



**REAL ESTATE APPRAISAL REPORT  
TEXAS DEPARTMENT OF TRANSPORTATION**

Address of Property: 4521 South Jackson Road, Pharr, Texas. Account: N/A

Property Owner: Hashem M. Baker Parcel: 10 (Updated: 09/18/2007)  
 Address of Property Owner: 4521 South Jackson Road, Pharr, CSJ: 1939-02-021  
 Texas.

Occupant's Name: South Jackson Auto Parts Federal Project No: N/A  
 Whole:  Partial:  Acquisition Highway: FM 2061 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."

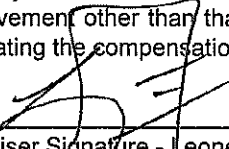
**Certificate of Appraiser**

I hereby certify that , it is my opinion the total compensation for the acquisition of the herein described property is \$1,345 as of January 6, 2006 based upon my independent appraisal and the exercise of my professional judgment; on January 6, 2006, (date)(s), I personally inspected in the field the property herein appraised; I afforded Hashem M. Baker, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection.

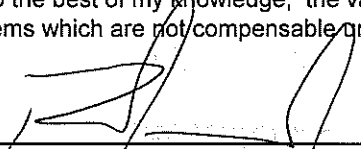
The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on January 15, 2006 (date)(s), I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials 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  
 September 18, 2007  
 Date

*TO BE COMPLETED BY THE DISTRICT REVIEWING APPRAISER*

To the best of my knowledge, the value does not include any items which are not compensable under State law.	
	9/20/07
District Reviewing Appraiser	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. 2, and others which would be involved with the acquisition of said proposed right-of-way along South Jackson Road. The part to be acquired is for the expansion of the existing road right-of-way of South Jackson Road with the project limits being from Dicker Road to just south of Orangewood Road within the city of Pharr. 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 301 E. State Avenue, Pharr, Texas 78577. Mr. Pena, shall be the project manager for this project under the direction of Honorable Hector "Tito" Palacios, County Commissioner of Precinct No. 2. Mr. Pena can be contacted at (956) 283-8134.

### **Scope of the Assignment**

By work order dated November 3, 2005 on behalf of Hidalgo County Right-of-Way Department and Hidalgo County Precinct No. 2, 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, 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 was returned unclaimed. Inspection of the subject proceeded off-site. Accessibility was granted by Piccirillo, Ltd., now noted as the previous owner. The new owner Hashem M. Baker is in talks with the Hidalgo County Appraisal District and is aware of the current project.

**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 eastern frontage of South Jackson 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 5.00 acre (217,800 square foot) tract of land which excludes any existing road right-of-way indicated along South Jackson Road. The area for the subject property as a whole is indicated as per survey provided by Aranda and Associates, Inc. dated January 21, 2005. The comparable sales used for the analysis of the subject property as whole and as the partial taking indicated a range of economic units of 22.87 acres to 84.89 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 land area to be acquired is 747 square feet (0.017 acres). The proposed partial acquisition has approximately 149.36 lineal feet of frontage along the eastern side of South Jackson 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 mixed use tract of land which is based on the local market trend along S. Jackson Road. This highest and best use is further explained on page 1.4 of this report.

<b>To Be Acquired (Net)</b>	<b>0.017 Acres</b>
	<b>747 S.F.</b>

**Legal Description of The Part To Be Acquired**

Being 747 square feet of land more or less, out of a 5.00 acre tract, situated in Hidalgo County, Texas and being a part or portion of Lots 1, and 2, G and A Subdivision.

**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 acquisition. 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 acquisition. 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 Piccirillo Investments, LLC. The part to be acquired was identified as part of a larger tract of land which contained tax identification no. G0050-00-000-0001-00 & G0050-00-000-0002-00. The subject property land assessment was indicated to be \$134,609 with building and site improvements indicated to be \$97,465. 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 off-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 McAllen / Pharr and Hidalgo 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 subject's highest and best use as if vacant and as improved is indicated for mixed use development. This type of mixed use is concurrent with the recent trends located along South Jackson Road within the City of Pharr and the City of Hidalgo. 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 mixed use 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 acquisition, 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 acquisition. In order to determine the highest and best use, research was performed within the City of McAllen, City of Pharr and City of Hidalgo to determine the legal permissibility of land use along South Jackson Road. Along Jackson Road, development is mixed with small retail, auto salvage yard, auto sales yards, sparse single family residential and light and heavy industrial uses existing.

Since the subject lies within the jurisdiction of the city of Pharr, Texas of which does recognized municipal zoning ordinance as per date of appraisal, this office shall evaluate the subject properties based on the continuing trend along South Jackson Road. In addition, this office shall review existing ordinances 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 "as vacant" and "as if improved" would therefore be legally permissible as of the date of this report.

