size (sq. ft.):	<b>9,358,899</b>	<i>Based on average for subject properties</i>
Value per Square Foot. (\$):	<b>\$60</b>	<i>TCAD Land Value divided by Avg. Lot Size</i>
Requested Area (sq. ft.):	<b>6,327</b>	<i>Submitted by Requesting Department/Entity</i>
Preliminary Mitigation Value (\$):	<b>\$376,511</b>	<i>Requested Area multiplied by the Value per Square Foot</i>
Disturbance Value (%):	<b>10.00%</b>	<i>Based on limitations on future development for that portion of parkland (see table below)</i>
Final Mitigation Value (\$):	<b>\$37,651</b>	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>
<b>DISTURBANCE VALUES</b>		
Percentage of Fee	Comments	Example Uses
0-10%	<i>Nominal effect on use and utility</i>	small subsurface
11-25%	<i>Subsurface or air rights that have minimal effect on use and utility</i>	Air rights, water or sewer line.
26-49%	<i>Location along a property line or non usable land area</i>	Water or sewer line, cable lines
50%	<i>Balanced use by both owner and easement holder</i>	Water or sewer line, cable lines
51-74%	<i>Some impact on surface use and conveyance of ingress/egress rights</i>	pipelines, scenic easements
75-89%	<i>Major impact on surface use and conveyance of future uses</i>	pipelines, drainage easements, flowage easements
90-100%	<i>Severe impact on surface use and conveyance of future uses</i>	Overhead electric, flowage easements, railroad ROW, irrigation canals
Source: Right of Way Magazine "Easement Valuation" Sherwood, May/June 2006. Provided by City of Austin Office of Real Estate		

Park Name	Prop ID	Square Ft	Land Value	
Colorado River Sanctuary	283892	1,868,833	18,688,330	Certified 2025 TCAD data
Roy G Guerrero Park	283146	16,848,964	1,095,182,689	Certified 2025 TCAD data
		9,358,899	556,935,510	<b>Average</b>