



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA
Director

MEMO

To: Commissioners' Court

From: Bobby Villarreal
Right of Way Agent

Date: April 29, 2008

Subject: FM 907 (Alamo Road) Project
Parcel # 7 – Rigoberto Hernandez

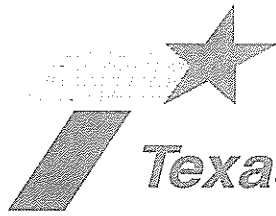
Appraised Value	\$ 4,400.00
Settlement Demand	\$ 5,600.00
Difference	(\$ 1,200.00) ***

***See attached letter

Commissioners' Court Executive Session April 29, 2008.

 4/29/08 Approved

____ Not Approved



Texas Department of Transportation

PO BOX 1717 • PHARR TEXAS 78577-1717 • (956) 702-6100

April 21, 2008

Mr. Joe Pena,
Director Hidalgo County ROW Department
509 E. Earling Road
San Juan, Texas 78589

RE: Counteroffer Acceptance
CSJ: 1586-01-051
FM 907
FROM: US Business 83
TO: Rancho Blanco Road
Parcel: 7

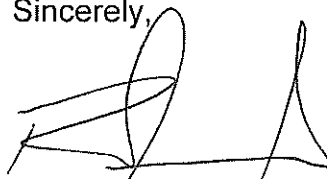
Mr. Pena,

After reviewing the counteroffer submitted to your office by the property owner of the above captioned project and parcel, it is this District Evaluation Team's recommendation to accept said counter offer based on cost savings to the State if eminent domain proceedings are avoided.

Please proceed with your acquisition negotiations based on this acceptance of the property owner's counteroffer.

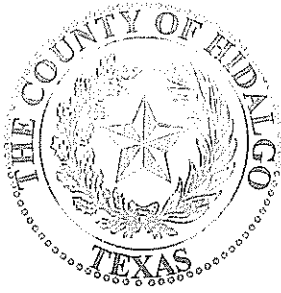
Should you have any questions or comments please feel free to call me at (956) 702-6287.

Sincerely,


LMG

Luana M. Gonzalez
Pharr District ROW Administrator

LMG:rj
cc: File



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA
Director

April 9, 2008

Ms. Luana Gonzalez
District Right of Way Administrator
Texas Department of Transportation
P. O. Box 1717
Pharr, Texas 78577-1717

Re: County: Hidalgo
TxDot CSJ #1586-01-051
Highway: FM 907 (Alamo Road)
From Bus 83 to Rancho Blanco Road
Parcel # 7

Dear Ms. Gonzalez,

Attached herewith please find a counter offer as submitted by Mr. Rigoberto Hernandez owner of Parcel # 7. Mr. Joe Pena has reviewed the aforementioned and hereby recommends approval as petitioned.

Considering the high cost of litigation averaging between \$5,000.00 and \$10,000.00, the Hidalgo County Right of Way Department recommends approval of the owners' counter-offer \$5,600.00. This figure represents an additional \$1,200.00 to the approved value of \$4,400.00.

Should you have any questions after reviewing the attached document, please feel free to call me at the office (283-8134).

Respectfully,

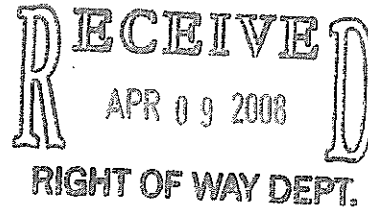
A handwritten signature in black ink, appearing to read "B. Villarreal", is written over the word "Respectfully,".

Bobby Villarreal
Right of Way Agent
Hidalgo County Right of Way Department.

Attachments: (as noted)
cc: Commissioner Sylvia Handy, Pct. 1
Joe N. Pena, ROW Director

April 9, 2008

Hidalgo County Right of Way
509 E. Earling Road
San Juan, Texas



Attn: Bobby Villarreal, Right of Way Agent
Re: Alamo Road Project
Parcel #7

Dear Mr. Villarreal,

Pursuant to my earlier conversation with you, I would like to make a counteroffer to your proposal concerning the acquisition of a portion of my property. Specifically, I am proposing a price of \$5,600 for Parcel #7 (Alamo Road Project). I believe this value is appropriate and in line with recent sales in the immediate vicinity. I believe the comparable sales in the appraisal report justify more value. In my opinion the values were discounted too much and \$7.00 sq/ft is a fair value. The difference between your offer and mine is \$1,200.

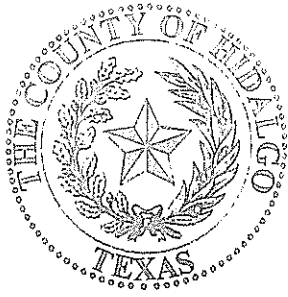
I am willing to sign a deed upon acceptance of my counter offer, thereby avoiding delay and expense of formal condemnation hearings on both our parts.

This offer will remain open for acceptance for a 30 day period from date hereof. Please contact me at your earliest convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rigoberto Hernandez". The signature is fluid and cursive, with a large, sweeping flourish at the end. It is positioned over the printed name "Rigoberto Hernandez".

Rigoberto Hernandez



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA

Director
March 13, 2008

Rigoberto & Dora Hernandez
701 S. I Road
San Juan, Texas 78589

RE: Hidalgo County
FM 907 (Alamo Road Project)
CSJ # 1586-01-051
Parcel # 7

Dear Mr. & Mrs. Hernandez,

The Commissioners' Court of Hidalgo County in coordination with the Texas Department of Transportation has authorized me to make an offer for the property to be acquired under the above captioned parcel for right of way purposes in connection with the FM 493 Road Project.

In acquiring property for the highway systems of Texas, Hidalgo County and the Texas Department of Transportation follow a definite procedure for appraising the land needed and for handling personal negotiations with each landowner. As explained by the County negotiator, Mr. Bobby Villarreal, your property located within the above-mentioned project is to be acquired.

Based on an Appraisal made by Mr. Leonel Garza III with Leonel Garza Jr. and Associates LLC, a State Certified Independent Appraiser, the Commissioner's Court of Hidalgo County and the Texas Department of Transportation has authorized me to make an offer of \$4,400.00 for a partial acquisition of your property. The offer represents total compensation for land and improvements. We are prepared to negotiate with you to acquire this parcel of land at its full-appraised value.

BREAKDOWN

Land

800 sq. ft. @ \$ 5.50

\$4,400.00

Improvements

Concrete Paving – Owner of Record Watermill Express, LLC

\$2,593.00

Total Estimated Value

\$6,993.00

Cost To Cure Damages

\$0.00

Total Offered

\$6,993.00

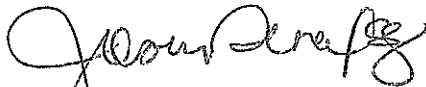
We would appreciate if you took the time to review the package of information sent. If this offer is not accepted or feel that you need additional time to consider the offer, please contact our office within ten (10) working days from the date you receive this letter.

After the date of payment of the purchase price, or the date of deposit in the court of funds to satisfy the award of compensation as determined by eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the Department and (2) penalty costs for prepayment of any pre-existing recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with the Department within six months after you are notified of the Department's determination on any claim for reimbursement.

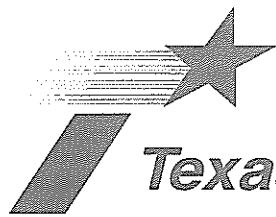
You may be entitled to additional payments and services under the State's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "Relocation Assistance" form you of eligible requirements, payments and services which are available.

Attached is a copy of the Texas Department of Transportation brochure entitled "Right of Way Purchase" which we trust will give you a better understanding of the procedures followed by the Department in purchasing property. If you have any questions regarding the details as to the type of facility to be built or concerning the purchase transaction, please do not hesitate to ask and we will try to answer them for you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jose N. Pena". The signature is fluid and cursive, with the first name "Jose" being more prominent.

Jose N. Pena
Director
Right-of-Way Dept.
County of Hidalgo



Texas Department of Transportation

PO BOX 1717 • PHARR TEXAS 78577-1717 • (956) 702-6100

May 26, 2008

Hidalgo County
ROW CSJ 1586-01-051
FM 907: FROM Mile Bus 83
TO Rancho Blanco Road
Revised PARCEL NO. 7

Mr. Jose N. Pena Hidalgo County ROW Director
Hidalgo County Right of Way Department
509 East Earling Road
San Juan, TX 78589

Dear Mr. Pena,

Enclosed is a copy of the State's REVISED ROW-A-10 form executed by the District Office and ^{one} original appraisal reports for the parcel on the above captioned project. Remember the REVISED "TEN" form is for your files and NOT to be given to the property owner.

Accept this correspondence as an official release for negotiations allowing you to make a REVISED offer and close on the executed parcel.

If you have any questions, please feel free to give me a call.

Sincerely,

Luana M. Gonzalez
Pharr District ROW Administrator

LMG: je

Enclosure



ROW-A-10
Rev. 10/2005
ROWIS

TABULATION OF VALUES

Parcel: 7

Highway: FM 907

ROW CSJ: 1586-01-051

Taking Type: Partial Taking

District: Pharr

Size of Remainder: 108100.00000 Sq Feet

County: HIDALGO

Type of Property: Commercial

Federal Project:

Contract Fencing: Undetermined

Appraised by: Leonel, III . Garza

Date Appraised: 01/04/2008

Access will be Undetermined

Agency	Participating Percentage	Expense Description
City - Alamo	4.3000	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Hernandez, Rigoberto	Fee Simple	800.00000 Sq Feet	\$4,400.00	Undetermined

I. Total Approved Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$4,400.00	\$3,355.00	\$0.00	\$15,150.00	\$22,905.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A	Parking Lot	Concrete	\$3,355.00	\$355.00	Not Applicable
Total:			\$3,355.00	\$355.00	

III. Damages and Enhancements

Non-Exempt Damages	Exempt Damages	Enhancements	Net Damages
\$15,150.00	\$0.00	\$0.00	\$15,150.00

IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
Total:			\$0.00	\$0.00	



ROW-A-10
Rev. 10/2005
ROWIS

TABULATION OF VALUES (continued)

Parcel: 7

Highway: FM 907

ROW CSJ: 1586-01-051

V. Recapitulation

Date:	01/04/2008	01/04/2008	01/04/2008	Recommended Value
Appraiser's Name:	Leonel, III . Garza	Leonel, III . Garza	Leonel, III . Garza	
Appraisal Type:	Update Appraisal for Neg.	Update Appraisal for Neg.	Initial Appraisal	
Value of Whole Property:				
Parcel Area ac.	800.00000 Sq Feet			
VALUE FOR PARCEL	\$4,400.00	\$4,400.00	\$4,400.00	\$4,400.00
Land: per.	\$5.50/Sq Feet	\$5.50/Sq Feet	\$5.50/Sq Feet	
Easement				
Improvements	\$3,355.00	\$3,355.00	\$2,593.00	\$3,355.00
Net Damages or (Enhancements)	\$15,150.00	\$5,500.00		\$15,150.00
OAS Values(s)				
TOTAL COMPENSATION	\$22,905.00	\$13,255.00	\$6,993.00	\$22,905.00

VI. Comments and Conclusions on Values in the Appraisal Report

Parcel 7 is a partial taking of 0.02 of an acre (800 sf) out of Lot 4, Block 28 of the Alamo Land and Sugar Company Subdivision, map reference Volume 1, Page 24-36, of the Hidalgo County Map Records, Texas. Said tract is further described as being conveyed to Rigoberto and Dora Hernandez, recorded in Document Volume 2901 Page 682, of the Official Records of Hidalgo County, Texas.