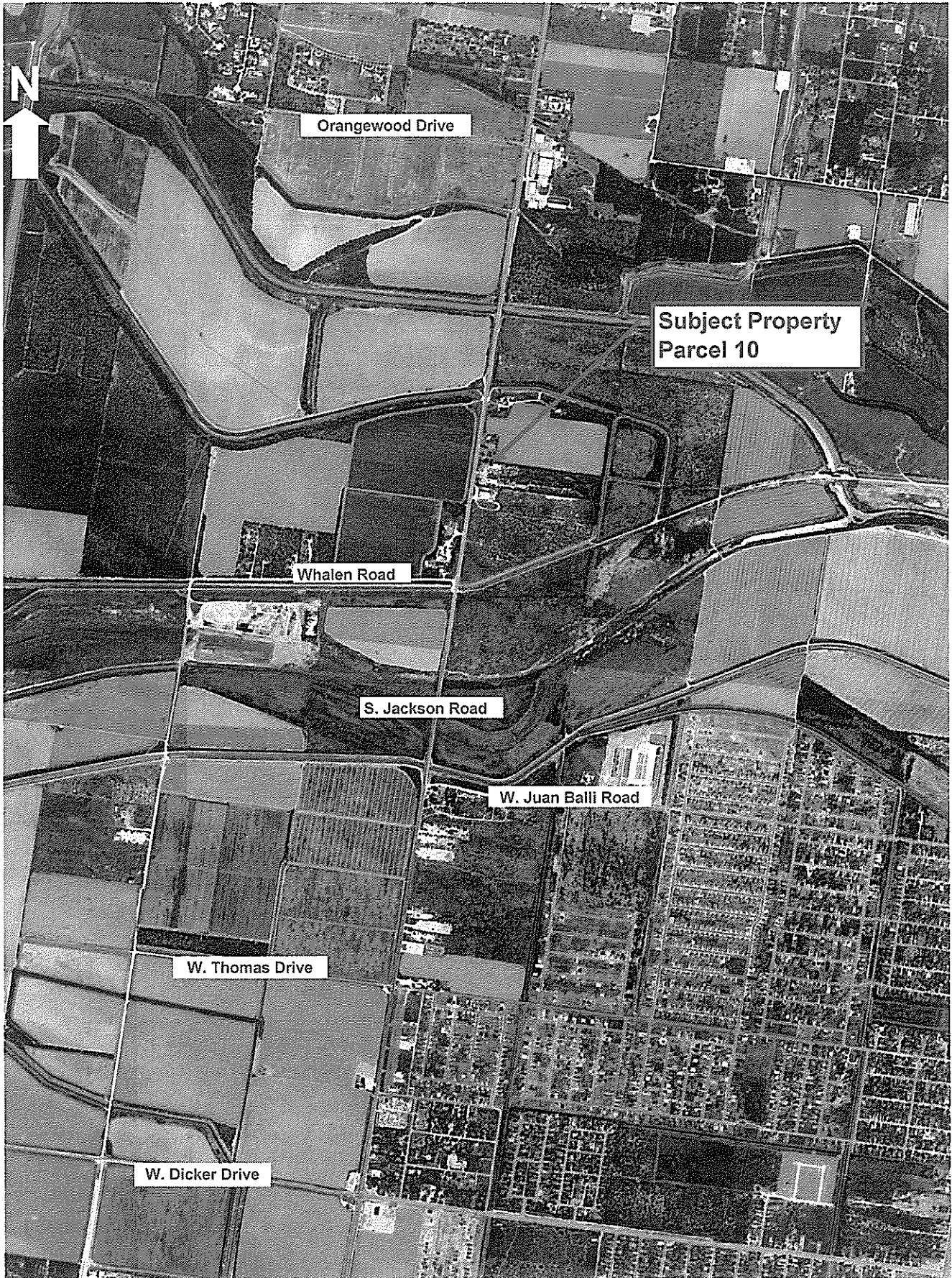
The physical characteristics of the subject property as a whole are typically found throughout the southern region of the City of Pharr. The subject property contains adequate land area and frontage along S. Jackson Road to allow the future commercial/industrial development before and after the proposed 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 mixed 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 S. Jackson Road, which includes single family residential, commercial retail, and light to heavy industrial uses. Based on the continued growth along S. Jackson Road, it is estimated that the subject can be financially feasible to contain a mixed use "as vacant" and "as if improved". This determination of financial feasibility and productivity is also attributed to the remainder before and after the acquisition 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 mixed use. This conclusion is correlated to the property as a whole, part to be acquired and the remainder before and after the acquisition.

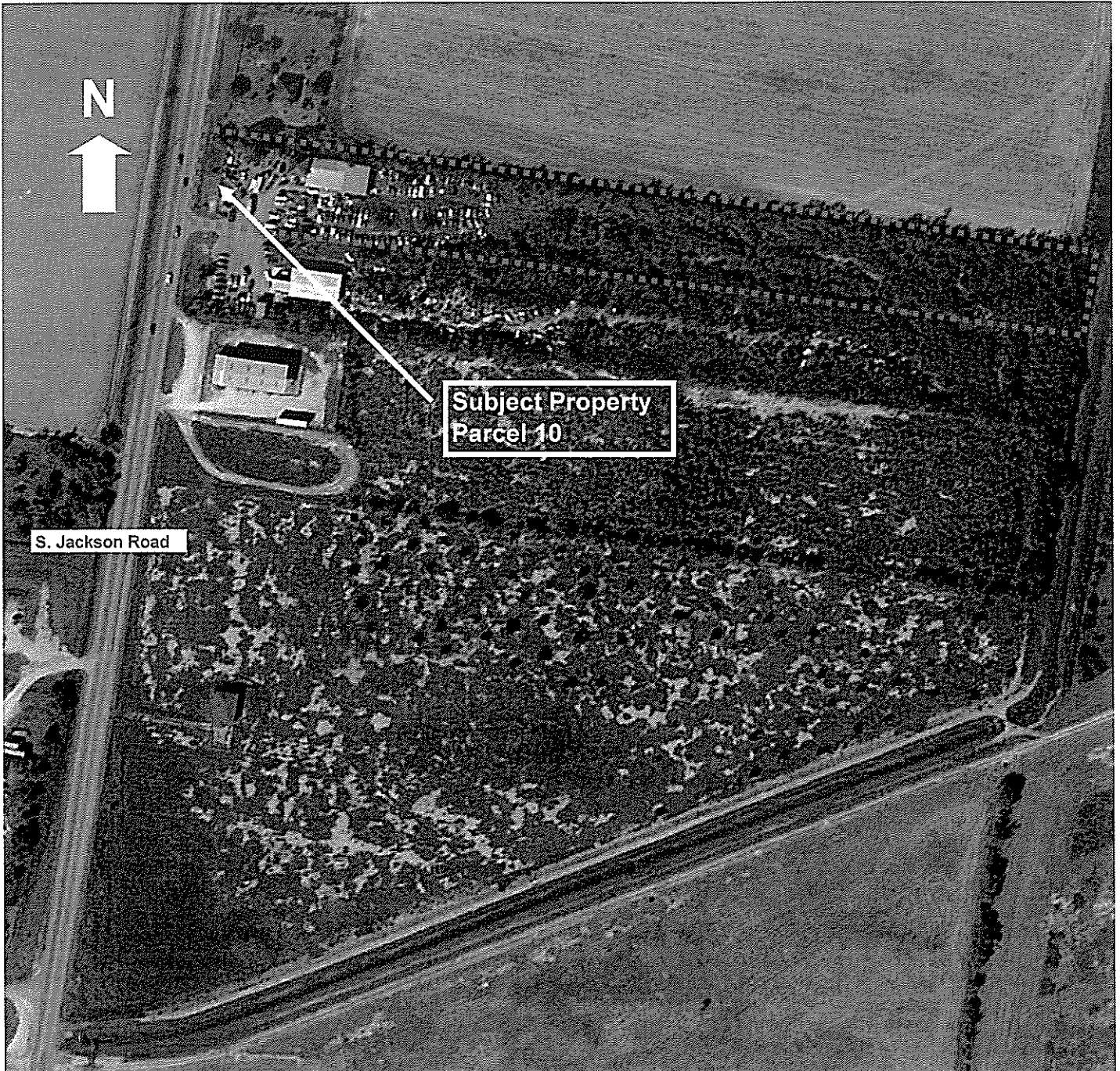


**AERIAL PHOTOGRAPH OF SUBJECT AREA**



# AERIAL PHOTOGRAPH OF SUBJECT

(Closer View of Subject Property)



NOTE: SUBJECT PROPERTY AS A WHOLE IS ESTIMATED AND DEPICTED BY THE RED DASHED LINE. THIS INCLUDES THE PART TO BE ACQUIRED ALONG SOUTH JACKSON ROAD. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY ARANDA AND ASSOCIATES, INCORPORATED 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.: 10

Local Address: 4521 South Jackson Road, Pharr, Texas.

