




HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA
Director

MEMO

TO: Commissioner's Court

FROM: Jaime Salinas, 
Hidalgo County Right of Way Department

TE: July 14, 2009

RE: Western Palm Drive Road Project (Parcel # 2)
Alejandra Ortiz


Attached please find letter provide by property owner for above-mentioned project.

Appraised Value: \$ 1,198.00

Settlement Request: \$ 3,000.00

Difference to Landowner \$ 1,802.00

Commissioners Court Executive Session July 14, 2009

Approved;  7/14/09

Not Approved; _____

10. District Attorney's Office - Roy Cazares: (SEE EXHIBIT N)**A. DA-State Supplement (080-010)**

- 1. Approval of 2008-2009 D.A. State Supplement Budget, fund 1281, in the amount of \$34,450.00.**

On motion of Commissioner Handy, seconded by Commissioner Flores, the Court made a UNANIMOUS vote of approval.

- 2. Approval to set salaries for the new fiscal year, FY 2009**
- 3. Approval of salary schedule.**

On motion of Commissioner Handy, seconded by Commissioner Flores, the Court made a UNANIMOUS vote of approval on items #2 & 3.

11. Right of Way - Joe Pena: (SEE EXHIBIT O)

- A. Presentation for discussion, consideration, acceptance and approval of request for payment of HUD-1 Settlement Statement for the 5.0 acre tract of land for the Burner Station property in Weslaco with authority for County Auditor to review and complete processing procedures and for County Treasurer to issue manual check.**

On motion of Commissioner Handy, seconded by Commissioner Flores, the Court made a UNANIMOUS vote of approval.

On motion of Commissioner Handy, seconded by Commissioner Flores, the Court made a UNANIMOUS vote of approval to amend HUD settlement statement.

- B. Authorization for surveys-metes & bound, title reports, appraisals and acquisition of additional right of way for the Western Palms Subdivision.**

On motion of Commissioner Handy, seconded by Commissioner Flores, the Court made a UNANIMOUS vote of approval.

At this time Commissioner Palacios returns.

12. Tax Office - Armando Barrera: (SEE EXHIBIT P)

- A. Approval of Annual Report for July 1st, 2007 through June 30th, 2008.**

On motion of Commissioner Flores, seconded by Commissioner Handy, the Court made a UNANIMOUS vote of approval.

- B. 1. Submission of 2008 effective and rollback tax rates.**

Submission made.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENCE NUMBER.

Chapter 11, Sec. 11.008 Texas Property Code

Western Palm drive Road Project
Parcel: # 2
RIGHT-OF-WAY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

That, I Alejandra Ortiz, of the County of Hidalgo, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Three Thousand No/100ths Dollars (\$3,000.00) and other good and valuable consideration to Grantors in hand paid by the County of Hidalgo, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Give and Convey unto the County of Hidalgo all that certain tract or parcel of land in Hidalgo County, Texas, more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

Grantor reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same, however, nothing in this reservation shall affect the title and rights of the County to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the County of Hidalgo and its assigns forever; and Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the County of Hidalgo and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 13th day of July, 2009.

Alejandra Ortiz
Alejandra Ortiz

ACKNOWLEDGMENT

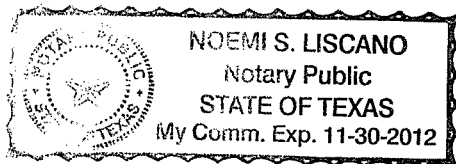
THE STATE OF TEXAS

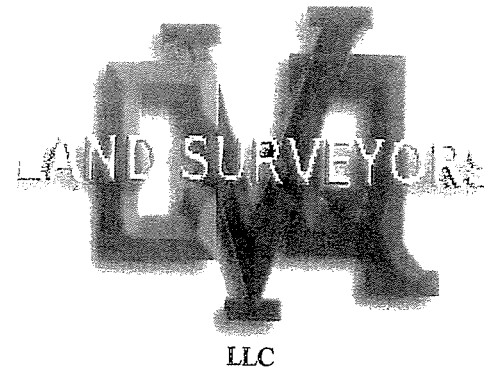
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Alejandra Ortiz known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of July, 2009.