The whole property is located on the Southeast corner at the intersection of FM 907 and Moore Road. The whole property is currently improved with a commercial structure (Watermill) that is not impacted by the taking.

Within the acquisition area is a section of concrete that is valued accordingly.
The highest and best use of the whole property is for commercial use.

The appraiser Leonel Garza III selects three (3) comparable sales to value the whole property land. The taking is properly valued as a pro-rata part of the whole value at \$ 5.50 per square foot. The subject property is located in a region which contains water, electricity and phone service, which is typical of the market area. The remainder highest and best use is the same as for the whole property and the land value is equal to the land value of the whole property.

Based on a review of the appraisal report and a field inspection of the subject, it appears that the total compensation of \$ 6,993.00 represents market value.



ROW-A-10
Rev. 10/2005
ROWIS

TABULATION OF VALUES (continued)

Parcel: 7

Highway: FM 907

ROW CSJ: 1586-01-051

VI. Comments and Conclusions on Values in the Appraisal Report

Updated for Negotiations:

Parcel 7 is a partial taking of 0.02 of an acre (800 sf) out of Lot 4, Block 28 of the Alamo Land and Sugar Company Subdivision, map reference Volume 1, Page 24-36, of the Hidalgo County Map Records, Texas. Said tract is further described as being conveyed to Rigoberto and Dora Hernandez, recorded in Document Volume 2901 Page 682, of the Official Records of Hidalgo County, Texas.

The whole property is located on the Southeast corner at the intersection of FM 907 and Moore Road.

The whole property is currently improved with a commercial structure (Watermill) that is not impacted by the taking.

Within the acquisition area is a section of concrete that is valued accordingly. A cost to cure to expand the existing concrete drive and paved area was assigned.

The highest and best use of the whole property is for commercial use.

The appraiser Leonel Garza III selects three (3) comparable sales to value the whole property land. The taking is properly valued as a pro-rata part of the whole value at \$ 5.50 per square foot. The subject property is located in a region which contains water, electricity and phone service, which is typical of the market area. The remainder highest and best use is the same as for the whole property and the land value is equal to the land value of the whole property.

Based on a review of the appraisal report and a field inspection of the subject, it appears that the total compensation of \$ 13,255.00 represents market value.

Updated for Negotiations: Parcel 7 is revised and due to the relative proximity to the area to be acquired the Watermill Express facility will be relocated. A cost to cure has been updated to reflect current market value.

Parcel 7 is a partial taking of 0.02 of an acre (800 sf) out of Lot 4, Block 28 of the Alamo Land and Sugar Company Subdivision, map reference Volume 1, Page 24-36, of the Hidalgo County Map Records, Texas. Said tract is further described as being conveyed to Rigoberto and Dora Hernandez, recorded in Document Volume 2901 Page 682, of the Official Records of Hidalgo County, Texas.

The whole property is located on the Southeast corner at the intersection of FM 907 and Moore Road.

The whole property is currently improved with a commercial structure (Watermill) that will be relocated due to the relative proximity to the area to be acquired. A cost to cure has been assigned.

Within the acquisition area is a section of concrete that is valued accordingly. The appraiser assigned a cost to cure to expand the existing concrete drive and paved area.

The highest and best use of the whole property is for commercial use.

The appraiser Leonel Garza III selects three (3) comparable sales to value the whole property land. The taking is properly valued as a pro-rata part of the whole value at \$ 5.50 per square foot. The subject property is located in a region which contains water, electricity and phone service, which is typical of the market area. The remainder highest and best use is the same as for the whole property and the land value is equal to the land value of the whole property.

Based on a review of the appraisal report and a field inspection of the subject, it appears that the total compensation of \$ 22,905.00 represents market value.



ROW-A-10
Rev. 10/2005
ROWIS

Parcel: 7

TABULATION OF VALUES (continued)

Highway: FM 907

ROW CSJ: 1586-01-051

VII. Justification and Explanation for Credit if Retained

A retention value of 10% has been assigned to the concrete paving.



TABULATION OF VALUES (continued)

Parcel: 7

Highway: FM 907

ROW CSJ: 1586-01-051

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.

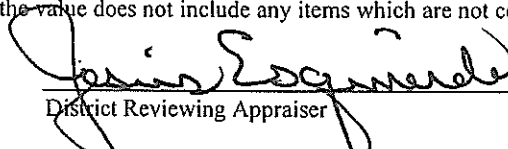
Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.

The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraiser's Statements

District Reviewing Appraiser's Statement

The recommended value on this form is my opinion of value for the parcel and was reached independently based on appraisals and other factual data without collaboration or direction. An on-the-ground inspection of the parcel was made and comparables in the area were inspected. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items which are not compensable under the State law.


District Reviewing Appraiser

5-26-08
Date

Contract Reviewing Appraiser's Statement (if applicable)

The recommended value on this form is my opinion of value for the parcel and was reached independently based on appraisals and other factual data without collaboration or direction. An on-the-ground inspection of the parcel was made and comparables in the area were inspected. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items which are not compensable under the State law.

Contract Reviewing Appraiser

Date

Division Reviewing Appraiser's Statement (if applicable)

Values contained is this form are my opinion of value for the parcel and was reached independently based on appraisals and other factual data including the District's reviewer's inspection, analysis and recommendation and on-the-ground knowledge and without collaboration or direction. I have not direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. It is my understanding that the parcel may be used in connection with a Federal-Aid Right of Way Highway Project. To the best of my knowledge, the value does not include any items which are not compensable under the State law.

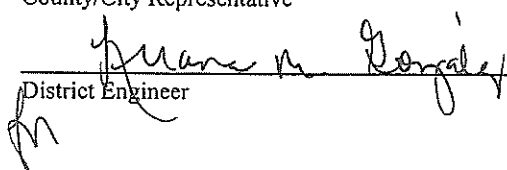
Division Reviewing Appraiser

Date

X. Approval of Values

County/City Representative

Date


District Engineer

5/27/08
Date

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Southeast corner of Alamo Road and Moore Road, Alamo, Texas 78516 Account: N/A
Property Owner: Rigoberto and Dora Hernandez Parcel: 7 (Updated 05/22/08)
Address of Property Owner: 701 South I Road San Juan, Texas CSJ: 1586-01-051
78589-3224
Occupant's Name: Rigoberto and Dora Hernandez Federal Project No: N/A
Whole: ☐ Partial: ☒ Acquisition Highway: FM 907 (Alamo Road) County: Hidalgo County

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

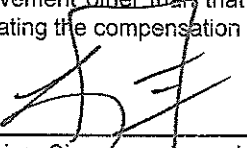
Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$22,905.00 as of January 4, 2008, based upon my independent appraisal and the exercise of my professional judgment; on January 4, 2008, (date)(s), I personally inspected in the field the property herein appraised; I afforded Rigoberto and Dora Hernandez, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection.

The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on February 6, 2007 (date)(s), I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, 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.

I certify to the best of my knowledge and belief that 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, unbiased professional analyses, opinions and conclusions; I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State,

and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

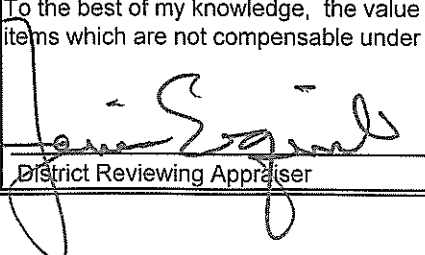

Appraiser Signature - Leonel Garza III

State Certified General Real Estate Appraiser - TX 1328375-General
Certification Number

May 22, 2008

Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.


District Reviewing Appraiser

5-26-08
Date

Certificate of Appraisal

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. The subject property was analyzed utilizing the Cost Approach to value which is a Sales Comparison Approach to the subject as if vacant and includes the estimated depreciated market value of real estate improvements located within the part to be acquired. This is further explained within each section of the appraisal report.

Identification of Client & Intended User of Appraisal Report

The client for this report is identified as Hidalgo County Right-of-Way Department under the direction of Precinct No. 1. and others which would be involved with the acquisition of said proposed right-of-way along FM 907 (South Alamo Road). The part to be acquired is for the expansion of the existing right-of-way of FM 907 (South Alamo Road) with the project limits located between Ridge Road and Halls Acres Road within the city and existing ETJ of the City of Alamo. The intended use of the report is to assist Joe Pena, Director of the Right-of-Way Department of Hidalgo County and others involved with the project, for future negotiations of acquiring all or part of said property as fee simple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a limited restricted appraisal report, which is to conform with the ROW-A-6 Form Rev. 7/2004.

The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include other governmental entities which may be participating in the project. Joe Pena is the Director of the Right-of-Way Department of Hidalgo County, who has a local office established at Precinct No. 2, located at 509 E. Earling Road, San Juan, Texas 78589. Mr. Pena, shall be the project manager for this project under the direction of Honorable Sylvia Handy, County Commissioner of Precinct No. 1. Mr. Pena can be contacted at (956) 283-8134.

Scope of the Assignment

By work order dated November 6, 2007, on behalf of Hidalgo County Right-of-Way Department and Hidalgo County Purchasing Department, request for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by Aranda and Associates, Inc of McAllen, Texas. The scope of the assignment is to appraise the area as fee simple, to be acquired as indicated by the survey as of the date of on-site or off-site inspection as permitted by the owner of record.