Date Taken: January 6, 2006

Taken By: Leonel Garza III

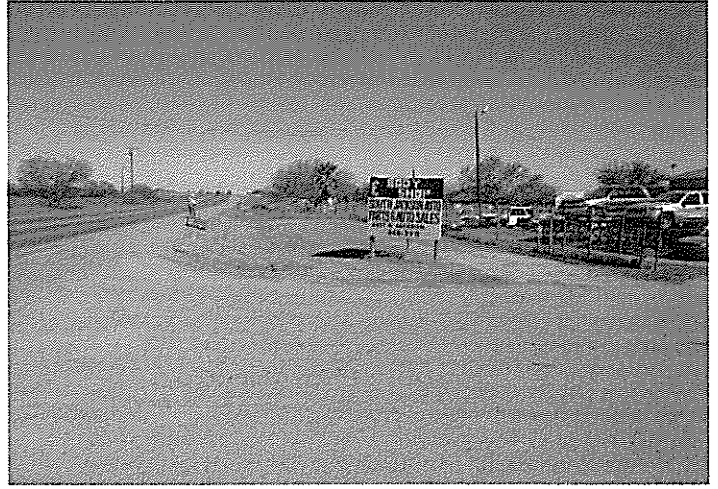
1. Point from which taken: Photo 1: Jackson Road  
Photo 2: Jackson Road

Looking: Photo 1: Eastern View  
Photo 2: Northern View



**Photo 1**

Eastern view of subject property taken from South Jackson Road.



**Photo 2**

Northern view of part to be acquired taken from South Jackson Road.

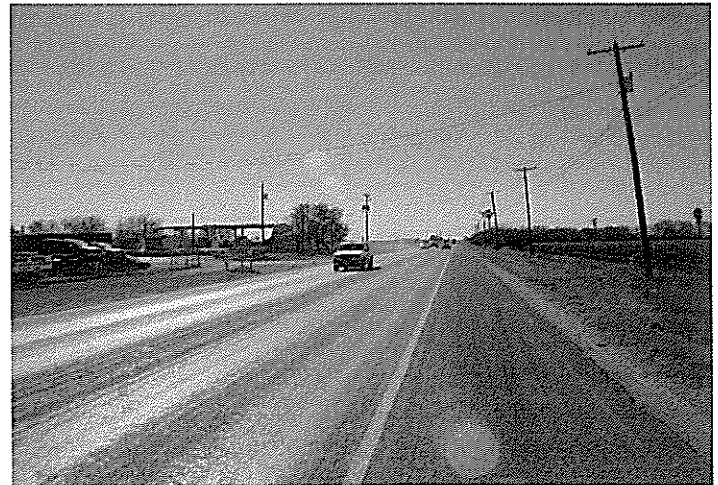
2. Point from which taken: Photo 3: Jackson Road  
Photo 4: Jackson Road

Looking: Photo 3: Northern View  
Photo 4: Southern View



**Photo 3**

Northern view of South Jackson Road.



**Photo 4**

Southern view of South Jackson Road.

**DESCRIPTION OF PROPERTY:**

The subject property, as a whole, is a 5.0 acre tract of land currently being utilized for auto sale yard known as South Jackson Auto Parts located along eastern side of South Jackson Road in Hidalgo County, Texas. According to the survey provided by Aranda and Associates, Inc., dated January 21, 2005, the part to be acquired is approximately 0.02 acres (747 square feet) located along the frontage of South Jackson Road. This land area currently in fee simple shall be calculated at 100% of the unit value derived from the sales comparison approach as 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 in the name of the State of Texas.

**AREA OR NEIGHBORHOOD ANALYSIS:**

The subject neighborhood along South Jackson Road is a mixture of sparse single family homes, small commercial and light industrial developments. Several properties along South Jackson Road are in a state of development as new residential subdivisions are being created as indicated by the City of Pharr Planning Department and the City of Hidalgo. Leonel Garza Jr. & Associates LLC has inspected the market area along South Jackson Road and has found that the market is in a state of positive development of which is concentrated at the intersections of Old Military Highway, Dicker Road and north near Orangewood South Drive.

**SITE ANALYSIS:**

**Five Year Sales History:** The subject property is indicated to be under the ownership of Piccirillo Investments, LLC. as indicated by survey and field notes provided by Aranda and Associates, Inc. Further investigation of the subjects history through the Hidalgo County Clerks Office indicated the current owner of record to be Hashem M. Baker. The subject property was transferred from Miguel Angel Rodriguez, et al (Grantor) to Piccirillo Investments, LLC. (Grantee) on June 24, 2003. On March 23, 2007, Piccirillo Investments, LLC. (Grantor) transferred the subject property to Hashem M. Baker (Grantee), Document # 1742868. Therefore, the subject has been in the name of Hashem M. Baker for less than (1) year.

**Legal Description:  
(Whole Property)** Being a 5.00 acre tract, situated in Hidalgo County, Texas and being a part or portion of Lots 1, and 2, G and A Subdivision.

**Legal Description:  
(Part To Be Acquired)** Being 747 square feet of land more or less, out of a 5.00 acre tract, situated in Hidalgo County, Texas and being a part or portion of Lots 1, and 2, G and A Subdivision.

**Improvements:** During the off-site inspection of the subject property, no building improvements were indicated within the part to be acquired. The subject remainder contains a commercial improvement with supporting site improvements which shall not be affected by the part to be acquired. Located within the part to be acquired is an asphalt drive (50 sq), which shall be damaged. 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. Therefore the subject property shall be valued as a commercial tract of land similar to the surrounding market area.