Noemi S. Liscano
Notary Public, State of Texas





**METES AND BOUNDS DESCRIPTION
0.02 OF ONE ACRE OF LAND
(938 SQUARE FEET)
WESTERN PALMS SUBDIVISION
HIDALGO COUNTY, TEXAS**

Parcel No. 2

A tract of land containing 0.02 of one acre (938 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 18, WESTERN PALMS SUBDIVISION**, map reference: Volume 37, Page 55, H.C.M.R., and said 0.02 of one acre (938 square feet) of land also being a part or portion of a tract of land deeded to Alejandra Ortiz, recorded in Document No. 1070789, H.C.D.R., and said 0.02 of one acre (938 square feet) of land also being more particularly described as follows;

BEGINNING on a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the Northeast corner of said Lot 18, for the northeast corner of this tract;

THENCE, S 08° 55' 33" W (S 08° 59' 00" W), along the East line of said Lot 18, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the East line of said Lot 18, for the southeast corner of this tract;

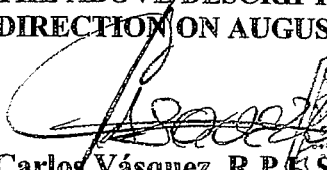
THENCE, N 81° 04' 27" W, a distance of 64.07 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on a point of curve on the West line of said Lot 18, for the southwest corner of this tract;

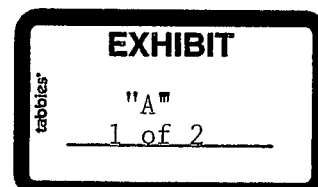
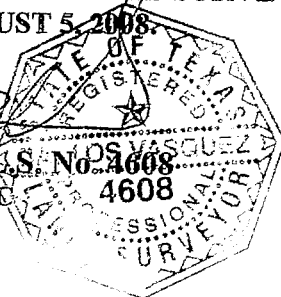
THENCE, along the West line of said Lot 18 and said curve to the left with a radius of 50.00 feet, an interior angle of 17° 27' 33", an arc length of 15.24 feet, a tangent of 7.68 feet, and a chord that bears N 17° 41' 21" E, a distance of 15.18 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the Northwest corner of said Lot 18, for the northwest corner of this tract;

THENCE, S 81° 04' 27" E (S 81° 01' 00" E), along the North line of said Lot 18, a distance of 61.76 to the **POINT OF BEGINNING**, containing 0.02 of one acre (938 square feet) of land, more or less.

Bearing basis as per **TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE**.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON AUGUST 5, 2008.