Market sales within the market area and comparable market areas are to be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The comparables have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, Hidalgo County Appraisal District, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection. This inspection is limited by the permissibility of the subject owner as per date of report. A copy of a certified letter of intent to inspect said property is located within the addenda of this appraisal report.

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired by the County of Hidalgo, as defined within this report. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases, or operating agreements and project influence (if any exist).

The area to be acquired may contain personal property items and or real estate items, which may be compensable for the purpose of right-of-way acquisition only. These items deemed compensable shall be included within the body of the report and itemized for clarity. Any improvements not located within the part to be acquired and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the Hidalgo County Appraisal District, if they are affected by the part to be acquired.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Accessibility To Subject Property

The owner of record of the subject property, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property. The letter afforded the property owner the opportunity to accompany the appraiser during the on or off-site inspection of the subject property. A copy of the certified letter is located within the addenda of this report.

Analysis of Subject As A Whole

A survey of the property owners entire tract was not performed as the part to be acquired is located along the northwest corner of the subject property; which is located at the Northwest corner of South Alamo Road (FM 907) and Moore Road. As per scope of the assignment, the subject property (part to be acquired) shall be analyzed based on the combined information of several sources including, the survey provided, on-site and or off-site inspection, personal interviews, and information gathered from the Hidalgo County Appraisal District. The property was analyzed based on the whole property less any existing road right-of-way of which a pro-rata part of the whole is determined to be the subject of this report. The subject property is a large tract of land of which the remainder shall not be affected nor damaged as a result of the acquisition. Therefore, a valuation of the remainder portion of the subject property was not required.

Economic Unit Analysis

The subject property shall be analyzed based on a 2.5 acre gross tract of land. Any existing right-of-way and easements with in the proposed acquisition shall be excluded as per scope of the assignment. The area for the subject property as a whole is indicated as per survey provided by Aranda and Associates, Inc dated September 19, 2006. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 3.10 acres to 15.00 acres. These indicated economic unit values are used for the valuation of the irregular partial taking, as the part to be acquired does not constitute an economic unit. Therefore, the pro-rata part of the whole is applied to the partial taking for the market valuation of the subject property.

Part to be Acquired

The proposed partial acquisition is comprised of fee land in which the net land area to be acquired is 800 square feet (0.02 acres). The proposed partial acquisition has approximately 40.00 lineal feet along the eastern frontage of Alamo Road and 40.00 lineal feet on the southern frontage of Moore Road. The part to be acquired is an irregular-shaped tract of land which has limited use and site utility due to its location and size as proposed and does not constitute a readily marketable economic unit. Therefore, the part to be acquired, which is the subject of this report, shall be evaluated as a pro-rata part of the whole as determined by the approaches to market value selected. Based on the pro-rata part of the whole, the subject shall be valued based on the highest and best use as a residential use tract of land which is based on the local market trend along Alamo Road. This highest and best use is further explained on page 1.4 of this report.

To Be Acquired (Net)	0.02 Acres
	800 S.F.

Legal Description of The Part To Be Acquired

Being 800 square feet (0.02 acre) of land more or less, situated in Hidalgo County, Texas and also being a part or portion of a tract of land out of Lot Four (4), Block Twenty Eight (28), Alamo Land and Sugar Company's Subdivision as recorded in Volume 1, Page 24-26, Hidalgo County Map Records and conveyed to Rigoberto and wife Dora Hernandez in a document recorded in Volume 2901, Page 682, Dated April 18, 1990 of the Hidalgo County Deed Records, and said 800 square feet (0.02 acre) also being more particularly described by metes and bounds.

Remainder Before and After The Acquisition

The remainder before and after the acquisition is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired. As for the remainder, it was determined that the highest and best use before and after the acquisition shall remain and not be damaged or changed as a result of the acquisition.

Property Tax Information

This appraiser has examined the property tax information indicated by the Hidalgo County Appraisal District (HCAD) as of the date of appraisal and has found that the subject property is under the ownership of Rigoberto & Dora S Hernandez. The part to be acquired was identified as part of a larger tract of land which contained tax identification no. A1800-00-028-0004-07 & A1800-00-028-0004-05. The subject property land assessment was indicated to be \$####. The property taxes for the subject property appear to be current, however, further research with the Hidalgo County Tax Office shall be required to confirm any outstanding tax liabilities attributable to the subject property.

Environmental Assessment / Adverse Easements / Encroachments / Topography

This appraiser has made an on-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if an environmental concerns exists. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence it's marketability and or value.

A survey of the remainder of the subject property was not provided by Aranda and Associates, Inc. as per date of report. Therefore, the extraordinary assumption that no adverse easements nor encroachments are located within the remainder before and after the taking which would affect the value of the whole, part to be acquired and the remainder before and after the acquisition. The subject property was observed that the property is generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography nor drainage of the subject property as a whole, part to be acquired and the remainder after.

Utility Services Available

The subject property is located in a region which contains water, electricity, and phone service, which is typical of the market area.

Identification of Personal Property

As per scope of the assignment, no personal property located within the proposed right-of-way and the remainder before and after the taking shall be included for compensation, unless it was determined by the appraiser that these item shall be affected or damaged by the proposed taking. In the event the selected items are determined to be compensable, then they shall be included within the cost approach section of this report. A value which shall be either the cost to cure and or the cost of replacement shall be delineated for each item for clarity.

Current Listing Status

It appears that the subject property is not listed for sale as of the effective date of this appraisal. No visible "For Sale" signs were located on the subject property and the property was not listed for sale under a Realtor's® Multiple Listing Service.

Estimated Marketing Time Period

The indicated marketing period is based on the marketing periods of the comparable sales used in the Sales Comparison Approach and the surrounding sales found. Based on the research performed, a twelve (12) to twenty-four month (24) marketing time period appears to be adequate. This time period was selected after a review of multiple land sales within the Alamo, San Juan and Pharr markets. The analysis included the indicated "DOM" Days on Market as shown on the McAllen Multiple Listing Service which provides local Realtors an avenue to advertise properties located in the Rio Grande Valley, with its primary focus on properties within Hidalgo County.

Exposure Time

Exposure time is defined as the "length of time 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." Based on research performed within the market area, an indicated twelve (12) to twenty-four month (24) exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

Statement of Highest & Best Use

The subjects highest and best use as if vacant and as improved is indicated for commercial development. This type of use is concurrent with the recent trends located along Alamo Road within the city of Alamo and nearby municipalities. This highest and best use is based on the determined economic unit of the subject property as whole as the portion being acquired in the name of the County of Hidalgo, Texas, does not itself constitute an economic unit.

When a property is evaluated the highest and best use must always be considered. In the current case the highest and best use of the whole is determined to be for commercial purposes based on several factors. These factors that are taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, by the Appraisal Institute as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and there results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The scope of the assignment is to evaluate the subject property as a whole, part to be acquired, and the remainder before and after the taking, excluding project influence as required by Standards Rule 1-4(f) under the Jurisdictional Exception provision as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). The highest and best use is analyzed for each of these scenarios as each parcel shall be evaluated before and after the proposed taking. In order to determine the highest and best use, research was performed within the City of Alamo, City of San Juan and within this market of Hidalgo County to determine the legal permissibility of land use along Alamo Road. Along Alamo Road, development is mixed with sparse retail, and single family residential developments.

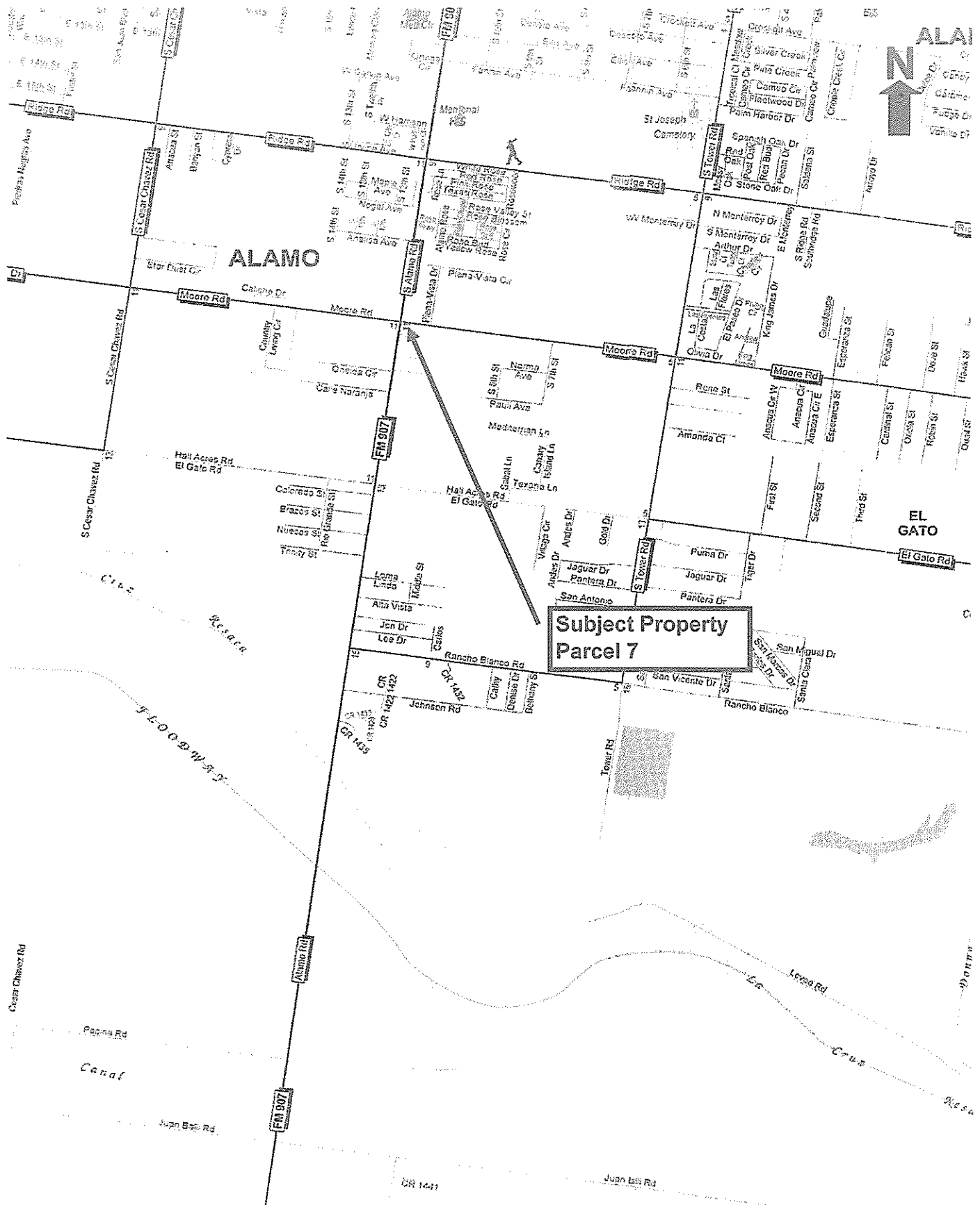
Since the subject lies within jurisdiction of Alamo, Texas municipal zoning ordinance restrictions are applicable to the subject as per date of appraisal. This office shall evaluate the subject properties based on the continuing trend along Alamo Road and the existing ordinance which govern the subject property as existing of which should continue its use before and after the proposed right-of-way acquisition. Therefore, the highest and best use of commercial use "as if vacant" and "as improved" would therefore be legally permissible as of the date of this report.