**Highest and Best Use:** Mixed Use Development

**VALUATION OF PART TO BE ACQUIRED**

**LAND VALUATION**

**Representative Comparable Sales**

	<b>Subject</b>	<b>Comp. No. 1</b>	<b>Comp. No. 2</b>	<b>Comp. No. 3</b>
Grantor	<u>Piccirillo, LTD.</u>	<u>Randall Lance Barnes</u>	<u>Frances J. Ramsey, Gladys East, Betty A. Busch and Barbara J. Wood</u>	<u>Kathleen S. Wild</u>
Grantee	<u>Hashem M. Baker</u>	<u>FE-MA Enterprises, Inc.</u>	<u>Mary Agnes Dyer</u>	<u>Valley View Independent School District</u>
Date of Sale	<u>March 23, 2007</u>	<u>October 19, 2004</u>	<u>April 29, 2004</u>	<u>September 22, 2005</u>
Unit Price	<u>                    / Ac</u>	<u>17,871 / Ac</u>	<u>17,490 / Ac</u>	<u>24,875 / Ac</u>
Relative Location	<u>Average</u>	<u>Inferior 15%</u>	<u>Inferior 30%</u>	<u>Inferior 10%</u>
Lot Location	<u>Interior</u>	<u>Corner Tract -5%</u>	<u>Interior Tract 0%</u>	<u>Corner Tract -5%</u>
Financing	<u>Conventional</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Conditions of Sale	<u>Cash To Seller</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Market Conditions	<u>Average</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Physical Characteristics	<u>Typical of Market</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Available Utilities	<u>Water / Electricity / Phone</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Street Access / Frontage	<u>South Jackson Road</u>	<u>S. Jackson / Thomas Road 0%</u>	<u>Las Milpas Road 0%</u>	<u>S. McColl Rd / Dicker Rd 0%</u>
Size of Tract	<u>5.00 Acres</u>	<u>84.89 Acres 40%</u>	<u>22.87 Acres 20%</u>	<u>40.20 Acres 30%</u>
Net Adjustments		<u>Δ 50%</u>	<u>Δ 50%</u>	<u>Δ 35%</u>
Indicated Unit Value		<u>\$ 26,807 / Ac</u>	<u>\$ 26,235 / Ac</u>	<u>\$ 33,581 / Ac</u>
<b>Estimated Unit Value of Fee Simple Area</b>				<b>\$ 33,500 / Ac</b>
<b>Estimated Value by Sales Comparison Approach (0.02 Acres or 747 sq ft)</b> (Includes Part To Be Acquired Only)				<b>\$ 570</b>

**Note: The above valuation indicated that valuation of the part to be acquired only and not the value of the whole.**

**SEE EXPLANATION TO ADJUSTMENTS ON PAGE 4.0**

**COMPARABLE DATA SUPPLEMENT**

ROW Account: 1939-02-021 Parcel No.: 10 Highway: FM 2061 County: Hidalgo County

Land Sale  Improved Sale  Rental Data



Grantor/ Lessor: Randall Lance Barnes Grantee/Lessee: FE-MA Enterprises, Inc.

Date: October 19, 2004 Recording Information: Document No. 1400139 Key Map: N/A

Address: The northwest corner of South Jackson Road and Thomas Road, Zip Code: 78577  
Hidalgo County, Texas.

Legal Description: An 87.81 acre tract of land being a portion of Lot 1 and Lot 2, Block 11, A.J. McColl Subdivision, as recorded in Volume 21, Page 597, Deed Records, Hidalgo County, Texas.

Confirmed Price : \$ 1,517,000 Verified with: Document No. 1400139

Terms and Conditions of Sale: Cash to Seller

Rental Data: N/A

Land Size: 84.89 Acres or 3,697,591 Sf Unit Price as Vacant \$ 17,871 / Ac or \$ 0.41 / Sf

Type Street: Asphalt Paved (Jackson Road / Thomas Road) Utilities: Water Available / No Sewer

Improvement(s) Description: N/A

Improvement(s) N/A (GBA) N/A (NRA) N/A Unit Price as Improved N/A

Condition and Functional Design: N/A

Current Use: Agricultural Row Crop Highest and Best Use: Mixed Use (Commercial / Single Family Residential)

Date of Inspection: January 15, 2006 Zoning: N/A Flood Plain: Zone "B"

Attach Additional Information: Subject is located at the northwest corner of South Jackson Road and Thomas Road of which contains approximately 2,428.54 lineal feet of frontage along the west side of Jackson Road and 1,417.47 lineal feet along the north side of Thomas Road.

Appraiser: Leonel Garza III January 15, 2006  
 (Typed, not signed) Date

**COMPARABLE DATA SUPPLEMENT**

ROW Account: 1939-02-021 Parcel No.: 10 Highway: FM 2061 County: Hidalgo County

Land Sale  Improved Sale  Rental Data



Grantor/ Lessor: Frances J. Ramsey, Gladys East, Betty A. Busch and Barbara J. Wood Grantee/Lessee: Mary Agnes Dyer

Date: April 29, 2004 Recording Information: Document No. 1329128 Key Map: N/A  
 Address: Southeast Corner of Jackson Road and Las Milpas Road, Pharr, Texas. Zip Code: 78577

Legal Description: The west 22.87 acre tract of land out of Lot 6, Block 12, A.J. McColl Subdivision, Hidalgo County, Texas as recorded in Volume 21, Page 598, Deed Records in the Office of the County Clerk.

Confirmed Price: \$ 400,000 Verified with: MLS L86423 & Barbara Moffit, Re/Max, 1st Choice

Terms and Conditions of Sale: Cash to Seller

Rental Data: N/A

Land Size: 22.87 Acres or 996,217 Sf Unit Price as Vacant: \$ 17,490 /Acre or \$ 0.40 / Sf

Type Street: Asphalt Paved Road Utilities: Water Available/No 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: Agricultural Use Highest and Best Use: Single Family Residential Development

Date of Inspection: January 15, 2006 Zoning: Open Agricultural Flood Plain: Zone "B"

Attach Additional Information:  
The subject property was listed for \$800,000 of which included a 40 acre tract of land. As per Barbara Moffit, Listing Agent, the Grantee purchased the back portion of the total property of which consisted of approximately 22.87 acres.

Appraiser: Leonel Garza III January 15, 2006  
 (Typed, not signed) Date

**COMPARABLE DATA SUPPLEMENT**

ROW Account: #VALUE! Parcel No.: 10 Highway: FM 2061 County: Hidalgo County

Land Sale

Improved Sale

Rental Data



Grantor/ Lessor: Kathleen S. Wild Grantee/Lessee: Valley View Independent School District

Date: September 22, 2005 Recording Information: Document No. 1530450 Key Map: N/A

Address: Southeast Corner of McColl Road and Dicker Road, Pharr, Texas. Zip Code: 78577

Legal Description: A 40.67 acre tract of land, out of Lot 1, Block 23, Steele and Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Page 115, Deed Records of Hidalgo County, Texas, more particularly described by Metes and Bounds. Save and Except 0.47 acres to HCWID No. 2. Net Acreage 40.20 Acres.

