

'm challenged by that 50' easement if it exists.....

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rrin Van Eman <currin@vcinterests.com>

Tue, Jun 18, 2024 at 2:38 PM

The buyer of Dana's H-Tracts was: VECTORED APPROACH HOLDING COMPANY LLC – Closed April 25, 2024 (Deed and Easements attached). \*The buyer borrowed \$900,000 from Security State Bank to acquire the property, so with their cash downpayment, they likely paid over \$1,000,000

The Managers/Owners of the: VECTORED APPROACH HOLDING COMPANY LLC, is Stephen Pitts at [106 Golden Bear Dr. Austin, 78738](#) and Frank Davis [616 Robin Dale, Lakeway 78734](#)

**Currin J. Van Eman**

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Sent: Thursday, June 6, 2024 8:40 PM

To: Currin Van Eman <[currin@vcinterests.com](mailto:currin@vcinterests.com)>

Subject: Question

We the WOWSC just turned down a \$1,000,000.00 offer for the 6 acres behind me.

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: Currin Van Eman <[currin@vcinterests.com](mailto:currin@vcinterests.com)>

Tue, Jun 18, 2024 at 2:50 PM

Yes vectored air..... I referred to them as Cirrus group since they started out that way.

I dealt with Frank and Steve. They have since walked away, pulled the offer off the table.

A real estate committee within the WOWSC, which was established at the beginning of the year, just now want to get involved, headed by patti flunker. They are working on trying to get an appraisal/market value. They threatened lawsuits if we accepted this blind \$1,000,000.00 offer

The access will be an issue.

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rrin Van Eman <[currin@vcinterests.com](mailto:currin@vcinterests.com)>

Tue, Jun 18, 2024 at 2:54 PM

What does this mean: "I'm challenged by that 50' easement if it exists....."?

of page "0.264 AC 50' Taxiway Easement".

WOWSC needs to go back to that buyer and ~~beg them/accept~~ their \$1,000,000 offer because they now control the access to the WOWSC 7 acres, especially if Mair won't sell or won't grant additional easement (50' wide) across their land. And **Mair WILL NEVER grant more easement** because it doesn't benefit them/their land and it reduces the amount of developable area on that tract!

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Tue, Jun 18, 2024 at 3:0

To: Currin Van Eman <currin@vcinterests.com>

Im challenged because this stupid ass committee will think that easement is enough to sell it for a big premium....

50ft is not enough for a taxiway

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Tue, Jun 18, 2024 at 3:0

Currin Van Eman <currin@vcinterests.com>

Yes, the Access is a HUGE ISSUE and will be the biggest issue for the Appraisal – you need to explain the access issue to the appraiser if you really want an honest and accurate appraisal. But honestly, its stupid to even do an appraisal of that tract, because without Aircraft Access, the property is useless and/or will be developed with warehouses or some other uses that will ruin the community. That property is also Deed Restricted (dating back to Charles Winston) from Mobile Homes and Agricultural Uses and the TCEQ would prevent any residential uses, because it was formerly used as Sewage Holding Ponds and the original pond (north end) was not lined, so the ground is severely contaminated, because it was never remediated after the treatment pond was decommissioned!

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Tue, Jun 18, 2024 at 3:0

Currin Van Eman <currin@vcinterests.com>

Anyone would know that 50' wide is not enough for aircraft passage, most aircraft have 40' Plus wingspan

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Bruce and Danny

The enclosed email chain was from your late friend – Robb Van Emans brother Currin, regarding the WOWSC 6 acre property. We think he is pretty knowledgeable about property in general..... especially the airport, Dana Martin, Bill Earnst, and all the others. You both should read this very carefully. You both and this real estate committee are clueless. And thank you for losing a \$1,000,000.00 opportunity.

Respectfully

WOWSC Members.

WOW Members  
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