The physical characteristics of the subject property as a whole are typically found throughout the southern region of the City of Alamo. The subject property contains adequate land area and frontage along Alamo Road to allow for future commercial development before and after the proposed acquisition. Based on the size and shape of the subject property as a whole and the remainder before and after the acquisition, the property shall maintain a single family residential highest and best use. As for the part to be acquired, it contains limited use based on its proposed size and shape and therefore does not constitute an economic unit in itself and must be used in conjunction with the whole. Since the valuation of the part to be acquired is based on the pro-rata part of the whole, then the part to be acquired shall be evaluated with a similar highest and best use as the whole. This highest and best use shall not be affected for the remainder before and after the acquisition.

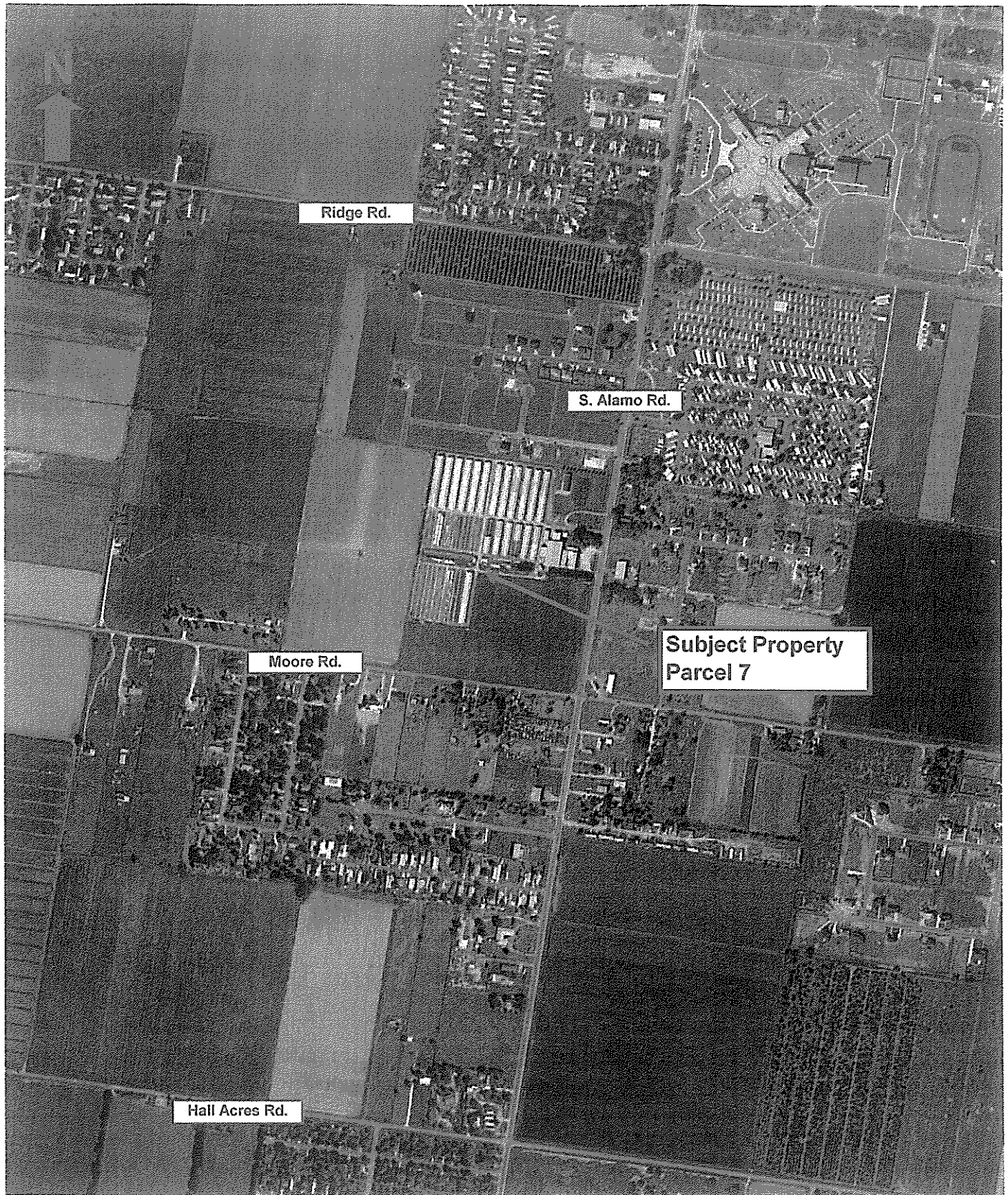
The financial feasibility and maximally productive use of the subject property is based on the continued growth along Alamo Road, which includes single family residential, commercial, and light to heavy industrial uses. Based on the continued growth along Alamo Road, it is estimated that the subject can be financially feasible to contain a commercial use "as if vacant" and "as improved". This determination of financial feasibility and productivity is also attributed to the remainder before and after the taking which will not be affected nor damaged as a result of the part to be acquired.

After careful review of the four approaches to the highest and best use test, it is concluded that the subject property "as if vacant" and "as improved" shall be for commercial residential use. This conclusion is correlated to the property as a whole, part to be acquired and the remainder before and after the acquisition.

LOCATION MAP OF SUBJECT PROPERTY



AERIAL PHOTOGRAPH OF SUBJECT AREA



AERIAL PHOTOGRAPH OF SUBJECT

(Closer View of Subject Property)



NOTE: SUBJECT PARCEL AS A WHOLE IS ESTIMATED AND DEPICTED BY THE RED DASHED LINE. THIS INCLUDES THE PART TO BE ACQUIRED WHICH IS OUTLINED IN YELLOW. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY ARANDA AND ASSOCIATES, INC. AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 7

Local Address: Southeast corner of Alamo Road and Moore Road, Alamo, Texas 78516

Date Taken: January 4, 2008

Taken By: Leonel Garza III

1. Point from which taken: Photo 1: Alamo Road R.O.W.
Photo 2: Alamo Road R.O.W.

Looking: Photo 1: Southeastern View
Photo 2: Eastern View

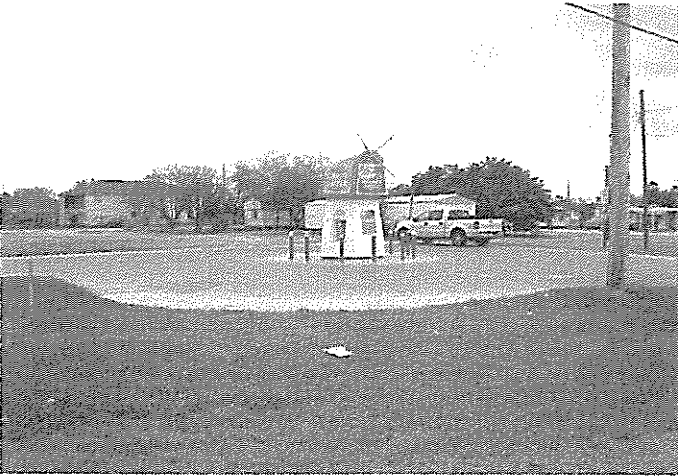


Photo 1

Southeastern view of subject property; taken from Alamo (FM 907) Road right-of-way.



Photo 2

Eastern view of subject property; taken from Alamo (FM 907) Road right-of-way.

2. Point from which taken: Photo 3: Alamo Road R.O.W.
Photo 4: Moore Road R.O.W.

Looking: Photo 3: Southwestern View
Photo 4: Northeastern View

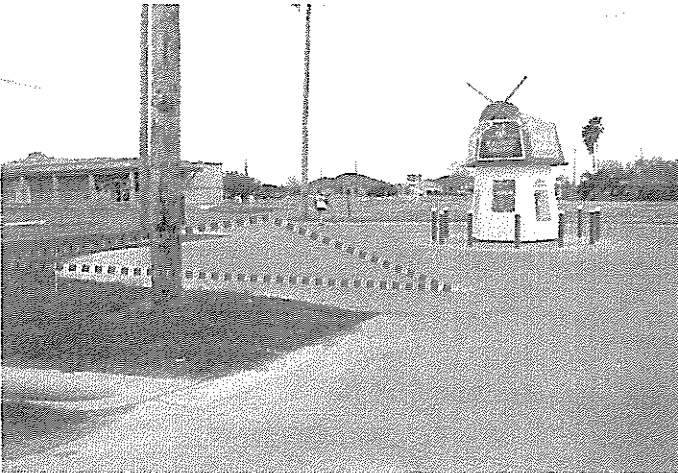


Photo 3

Southwestern view of part to be acquired; taken from the South Alamo Road.

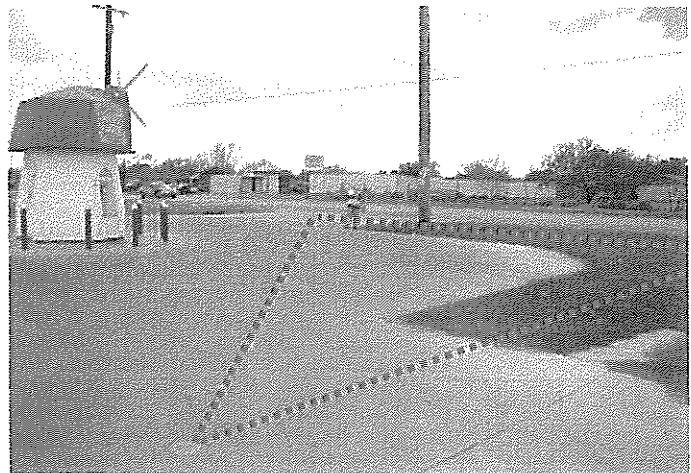


Photo 4

Northeastern view of part to be acquired; taken from the Moore Road.