Confirmed Price: \$ 1,000,000 Verified with: Kathleen S. Wild

Terms and Conditions of Sale: Cash to Seller

Rental Data: N/A

Land Size: 40.20 Acres or 1,751,112 Sf Unit Price as Vacant: \$ 24,875 / Acre or \$ 0.57 / Sf

Type Street: Asphalt Paved Road - Dicker Road / McColl Road Utilities: Water Available/No 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: Agricultural Use Highest and Best Use: Mixed Use (Commercial / Single Family Residential)

Date of Inspection: January 15, 2006 Zoning: Open Agricultural Flood Plain: Zone "B"

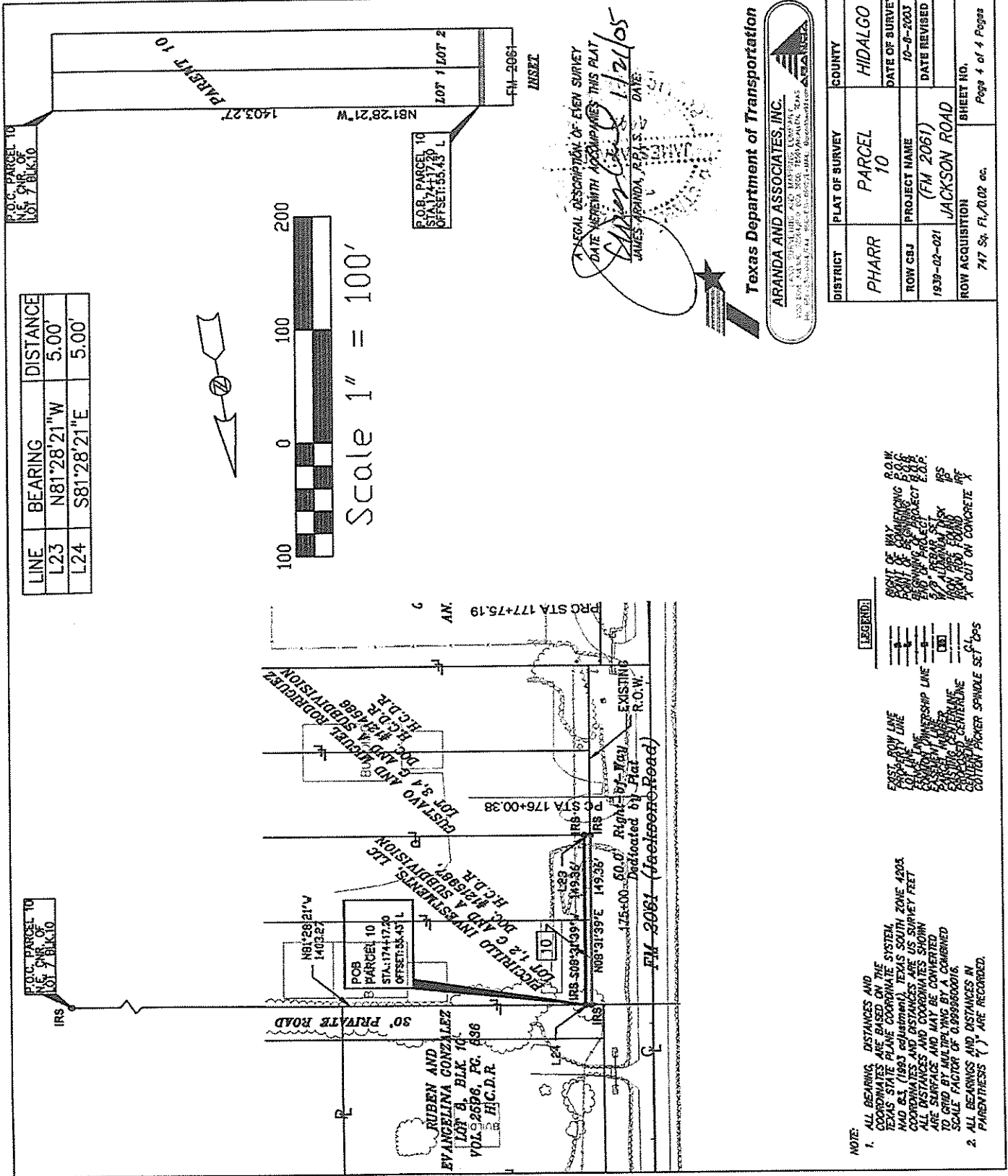
Attach Additional Information:

The sale was confirmed with both Realtor Bill Moschel and owner Kathleen Wild. The subject property is located within the recently expanded section of McColl Road.

Appraiser: Leonel Garza III January 15, 2006  
(Typed, not signed) Date



SURVEY OF SUBJECT PROPERTY (Page 1 of 1)



Yellow Highlight = Proposed Right-of-Way

FIELD NOTES OF PART TO BE ACQUIRED (Page 1 of 3)

Page 1 of 4

Survey Date: October 08, 2003

Exhibit "A"

County: HIDALGO  
Highway: FM 2061 (JACKSON ROAD)  
ROW CSJ: 1939-02-021  
Const.CSJ: 1939-02-019

Parcel 10  
Property Description

Being 747 square feet of land more or less, out of a 5.00 acre tract, situated in Hidalgo County, Texas and being a part or portion of Lots 1 and 2, G and A Subdivision as recorded in Volume 27, Page 88B, Map Records of Hidalgo County and being a part or portion of a tract of land conveyed to Piccirillo Investments, LLC in a document recorded in Document No. 1215987, Hidalgo County Deed Records and said 747 square feet also being more particularly described by metes and bounds as follows;

COMMENCING on a ½" iron rod set on the northeast corner of Lot 7, Block 10, of the A. J. McColl Subdivision; THENCE as follows:

N 81° 28' 21" W, along the north line of said Lot 7, a distance of 1,403.27 feet to a ½" iron rod set on the proposed east right-of-way line of FM 2061 (Jackson Road) for the northeast corner of this tract and the POINT OF BEGINNING;

- (1) THENCE, continuing along the proposed east right-of-way line of FM 2061 (Jackson Road), S 08° 31' 39" W, at 74.69 feet pass the common line of said Lots 1 and 2, G and A Subdivision, a total distance 149.36 feet to a ½" iron rod set on the south line of said Lot 2 and the north line of Lot 3, G and A Subdivision for the southeast corner of this tract;

FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 3)

Page 2 of 4

Survey Date: October 08, 2003

Parcel 10

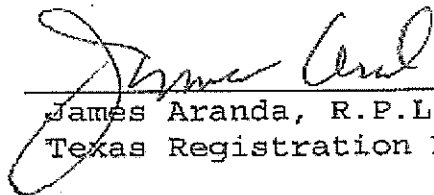
- (2) THENCE, continuing along the said common line of Lots 2 and 3, G and A Subdivision, N 81° 28' 21" W, a distance of 5.00 feet to a ½" iron rod set on the existing east right-of-way line of FM 2061 (Jackson Road) for the southwest corner of this tract;
  
- (3) THENCE, continuing along the existing east right-of-way line of FM 2061 (Jackson Road) and parallel to the proposed east right-of-way line of FM 2061 (Jackson Road), N 08° 31' 39" E, at 74.67 feet pass the common line of said Lots 1 and 2, G and A Subdivision, a total distance of 149.36 feet to a ½" iron rod set on the north line of Lot 7, Block 10 and the north line of said Lot 1, G. A. Subdivision for the northwest corner of this tract;
  
- (4) THENCE, continuing along the common north line of said Lot 7, Block 10, A. J. McColl Subdivision and Lot 1, G and A Subdivision, S 81° 28' 21" E, a distance of 5.00 feet to the POINT OF BEGINNING and containing 747 square feet of land, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1078786.4513 and Y = 16581047.6690; 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 1.00004;

FIELD NOTES OF PART TO BE ACQUIRED (Page 3 of 3)

Page 3 of 4  
Survey Date: October 08, 2003  
Parcel 10

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.

 1/21/05  
James Aranda, R.P.L.S. Date  
Texas Registration No. 4442

R.P.L.S. SEAL



**Explanation of Adjustments with Reconciliation:**

During the analysis of the part to be acquired, the unit value for the subject property as a whole was determined. This determination of market unit 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 Farm To Market Road 2061 / Jackson Road. Each of the sales utilized are located within 1.00 to 3.0 miles from the subject property on either the east or west side of Farm To Market Road 2061. Several sales were located within this parameter of which had occurred within the past two years. 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 recognized for the purchase of said tracts. Once the analysis is performed an overall unit rate is selected for the determination of the market value of the part to be acquired, which is the subject of this report.

Sale No. 1 is located along the northwest corner of S. Jackson Road (FM 2061) and Thomas Road in Hidalgo County, Texas. The comparable was purchased on October 19, 2004 for investment purposes for \$1,517,000 for the 87.81 acre tract of land. Two adjustments were required for this comparable sale as compared to the subject property. The first adjustment indicated was for inferior location as compared to the subject property of +15%. The second adjustment was for the lack of corner influence of -5%. The final adjustment was for the difference in size as the subject is a smaller tract of land which would warrant a higher unit rate. Therefore, a +40% adjustment for size was required for this comparable sale. No other adjustments were required for the sales as all other factors were considered similar. Therefore, a unit rate of \$26,807 per acre is indicated for the subject property.

Sale No. 2 is located along the Las Milpas Road just west of Jackson Road (FM 2061) in Hidalgo County, Texas. The comparable was purchased on April 29, 2004 for \$400,000 for the 22.87 acre tract of land. Several adjustments were required for this comparable sale as compared to the subject property. The first adjustment was for the inferior location of the sale of which required an upward +30% adjustment as the sale is located on Las Milpas Road and not Jackson Road which contains a higher traffic levels. A final adjustment for size of +20% was indicated for the smaller economic unit of the subject as compared to the sale. No other adjustments were required for the sales as all other factors were considered similar. Therefore, a unit rate of \$26,235 per acre is indicated for the subject property.

Sale No. 3 is located along the southeast corner of S. McColl Road and Dicker Road in Hidalgo County, Texas. The comparable was purchased on September 22, 2005 for \$1,000,000 for a 40.67 acres (Gross) tract of land. Adjustments were required for this comparable sale as compared to the subject property. The first adjustment indicated was for superior location of the subject property which required an upward adjustment of +10% as South McColl Road has not been developed to the north to generate the traffic levels currently found on Jackson Road. A second adjustment was also indicated for the subject lack of corner influence which would adjust the sale downward by -5%. A final adjustment for the difference in size of 30% was indicated due to the small economic unit of the subject property which would warrant a higher unit rate. No other adjustments were required for the sales as all other factors were considered similar. Therefore, a unit rate of \$33,581 per acre is indicated for the subject property.

The unadjusted unit range of market value was indicated to be \$17,490 per acre to \$24,875 per acre. The adjusted unit range of market value was indicated to be \$26,807 per acre to \$33,581 per acre. Based on the above analysis of the most comparable sales within the immediate market area, a unit rate near the upper end of the adjusted range of \$33,500 per acre was selected for the subject property as a whole which is a 5.00 acre tract of land. This unit rate shall be applied to the net fee simple land area to be acquired by the County of Hidalgo in the name of the State of Texas for the pro-rata part of the whole.

**ESTIMATED VALUE OF ACQUISITION**

**Land:** 0.02 Acres @ \$ 33,500 per acre \$ 670

<b>Improvements:</b>	Asphalt Drive (50 square feet x \$3.50/lineal foot)	\$ 175.00
	Wooden Advertisement sign	\$ 500.00
		\$ -
		\$ -
	<b>Total Improvements</b>	<b>\$ 675.00</b>

**TOTAL ESTIMATED VALUE** \$ 1,345

**Cost To Cure Damages** \$ -

**Estimated Total Compensation** \$ 1,345

**COST TO CURE OF IMPROVEMENTS:**

A cost to cure for the site improvements located within the acquisition area were not necessary as 100% of market value was utilized for the compensation of the asphalt and signage improvements. The fencing did not appear to be affected by the part to be acquired and therefore no additional damages were indicated.

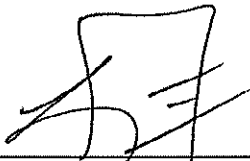
## **ADDENDUM**

- 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 - Previous Owner**
- 7. Warranty Deed - Current Owner**

## Certification of Appraisal

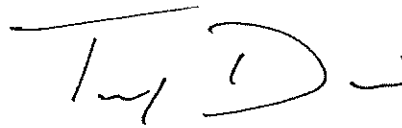
### I certify that, to the best of my knowledge and belief:

- \* 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 were Luis Carlos Garza, Appraiser Trainee, and Thomas M. Davis, 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. Comparable data information was further confirmed by Thomas M. Davis including partial cost approach analysis and data gathering for the cost scheduled utilized throughout the project.
- \* 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.