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 7

Local Address: Southeast corner of Alamo Road and Moore Road, Alamo, Texas 78516

Date Taken: January 4, 2008

Taken By: Leonel Garza III

1. Point from which taken: Photo 5: Alamo Road R.O.W.
Photo 6: Alamo Road R.O.W.

Looking: Photo 5: Northern View
Photo 6: Southern View



Photo 5
Northern view of South Alamo Road.

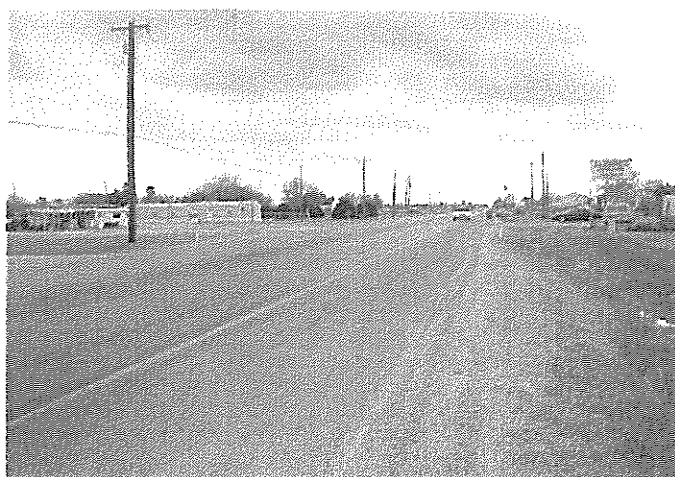


Photo 6
Southern view of South Alamo Road.

2. Point from which taken: Photo 7: Subject Property
Photo 8: Alamo Road R.O.W.

Looking: Photo 7: Northeastern View
Photo 8: Eastern View



Photo 7
Northeastern view of property improvement located approximately 12.88' lineal feet from the part to be acquired.



Photo 8
Additional eastern view of the subject property.

DESCRIPTION OF PROPERTY:

The subject property, as a whole, is a 2.5 acre tract of land currently being utilized for mixed use with several mobile homes and a Watermill Express water station located along the southeast corner of FM 907 (Alamo Road) and Moore Road within the city of Alamo, Texas. According to the survey provided by Aranda and Associates, Inc, dated September 19, 2006, the part to be acquired is approximately 0.02 acres (800 square feet) net. This land area currently in fee simple shall be calculated at 100% of the unit value derived from the sales comparison approach as if vacant, which shall exclude any existing road right-of-way in order to derive the net area within the acquisition. This is performed in order to determine the pro-rata part of the whole for the purchase of said tract by the Hidalgo County Right-of-Way Department.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along South Alamo Road (FM 907) is a mixture of single family residential subdivisions and RV parks. Several properties along South Alamo Road (FM 907) are in a state of development as new subdivisions are being created as indicated by the City of Alamo Planning Department. Leonel Garza Jr. & Associates LLC has inspected the market area along South Alamo Road (FM 907) and has found that the market is in a state of positive development of which is concentrated along South Alamo Road (FM 907), Stewart Road, and Ridge Road.

SITE ANALYSIS:

Five Year Sales History: The subject property is indicated to be under the ownership of Rigoberto & Dora Hernandez, as indicated by survey and field notes provided by Aranda and Associates, Inc. Further investigation of the subjects history through the Hidalgo County Appraisal District and the Hidalgo County Clerks Office confirmed the current owner of record to be Rigoberto & Dora Hernandez. The subject property was transferred from William H. Padgett & Doris E. Padgett (Grantor) to Rigoberto & Dora Hernandez (Grantee) on April 10, 1990. Therefore, the subject has been in the name of Rigoberto & Dora Hernandez, for over seventeen (17) years.

**Legal Description:
(Whole Property)** Lot Four (4), Block Twenty Eight (28), Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas.

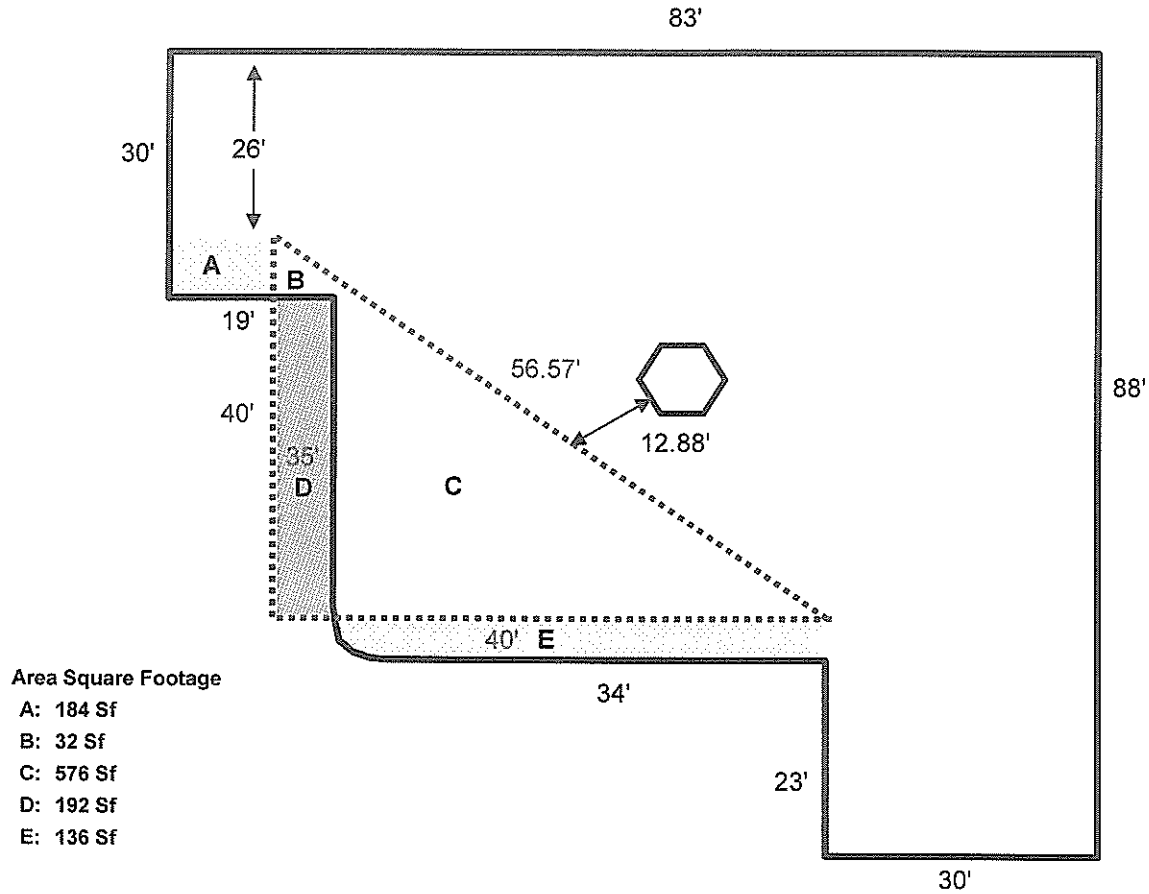
**Legal Description:
(Part to be Acquired)** Being 800 square feet (0.02 acre) of land more or less, situated in Hidalgo County, Texas and also being a part or portion of a tract of land out of Lot Four (4), Block Twenty Eight (28), Alamo Land and Sugar Company's Subdivision as recorded in Volume 1, Page 24-26, Hidalgo County Map Records and conveyed to Rigoberto and wife Dora Hernandez in a document recorded in Volume 2901, Page 682, Dated April 18, 1990 of the Hidalgo County Deed Records, and said 800 square feet (0.02 acre) also being more particularly described by metes and bounds.

Improvements: During the on-site inspection of the subject property, no building improvements were indicated within nor affected by the part to be acquired. Site improvements located within the proposed acquisition are valued utilizing cost estimates from Marshal & Swift Valuation Service and local contractors. Any utilities located within the part to be acquired shall be relocated as an item of construction and shall not be included within the compensation of the subject property as per scope of the assignment.

Highest and Best Use: Commercial Development

SKETCH OF THE SUBJECT PROPERTY

(Sketch is not to scale)



	Concrete within the part to be acquired.	610' Sf
	Grass within the part to be acquired.	190' Sf
Total		800' Sf
	Concrete not located with (but effected by) the part to be acquired.	320' Sf

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION

Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	William H Padgett & Doris E. Padgett	Faith Development, LLC	Wilder Corporation	Israel Lee Rivas and wife, Cynthia Rivas
Grantee	Rigoberto and Dora Hernandez	SSP Partners	Esperanza Munoz	KFLP Limited
Date of Sale	April 18, 1990	December 28, 2006	February 18, 2004	August 2, 2007
Unit Price	/ SF	8.35 / SF	4.91 / SF	10.96 / SF
Relative Location	Average	Superior -30%	Superior -10%	Superior -50%
Lot Location	Corner Tract	Corner Tract 0%	Interior Tract 20%	Corner Tract 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Similar 0%	Similar 0%
Available Utilities	Water / Electricity / Phone	Similar 0%	Similar 0%	Similar 0%
Street Access / Frontage	El Gato Road	SWC of I Road and Moore Road 0%	E/S of Cage Boulevard North of Moore Drive 0%	SWC of Cage & Hall Acres Road 0%
Size of Tract	2.50 Ac	1.36 Ac 0%	1.00 Ac 0%	0.89 Ac 0%
Net Adjustments		Δ -30%	Δ 10%	Δ -50%
Indicated Unit Value		\$ 5.85 / SF	\$ 5.40 / SF	\$ 5.48 / SF
Estimated Unit Value of Fee Simple Area				\$ 5.50 / SF
Estimated Value by Sales Comparison Approach (Includes Part To Be Acquired Only)		(800 SF @ \$5.50 / SF)		\$ 4,400

COMPARABLE DATA SUPPLEMENT

ROW Account: N/A Parcel No. 7 Highway: FM 907 (Alamo Road) County: Hidalgo County

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/ Lessor: Faith Development, LLC Grantee/Lessee: SSP Partners

Date: December 28, 2006 Recording Information: Doc. 1703090 Key Map: N/A

Address: 2201 South "I" Road Zip Code: 78516

Legal Description: All of Lots One (1) and Two (2), Hacienda Palms Subdivision, an addition to the City of San Juan, Hidalgo County, Texas, according to a map or plat recorded in Volume 50, Page 6, Map Records, Hidalgo County, Texas.