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



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**Thomas M. Davis**  
**Appraiser Trainee**  
**License No. TX - 1331676 - Trainee**



---

**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.

**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.

<b>Clients For Whom Appraisals Have Been Prepared By This Appraiser</b>			
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	

<b>Type of Appraisals Which Have Been Prepared By This Office</b>		
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	

<b>Areas Where Appraised Properties Have Been Performed By This Office</b>			
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**  
(Owner as per F/N)

Leonel Garza Jr. & Associates LLC

*State Certified General Real Estate Appraiser  
Real Estate Property Tax Consultant*

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

November 25, 2005

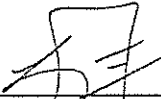
Parcel 10  
Piccirillo Investments LLC  
122 San Jacinto Street  
Mission, Texas 78572-7423

**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 Jackson Road for the purpose of acquiring additional right-of-way. The purpose of such "right-of-way" is for the expansion and renovation of Jackson Road. The project limits for the expansion is from Dicker Road to just south of Orangewood Road. The County of Hidalgo is interested in acquiring a small portion of the frontage of your property for this expansion. Marked on the attached exhibit is the portion of land, which is to be appraised and purchased by the Hidalgo County Right-of-Way Department. This is the beginning process for future negotiations to acquire the land. Our office will inspect the subject property from the existing right-of-way on the week of November 28, 2005 thru December 19, 2005. If you or your representative, wish to meet with us for 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 or Joe P ena, Hidalgo County Right-of-Way Agent, at (956) 283-8134.

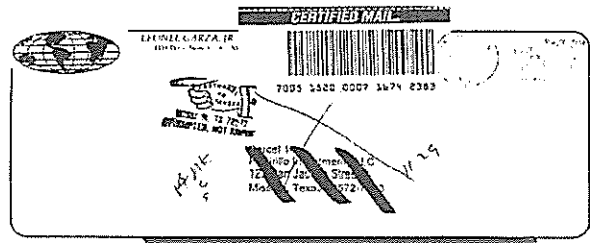
With this letter I request permission to perform an off-site and on-site inspection and to photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 prior to the proposed inspection date. Thank you.

Sincerely,



Leonel Garza Jr.  
State Certified General  
Real Estate Appraiser  
TX - 1328375-General

Cc: Hidalgo County Right-of-Way Department  
Joe Pena - Right-of-Way Agent  
902 N. Doolittle Road, Edinburg Texas 78539  
(956) 283-8134



Leonel Garza Jr. & Associates LLC

# CERTIFIED LETTER TRACKING INFORMATION

USPS - Track & Confirm

Page 1 of 1



[Home](#) | [Help](#)

Track & Confirm

## Track & Confirm

### Search Results

Label/Receipt Number: 7005 1820 0007 1674 2383  
Status: Addressee Unknown

Your item was returned to the sender on December 17, 2005 because the addressee was not known.

### Track & Confirm

Enter Label/Receipt Number

### Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)



POSTAL INSPECTORS  
Preserving the Trust

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WARRANTY DEED (Page 1 of 3) - Previous Owner

VLTC  
GF# 82,895

WARRANTY DEED

1215987

Date: June 24, 2003

Grantor: MIGUEL ANGEL RODRIGUEZ, joined pro-forma herein by my wife, LUCIA RODRIGUEZ; and GUSTAVO RODRIGUEZ joined pro-forma herein by my wife, MARIA ISABEL RODRIGUEZ

Grantor's Mailing Address (including county):

RR 2, Box 75A  
San Juan, Texas 78589  
Hidalgo County

Grantee: PICCIRILLO INVESTMENTS, LLC a Texas Limited Liability Company

Grantee's Mailing Address (including county):

122 San Jacinto  
Mission, Texas 78572  
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

All of Lots 1 and 2, G & A SUBDIVISION, an Addition to the City of Pharr, Hidalgo County, Texas, according to the map recorded in Volume 27, Page 88B, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

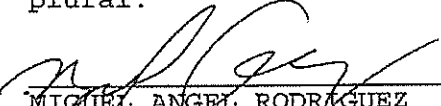
1. Blanket easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.
2. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Phoenix Mutual Life Insurance Company to R. W. Steward, dated May 7, 1980, recorded in Volume 394, Page 724, Oil and Gas Records, Hidalgo County, Texas.
3. Terms, stipulations and conditions in Oil, Gas and Mineral Lease executed by Isaac Barraza to R. W. Steward, dated July 28, 1980, recorded in Volume 394, Page 732, Oil and Gas Records, Hidalgo County, Texas.
4. Right of way easement in favor of Bettis & Shephard Gas Supply Co. as shown by instrument dated August 17, 1957, recorded in Volume 903, Page 47, Deed Records, Hidalgo County, Texas.

## WARRANTY DEED (Page 2 of 3) - Previous Owner


5. Right of way easement in favor of Hidalgo County as shown by instrument dated February 2, 1962, recorded in Volume 1029, Page 303, Deed Records, Hidalgo County, Texas.
6. Right of way easement in favor of Hidalgo County as shown by instrument dated March 1, 1962, recorded in Volume 1029, Page 311, Deed Records, Hidalgo County, Texas.
7. Right of way easement in favor of Central Power & Light Company as shown by instrument dated April 2, 1962, recorded in Volume 1033, Page 151, Deed Records, Hidalgo County, Texas.
8. An undivided 1/4 interest in all oil, gas and other minerals has been heretofore reserved by prior grantors as set forth in Deed dated April 14, 1943, recorded in Volume 511, Page 579, Deed Records, Hidalgo County, Texas.
9. An undivided 1/4 interest in all oil, royalty, gas royalty and royalty in casinghead, gas, gasoline and royalty in other minerals under said land said royalty interest being non-participating as to execution of leases, bonuses, delay rentals has been heretofore reserved by prior grantors as set forth in Royalty Deed dated May 24, 1947, recorded in Volume 73, Page 74, Deed Records, Hidalgo County, Texas.
10. Standby fees, taxes and assessments by any taxing authority for the year 2003, and subsequent years.

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 warranty.

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

  
MIGUEL ANGEL RODRIGUEZ

  
LUCIA RODRIGUEZ

  
GUSTAVO RODRIGUEZ

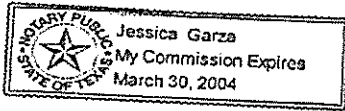
  
MARIA ISABEL RODRIGUEZ

WARRANTY DEED (Page 3 of 3) - Previous Owner

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 24<sup>th</sup> day of June, 2003, by MIGUEL ANGEL RODRIGUEZ and wife, LUCIA RODRIGUEZ.

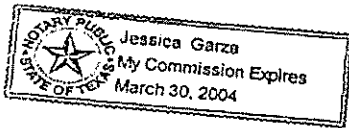


*Jessica Garza*  
Notary Public, State of Texas

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 24<sup>th</sup> day of June, 2003, by GUSTAVO RODRIGUEZ and wife, MARIA ISABEL RODRIGUEZ.



*Jessica Garza*  
Notary Public, State of Texas

Charge to: VALLEY LAND TITLE CO.