Confirmed Price : \$ 495,000 Verified with: Developer - Jerry Garza

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 1.36 Acres or 59,252 Sf Unit Price as Vacant : \$ 363,971 / Ac or \$ 8.35 / Sf

Type Street: Asphalt Paved Street Utilities: Electricity/Phone/Water/Sewer

Improvement(s) Description: Vacant At Time of Sale

Improvement(s) Size: N/A (GBA) N/A (NRA) N/A Unit Price as Improved \$:

Condition and Functional Design: N/A

Current Use: Circle K Convenience Store Highest and Best Use: Commercial Development

Date of Inspection: January 5, 2008 Zoning: N/A Flood Plain: Zone B

Attach Additional Information: Vacant corner tract of land located at the southeast corner of "I" Road and Moore Road in San Juan, Texas.

Appraiser: Leonel Garza III January 5, 2008
(Typed, not signed) Date

COMPARABLE DATA SUPPLEMENT

ROW Account: N/A Parcel No. 7 Highway: FM 907 (Alamo Road) County: Hidalgo County

Land Sale ☒

Improved Sale ☐

Rental Data ☐



Grantor/ Lessor: Wilder Corporation Grantee/Lessee: Esperanza Munoz
Date: February 18, 2004 Recording Information: Doc. 1300239 Key Map: N/A
Address: Located on the east side of Cage Boulevard just north of Moore Drive. Zip Code: 78577
Pharr, Texas.

Legal Description: The south 117.73' feet of the north 267.73' feet out of Lot 2, Tropic Star Subdivision, an addition to the City of Pharr, Hidalgo County, Texas.

Confirmed Price: \$ 214,000 Verified with: Deed Records & Esperanza Munoz

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 1.00 Acres or 43,560 Sf Unit Price as Vacant \$ 214,000 /Acre or \$ 4.91 / Sf

Type Street: Asphalt Paved Street Utilities: Electricity/Phone/Water/Sewer

Improvement(s) Description: N/A

Improvement(s) Size: N/A (GBA) N/A (NRA) N/A Unit Price as Improved \$: N/A

Condition and Functional Design: N/A

Current Use: Vacant Highest and Best Use: Commercial Development

Date of Inspection: January 5, 2008 Zoning: Commercial / R-4 Flood Plain: Zone B

Attach Additional Information:

The subject property is located on the east side of Cage Boulevard just north of Moore Drive in Pharr, Texas. The property consists of 43,560 square feet with ± 117.73 lineal feet of frontage along the east side of Cage Boulevard. The property has access to all city of Pharr utilities with access to a 12' water line and a 12" sewer line. It is indicated by FEMA Flood Panel No. 4803470005C dated October 19, 1982 not to be located within a flood prone area with a Zone "C" Designation. Municipal zoning of the subject property is mixed with 200.0' being General Commercial and the remaining land in the rear being "R-4", Residential. The subject property is proposed to be improved with a Taco Fiesta Restaurant.

Appraiser: Leonel Garza III January 5, 2008
(Typed, not signed) Date

COMPARABLE DATA SUPPLEMENT

ROW Account: N/A Parcel No. 7 Highway: FM 907 (Alamo Road) County: Hidalgo County

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/ Lessor: Cynthia Rivas Grantee/Lessee: KFLP Limited
 Date: August 2, 2007 Recording Information: Doc. 1790242 Key Map: N/A
 Address: The property is located at the southwest corner of Cage Boulevard and Hall Acres Road, Pharr, Texas. Zip Code: 78577

Legal Description: The east 285' feet of the north 136' feet of Lot 236, Kelly-Pharr Subdivision, an addition to the City of Pharr, Hidalgo County, Texas, according to a map or plat recorded in Volume 3, Page 134, Deed Records, Hidalgo County, Texas.

Confirmed Price: \$ 425,000 Verified with: Sale Contract

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.89 Acres or 38,768 Sf Unit Price as Vacant \$ 477,528 / Acre or \$ 10.96 / Sf

Type Street: Asphalt Paved Street Utilities: Electricity/Phone/Water/Sewer

Improvement(s) Description: N/A

Improvement(s) Size: N/A (GBA) N/A (NRA) N/A Unit Price as Improved \$: N/A

Condition and Functional Design: N/A

Current Use: Vacant Highest and Best Use: Commercial Retail

Date of Inspection: January 5, 2008 Zoning: Commercial Flood Plain:

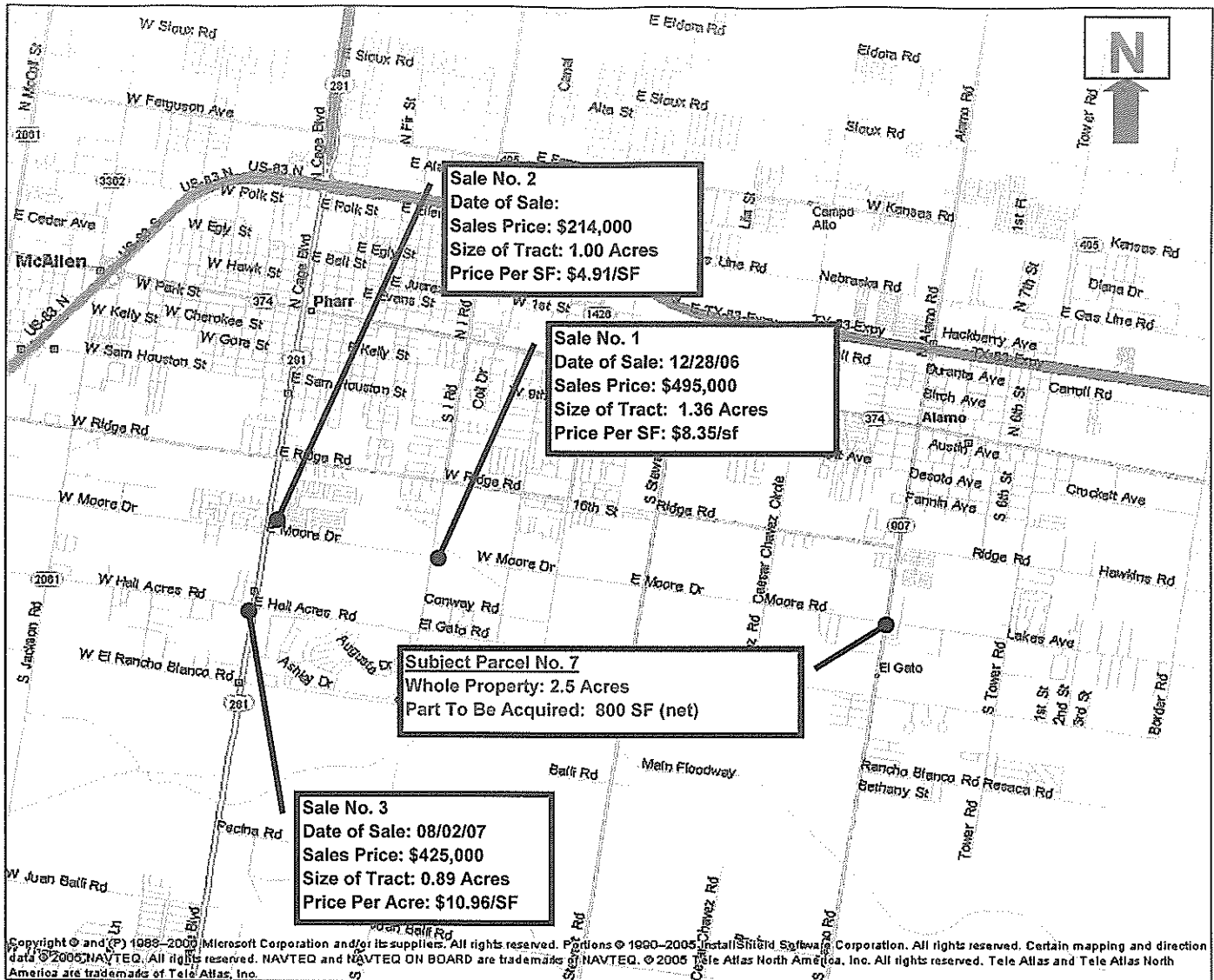
Attach Additional Information:

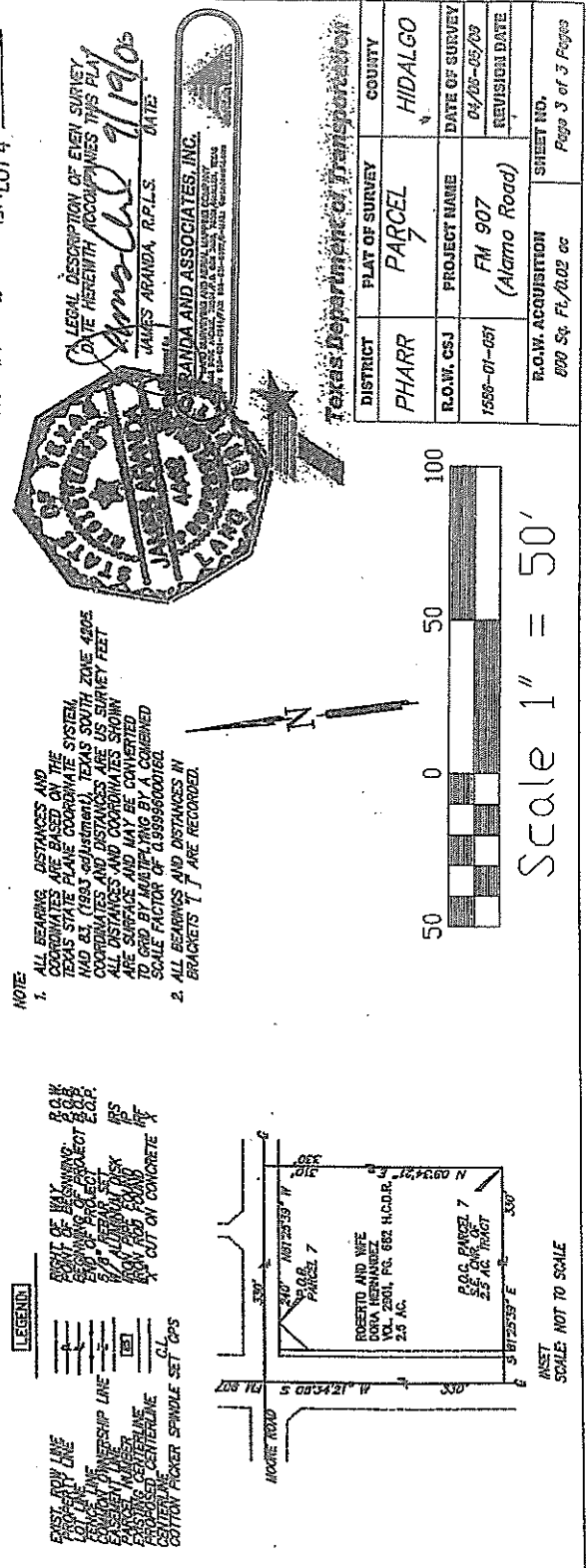
The sale is located at the southwest corner of South Cage Boulevard (U.S. Highway 281) and Hall Acres Road in Pharr, Texas. At the time of the sale the property was a vacant tract of land consisting of 0.89 Acres (38,768.40 square feet) gross or 0.652 Acres (27,007.20 square feet) net, with a dimension of 285.0' x 136.0'. According to the city of Pharr the site has access to all utilities which includes water and sewer. FEMA indicated that the subject property is located in Zone "B" which is not prone to flooding.

Appraiser: Leonel Garza III January 5, 2008

(Typed, not signed) Date

COMPARABLE SALES MAP





Yellow Highlight = Proposed Right-of-Way

FIELD NOTES OF PART TO BE ACQUIRED (Page 1 of 1)

Parcel 7
Page 1 of 3
Survey Date: 04/06-05/06
Revision Date:

Exhibit "A"

County: HIDALGO
Highway: FM 907 (Alamo Road)
ROW CSJ: 1586-01-051
CCSJ: 1586-01-045

Parcel 7
Property Description

Being 800 square feet (0.02 acre) of land more or less, situated in Hidalgo County, Texas and also being a part or portion of a tract of land out of Lot Four (4), Block Twenty Eight (28), Alamo Land and Sugar Company's Subdivision as recorded in Volume 1, Pages 24-26, Hidalgo County Map Records and conveyed to **RIGOBERTO AND WIFE DORA HERNANDEZ** in a document recorded in Volume 2901, Page 682, Dated April 18, 1990 of the Hidalgo County Deed Records, and said 800 square feet (0.02 acre) also being more particularly described by metes and bounds as follows;

COMMENCING on an iron rod set on the southwest corner of said Rigoberto and wife Dora Hernandez, a 2.5 acre tract, **THENCE** as follows:

N 08° 34' 21" E, along the West line of said Rigoberto and wife Dora Hernandez Tract, a distance of 310.00 feet to the South right of way Line of Moore Road. Thence, continuing along the South right of way line of Moore Road N 81° 25' 39" W, a distance of 240.00 feet to a ½" iron rod set for the northeast corner of this tract and the **POINT OF BEGINNING**;

- (1) Thence, S 53° 34' 21" W, to the East right of way line of FM 907 (Alamo Road), a distance of 56.57' feet to a ½" iron rod set with an aluminum cap, for the southwest corner of this tract;
- (2) Thence, N 08° 34' 21" E, in a northerly direction along the East right-of-way line of FM 907 (Alamo Road), a distance of 40.00 feet to a ½" rod set with an aluminum cap, for the northwest corner of this tract;

FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 2)

Parcel 7

Page 2 of 3

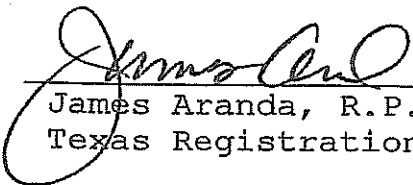
Survey Date: 04/06-05/06

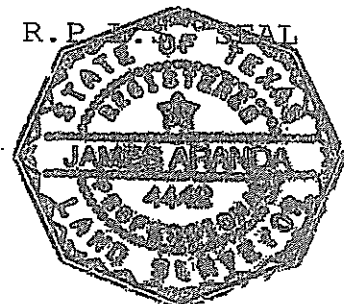
Revision Date:

- (3) Thence, S 81°25'39" E, a distance of 40.00' feet to the **POINT OF BEGINNING** and containing 800 square feet (0.02 acre) of land, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1106930.4445 and Y = 16586138.3669; All bearings are based Texas State Plane Coordinate System, NAD 83 (1993 Adj.), South Zone 4205. All coordinates shown are surface and maybe converted to grid by dividing by TxDOT conversion factor of 1.0000400;

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.

 9/19/06
James Aranda, R.P.L.S. Date
Texas Registration No. 4442



Explanation of Adjustments with Reconciliation:

During the analysis of the part to be acquired, the value for the subject property as a whole was determined. This determination of market value is utilized for the valuation of the part to be acquired which is a pro-rata part of the whole. The local market was searched for comparable sales of which contained similar frontage along South Alamo Road (FM 907) and other similar nearby thoroughfares. Each of the sales utilized are located on or near intersection similar to the subject property. Adjustments were required to each of the comparable sales due to inferior and superior qualities in direct comparison with the subject. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognize for the purchase of said tracts.

Sale No. 1 is located at the southeast corner of I Road and Moore Road within the City of Pharr. The subject property was originally purchased by Faith Development for a single family residential subdivision of which consisted of approximately 16 acres. The developer subdivided the frontage along I Road and sold this portion to SSP Corporation also known as Circle K Convenience Store. The subject was vacant at the time of inspection. Due to the superior location of the comparable a downward adjustment of -30% was indicated. No further adjustments were required. Based on the adjustments indicated for the comparable sale, the subject property indicated unit value is \$5.85 per square foot.

Sale No. 2 is located along the eastern side of Cage Boulevard, just north of Moore Drive within the City of Pharr. The subject is currently improved with a Taco Fiesta Restaurant. Due to the superior location of the comparable sale a downward adjustment of -10% was indicated. However, an upward adjustment for being an interior tract of +20% was also indicated. No further adjustments were indicated for the comparable sale. Based on the adjustments indicated for the comparable sale, the subject property indicated unit value is \$5.40 per square foot.

Sale No. 3 is located at the southwest corner of Cage Boulevard and Hall Acres Road within the City of Pharr. The subject property was purchased for commercial speculation. Due to the superior location of the comparable sale a downward -50% adjustment was required. No other adjustments were required for this comparable sale. Based on the adjustments indicated for the comparable sale, the subject property indicated unit value is \$5.48 per square foot.

After reviewing the comparable sales selected, an unadjusted unit range of market value of \$4.91 per square foot to \$10.96 per square foot was indicated. After adjustments were made in paired sales analysis of the comparable to the subject property, an adjusted range of market value of \$5.40 per square foot to \$5.85 per square foot was determined. Based on the existing developments within the immediate market area and the current trends found along Alamo Road and Ridge Road, a unit value near the upper end of the adjusted range; \$5.50 per square foot.

ESTIMATED VALUE OF ACQUISITION

Land: 800 SF @ \$ 5.50 per square foot \$ 4,400

Improvements:	Concrete Paving - Owner of Record Watermill Express LLC (610 sf @ \$5.50/ square foot)	\$ 3,355
		\$ -
		\$ -
		\$ -
		\$ -
	Total Improvements	\$ 3,355

TOTAL ESTIMATED VALUE \$ 7,755

Cost To Cure Damages \$ 15,150

Estimated Total Compensation \$ 22,905

Cost To Cure Explanation

After a review of the construction documents and speaking with the Texas Department of Transportation on the proposed construction at this intersection, it was indicated that the driveway needed to be relocated in order to regain the existing egress and ingress to the subject property. Therefore, a cost to cure to expand the existing concrete drive and extension of the concrete paved area shall be required. Based on this extension, a cost to cure estimated to be 1,000 square foot area x \$5.50 square foot = \$5,500.00. In addition, due to the relative proximity of the Watermill Express unit to the area to be acquired a cost to cure is required. A relocation cost for the unit of \$9,650, (based on estimate provided by property owner), will be included to allow proper traffic flow and accessibility to both sides of the water mill facility as prior to the acquisition. Total cost to cure damages is therefore calculated to be \$15,150.

This appraisal has been updated since the previous appraisal on dated March 25, 2008, based on new information provided by property owner of which is attached within the addenda of this report.

ADDENDUM

- 1. Certification of Appraisal**
- 2. Assumption & Limiting Conditions**
- 3. Qualifications of Appraisers**
- 4. Letter of Inspection Sent To Owner of Record Via Certified Mail**
- 5. Certified Letter Tracking Information**
- 6. Warranty Deed**
- 7. Counter Offer**

Certification of Appraisal

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.
- * I have no present or prospective interest in the property that is the subject of this report, and I have 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 to 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 in conjunction with the standards accepted by the Texas Department of Transportation.
- * I have made a personal observation of the property that is the subject of this report. Assisting in the gathering of on-site information during the date of inspection was Luis Carlos Garza, Appraiser Trainee. Their specific use during this project was limited to the measuring of improvements located within taking and those items which may be damaged by the part to be acquired, aiding in the photography of the subject property and partial analysis. The full analysis and data gathering of sales information and other information concerning the subject property was performed by Leonel Garza III, General Certified Appraiser.
- * I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- * I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative and for the purpose of right-of-way acquisition only and does not meet the standards required by certain financial institutions for the purpose of acquiring a loan.
- * The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of the client to begin negotiations of said property for acquisition.



Leonel Garza III
General Certified Real Estate Appraiser
License No. TX - 1328375-General



Luis Carlos Garza
Appraiser Trainee
License No. TX - 1335013 - Trainee

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumption:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering, title reports and surveys provided are assumed to be correct. The survey and field notes and other illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the survey provided.
10. Unless otherwise stated in this report, this appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

This appraisal report has been made with the following general limiting conditions:

1. Any allocation of the total value of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication without the written permission of Leonel Garza Jr. & Associates LLC.
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser and or the client of this report.
5. If the property rights appraised are the "Leased Fee Estate", then the final indicated market value estimate is based on the continued performance under the lease terms.
6. All original appraisal reports have been signed in blue. Any other copy, which is not signed in blue, may have been altered, and this appraiser is not responsible for its contents or values indicated.

Assumptions and Interpretations Made of the Marketing Period

1. Marketing Time Period: Begins with the date of value estimate and with the indicated exposure time.
2. Exposure to the open market: listing the property on the market for sale with a Realtor, member of Multiple Listing Service, or a licensed Real Estate Broker, that will properly expose the property to the market. This appraiser does not consider a sign placed by a property owner on the property as proper marketing. If the property is presently listed for sale on the market, this appraiser must be notified prior to the completion of the appraisal.
3. Exposure Time: The length of time 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.