AFTER RECORDING RETURN TO:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:  
McLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

File/GP Number: 003/2337

Document Number: 1215987  
Fees: 10.00  
Receipt Number: 5099335  
By: Rebecca Mariscal, Deputy  
As a Recording  
On: Jul 01, 2003 at 10:26A  
Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk

WARRANTY DEED (Page 1 of 4) - Current Owner

Recorded On-2007-Apr-04 As-1742868

Charge to: VLIC  
GF# 10 6514

28  
1

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

1742868

Date: March 23, 2007

Grantor: PICCIRILLO, LTD., a Texas Limited Partnership

Grantor's Mailing Address (including county):

1413 E. 29th  
Mission, Texas 78572  
Hidalgo County

Grantee: HASHEM M. BAKER

Grantee's Mailing Address (including county):

709 Sycamore  
McAllen, Texas 78501  
Hidalgo County

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Three Hundred Forty-seven Thousand Two Hundred Twenty-five and 00/100 Dollars (\$347,225.00) and is executed by Grantee, payable to the order of LONE STAR NATIONAL BANK. The note is secured by a vendor's lien retained in favor of LONE STAR NATIONAL BANK in this deed and by a deed of trust of even date from Grantee to A. JABIER RODRIGUEZ, Trustee.

Property (including any improvements):

All of Lots 1 and 2, G AND A SUBDIVISION, an Addition to the City of Pharr, Hidalgo County, Texas, according to the map recorded in Volume 27, Page 88-B, Map Records, in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants recorded in Volume 27, Page 88-B, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
2. Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

## WARRANTY DEED (Page 2 of 4) - Current Owner

Recorded On-2007-Apr-04 As-1742368

3. Easements and restrictions as shown on the map of G AND A Subdivision, recorded in Volume 27, Page 88-B, Map Records of Hidalgo County, Texas.
4. Right of way easement in favor of Hidalgo County Irrigation District No. 2 as shown by instrument recorded in Volume 19, Page 297, Deed Records of Hidalgo County, Texas.
5. Right of way easement in favor of Bettis & Shephard Gas Supply Co. as shown by instrument dated August 17, 1957, recorded in Volume 903, Page 47, Deed Records of Hidalgo County, Texas.
6. Right of way easement in favor of Hidalgo County as shown by instrument dated February 21, 1962, recorded in Volume 1029, Page 303, Deed Records of Hidalgo County, Texas.
7. Right of way easement in favor of Hidalgo County as shown by instrument dated March 1, 1962, recorded in Volume 1029, Page 311, Deed Records of Hidalgo County, Texas.
8. Right of way easement in favor of Central Power and Light Company as shown by instrument dated April 2, 1962, recorded in Volume 1033, Page 151, Deed Records of Hidalgo County, Texas.
9. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Phoenix Mutual Life Insurance Company to R.W. Steard, dated May 7, 1980, recorded in Volume 394, Page 724, Oil and Gas Records of Hidalgo County, Texas.
10. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Isaac Barraza to R.W. Steward, dated July 28, 1980, recorded in Volume 394, Page 732, Oil and Gas Records of Hidalgo County, Texas.
11. An undivided 1/4 interest in all oil, gas and other minerals has been heretofore reserved by prior grantors as set forth in Deed dated April 14, 1943, recorded in Volume 511, Page 579, Deed Records of Hidalgo County, Texas.
12. An undivided 1/4 interest in all oil royalties, gas royalty and royalty in casinghead, gas, gasoline and royalty in other minerals under said land said royalty interest being non-participating as to execution of leases, bonuses, delay rentals has been heretofore reserved by prior grantors as set forth in Deed dated May 24, 1947, recorded in Volume 73, Page 74, Deed Records of Hidalgo County, Texas.
13. Standby fees, taxes and assessments by any taxing authority for the year 2007, and subsequent years.

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

WARRANTY DEED (Page 3 of 4) - Current Owner

Recorded On-2007-Apr-04 As-1742068

exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

BY THE ACCEPTANCE OF THIS DEED, GRANTEE IS TAKING THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS", AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (I) THE PHYSICAL CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (II) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN AND ENGINEERING OF ANY IMPROVEMENTS; (III) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN ANY IMPROVEMENTS; (IV) THE SOIL CONDITIONS; DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (V) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (VI) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN; (VII) GRANTEE ACKNOWLEDGES THAT GRANTOR HAS MADE FULL DISCLOSURE OF PRIOR USE OF PROPERTY AS A VEHICLE SALVAGE BUSINESS PARTICULARLY WITH REGARD TO POTENTIAL ENVIRONMENTAL ISSUES. GRANTEE DOES HEREBY FOREVER INDEMNIFY, DEFEND AND HOLD GRANTOR HARMLESS FOR ANY ENVIRONMENTAL ISSUES WHICH MAY NOW EXISTS OR LATER ARISE WITH REGARD TO PRIOR OWNERS' AND/OR TENANTS' USE, MEASURES TAKEN BY THEM TO COMPLY WITH ENVIRONMENTAL LAWS, INCLUDING PROPER DISPOSAL AND REMOVAL OF HAZARD SUBSTANCE.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

LONE STAR NATIONAL BANK, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and the superior title to the property are retained for the benefit of LONE STAR NATIONAL BANK and are transferred to LONE STAR NATIONAL BANK without recourse on Grantor.

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

PICCIRILLO, LTD., a Texas Limited Partnership, by its General Partner PICCIRILLO INVESTMENTS, LLC, a Texas Limited Liability Company

BY:

  
EDWARD J. PICCIRILLO, JR., Manager

Special Warranty Deed with Vendor's Lien  
Page 3 of 4

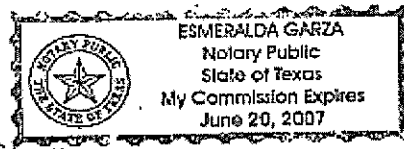
WARRANTY DEED (Page 4 of 4) - Current Owner

Recorded On-2007-Apr-04 As-1742868

(Acknowledgment)

State of Texas  
County of Hidalgo

This instrument was acknowledged before me on the 26<sup>th</sup> day of March, 2007, by EDWARD J. PICCIRILLO, JR., Manager of PICCIRILLO INVESTMENTS, LLC, a Texas Limited Liability Company, General Partner of PICCIRILLO, LTD., a Texas Limited Partnership, on behalf of said Texas Limited Partnership.



*Esmeralda Garza*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

THE LAW FIRM OF:  
MCLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

PREPARED BY:

THE LAW FIRM OF:  
MCLAREN & ASSOCIATES  
5123 N. McColl  
McAllen, Texas 78504

File/GF Number: 07/4087

Special Warranty Deed with Vendor's Lien  
Page 4 of 4