QUALIFICATIONS OF APPRAISER - LEONEL GARZA III

EDUCATION

- * Graduate, 1995, Texas A&M University, College Station, Texas
Bachelor of Science in Biomedical Science
- * Graduate, 1991 McAllen Memorial High School, McAllen, Texas

LICENSE HELD

- * State Certified General Real Estate Appraiser
- * License Number TX - 1328375-General
- * December 31, 2006 Through December 31, 2008 (Active)

PUBLIC SERVICE & PROFESSIONAL ORGANIZATIONS

- * **Associate Member of the Appraisal Institute (Not an MAI Designated Appraiser)**
Currently taking courses toward the designation of MAI through the Appraisal Institute. Approximate time of completion, 2 years)
- * **Chairman of the City of McAllen Zoning Board of Adjustments & Appeals**
The ZBOA protects enforces and reviews the current city zoning ordinances for all types of properties within the boundaries of the City of McAllen. Cases heard are first brought to the City Planning and Zoning Commission and then to the ZBOA if a variance is required. The ZBOA shall review the previous boards decision and upon a super-majority vote shall decide whether or not the applicants request for overturning the previous boards action is required.
- * **Chairman of the Hidalgo County Subdivision Review Board**
The county commission on subdivision review's primary goal is to ensure that proper standards, set by Texas State Law and the Texas State Attorney Generals Office, are mandated by each proposed subdivision developer and or land owner who resides within the County of Hidalgo and or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo.
- * **Chairman of the Hidalgo County Building Line of Adjustments Board**
This county advisory board reviews applications of those who have recently constructed or contain non-conforming structures of which are not in compliance with a recorded subdivision plat nor the Hidalgo County Planning Departments minimum set back requirements. These requirements are govern by the Texas Water Development Board and the Texas Model Subdivision Rules.
- * **Former Executive Board Member of the Lower Rio Grande Boy Scout Council**
The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events world wide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.
- * **Former Vice Chairman and Member of the City of McAllen Ambulance Advisory Committee**
The Ambulance Advisory Committee is responsible for review the current contract provider for 911 services within the City of McAllen and attend to any concerns and or complaints toward the contractor.
- * **Former Member of the City of McAllen Building Board of Adjustment and Appeals**
The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants.
- * **Former Member of the Pharr Municipal Park Charter Committee**
Appointed in 1998-1999, our goal was to establish a 103-acre master planned recreational park to the City of Pharr during our membership with the City of Pharr Leadership Class X. The project is still on-going.

WORK EXPERIENCE & CONTINUING EDUCATION

- * Employee of Leonel Garza Jr. & Associates since 1990
- * State Certified General Real Estate Appraiser since 1998 - Present
- * Owner of G-3 Construction which primary focus is custom single-family residences and multifamily apartment complexes.
- * Commercial property manager throughout the City of McAllen & Pharr, Texas.
- * Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. Leonel Garza Jr. was a State Certified General Real Estate Appraiser in McAllen, Texas for over 18 years, and was a Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998 appointed by Governor George W. Bush for two terms.

Clients For Whom Appraisals Have Been Prepared By This Appraiser

Banks	Bankruptcy Courts	<u>Cities</u>	<u>Counties</u>
Attorneys	Texas Department of Transportation	Alamo	Hidalgo
Retailers	Homeowners	Mission	Cameron
Doctors	Rancher	McAllen	Star
Oil Companies	Banks	Pharr	
Farmers	National Franchises Estate Planners	Hidalgo	
Mortgage Companies		San Juan	
Hotel Franchises		Edinburg	
US Department of Interior		Mercedes	

Type of Appraisals Which Have Been Prepared By This Office

Caliche Pits / Land Fills	Apartment Complexes	Agricultural Land
Commercial Lots	Automobile Agencies	Bar / Lounges
Convenience Stores	Mini-Storage Units	Grocery Stores
Farms & Ranches	Mobile Home Park Subdivision	Multi- Tenant Retail
Industrial (McAllen Foreign Trade Zone)	Motels / Hotels	Multi-Tenant Offices
Industrial Subdivisions	Ranches	Residential
Medical Offices	Residential Subdivisions	Vacant Residential Lots
Retail Commercial Strips	Restaurants	Veterinary Clinics
Warehouses	Right-of-Way Acquisitions	
	Truck Stops	

Areas Where Appraised Properties Have Been Performed By This Office

Alamo	Georgewest	McAllen	Rio Grande City
Alice	Hargill	McCook	Roma
Austin	Harlingen	Mercedes	San Antonio
Beeville	Hidalgo	Mission	San Juan
Donna	Kingsville	New Braunfels	South Padre Island
Edcouch	Kyle	Palmview	Sullivan City
Edinburg	La Feria	Pleasanton	Weslaco
Eagle Pass	La Joya	Port Isabel	Zapata
Elsa	Los Ebanos	Progreso	

CERTIFIED LETTER OF INSPECTION TO PROPERTY OWNER

Leonel Garza Jr. & Associates LLC *Appraisal Services*

1419 Dove, Suite 1 - McAllen, Texas 78504
(956) 687-7295 (24 hour answering service) Fax (956) 687-9236 / leonel3@aol.com

November 15, 2007

1586-01-051 Parcel 7
Rigoberto & Dora S Hernandez
701 South I Road
San Juan, TX 78589-3224

To Whom It May Concern:

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Right of Way Department to appraise various properties along the FM 907 (Alamo Road) from Ridge Road thru El Gato Road for the purpose of acquiring additional right-of-way (land). The purpose of such "right-of-way" is for the expansion and renovation of FM 907 (Alamo Road). This project is Phase I of a master plan created by Hidalgo County Right of Way Department to enhance the roadway within your neighborhood. The County is interested in acquiring a portion of your frontage along FM 907 (Alamo Road) for this expansion in the name of the State of Texas in fee simple. Marked on the attached exhibit is the portion of land, which is to be appraised and purchased. This is the beginning process for future negotiations to acquire and compensate you for your land. If you or your representative wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295. I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. If you have any questions please call the office of Leonel Garza Jr. & Associates LLC at (956) 687-7295 located in McAllen, Texas.

We believe that you may own this property affected by the acquisition. If you are not the owner of this property, we ask that you please contact us.

An off-site inspection and photographs of your property may have already been conducted from the existing road right of way. If you have any questions regarding this inspection of your property or care to join us for a re-inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295. Thank you.

Sincerely,



Leonel Garza III
State Certified General
Real Estate Appraiser
TX - 1328375-General

Cc: Hidalgo County Right-of-Way Dept.
Bobby Villarreal - Right-of-Way Agent
509 East Earling Road
San Juan, Texas
Office Phone (956) 283-8134

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

7005 3110 0000 0984 4637

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.21
Postmark Here	
Sender's Name: Rigoberto + Dora S. Hernandez Street, Apt. No., or PO Box No.: 701 South d Road City, State, ZIP+4: San Juan, PR 78589-3224	
PS Form 3800, June 2002 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) R. B. [Signature] C. Date of Delivery NOV 20 2001 D. Is delivery address different from item 1? ☒ Yes ☐ No If YES, enter delivery address below
1. Article Addressed to: 1586-01-051 Parcel 7 Rigoberto + Dora S Hernandez 701 South d Road San Juan, PR 78589-3224 FM907 (Calamo Rd.)	3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.
2. Article Number (Transfer from service label) 7005 3110 0000 0984 4637	4. Restricted Delivery? (Extra Fee) ☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

WARRANTY DEED (Page 1 of 2)

415 216415 2500

2251

Prepared by the State Bar of Texas for use by lawyers only

Revised 10-85

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WLL/ml

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WARRANTY DEED

Date: April 10, 1990

Grantor: William H. Padgett and wife, Doris E. Padgett

Grantor's Mailing Address (including county): Rt. 2, Box 163-GG
Alamo, Hidalgo County, Texas 78516

Grantee: Rigoberto Hernandez and wife, Dora S. Hernandez

Grantee's Mailing Address (including county): 616 W. Cherokee
Pharr, Hidalgo County, Texas 78577

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable cash considerations

Property (including any improvements):

The North 2 1/2 acres of the West 5 acres of the North 20 acres (also known as the West 330 feet of the North 330 feet) of Lot Four (4), Block Twenty-eight (28), Alamo Tract of the Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume I, Page 24-25, Map Records, Hidalgo County, Texas, reference to which record is here made of for all purposes.

SAVE AND EXCEPT a tract of land 178 feet x 132 feet X out of Southwest corner conveyed to Robert C. Champion and wife, Santitos T. Champion by Deed dated May 4, 1977, recorded in Volume 1530, Page 165, Deed Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- (A) All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted heretofore in instruments recorded in Volume 1189, Page 825, and in Volume 1443, Page 377, Deed Records, Hidalgo County, Texas.
- (B) Oil, Gas, and Mineral Leases dated March 30, 1948, recorded in Volume 32, Page 253; dated December 18, 1952, recorded in Volume 137, Page 168; in Volume 208, Page 128; and Volume 460, Page 805, Oil and Gas Records, Hidalgo County, Texas.
- (C) Easement for RIGHT OF WAY granted to HIDALGO COUNTY, as set forth in instrument recorded in Volume 767, Page 269, Deed Records, Hidalgo County, Texas.
- (D) Easement for RIGHT OF WAY granted to HIDALGO COUNTY IRRIGATION DISTRICT No. 2, as set forth in instrument recorded in Volume 2169, Page 657, Official Records, Hidalgo County, Texas.
- (E) Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2.
- (F) Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
- (G) Subdivision regulations of the County of Hidalgo and/or Ordinance or government regulations of the City holding extraterritorial jurisdiction of said property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

WARRANTY DEED (Page 2 of 2)

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William H. Padgett
W. H. PADGETT
Doris E. Padgett
DORIS E. PADGETT

(Acknowledgment)

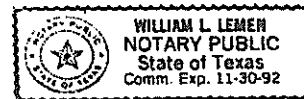
STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 13th day of April, 1990
by W.H. PADGETT *William H. Padgett and Doris E. Padgett*

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)



STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____
by _____
of _____
a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

CHARGE & RETURN
W. L. LEMEN
BOX 54
SAN JUAN, TEXAS 78589

PREPARED IN THE LAW OFFICE OF:
William L. Lemen, P.C.
220 W. 6th Street
P.O. Box 54
San Juan, Texas 78589

150090

FILED FOR RECORD
APR 18 PM 4 30
CLERK
COUNTY CLERK
HIDALGO COUNTY TEXAS