Carlos Vásquez, R.P.E.S. No. 4608
CVQ Land Surveyors, LLC

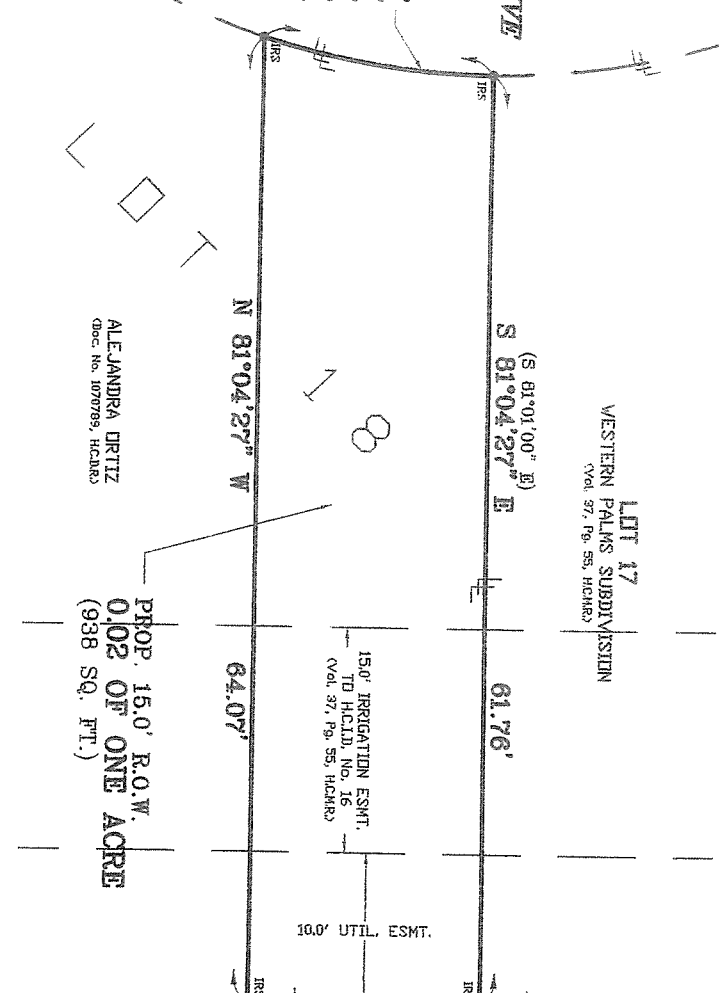


WESTERN PALM DRIVE
(50.0' R.L.W.)

I = 17°27'33"
R = 50.00'
T = 7.68'
L = 15.24'
CL = 15.18'
N 17°41'21" E

Parcel No. 2
PLAT SHOWING 0.02 OF ONE ACRE
(938 SQUARE FEET)
OUT OF LOT 17

WESTERN PALMS SUBDIVISION
(Vol. 37, Pg. 55, H.C.M.R.)
HIDALGO COUNTY, TEXAS
OWNER: ALEXANDRA ORTIZ
(Doc. No. 1070789, H.C.D.R.)



LOT 17
WESTERN PALMS SUBDIVISION
(Vol. 27, Pg. 55, H.C.M.R.)

DIMEL A. SILLIS AND
WIFE, ANNA L. SILLIS
(Doc. No. 68638B, H.C.M.R.)

BLOCK 16
TEXAN GARDENS SUBDIVISION
(Vol. 8, Pgs. 57-58, H.C.M.R.)

PROP. 15.0' R.O.W.
0.02 OF ONE ACRE
(938 SQ. FT.)

ALEXANDRA ORTIZ
(Doc. No. 1070789, H.C.M.R.)

VALLEY CALICHE PRODUCTS, INC.
(Doc. No. 58699B, H.C.M.R.)

SCALE: 1" = 100'
BASIS OF BEARING IS PER
TEXAS STATE PLATE COORDINATE SYSTEM
NAD 83, GUSTO ZONE

EXHIBIT
"A"
2 of 2

LEGEND
L = LOT LINE
P = PROPERTY LINE
IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "C.V.G. 15"
R.O.W. = RIGHT OF WAY
H.C.D.R. = HIDALGO COUNTY DEED RECORDS
H.C.M.R. = HIDALGO COUNTY MAP RECORDS
H.C.O.R. = HIDALGO COUNTY OFFICIAL RECORDS

NOTES
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY BE SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.
2. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 653.19 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT ENACTED UNDER ARTICLE 5282C, VERNON'S TEXAS CIVIL STATUTES.

PROJECT INFORMATION

SURVEYED DATE:	08/05/08
JOB NO.:	080801
DRAWN BY:	A.S.
CHECKED BY:	C.V.
REVISIONS:	

LAND SURVEYING
L.S.
517 SKUNKT AVE
MCKLEEN, TEXAS 76651
Ph. (959) 618-1551
Fax (959) 618-1547

J.H.E. JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
418 E. HOWE AVENUE, MCKLEEN, TEXAS 76654
PHONE (959) 608-1888

SURVEYOR'S CERTIFICATION
I, Carlos Vasquez, a Registered Professional Engineer, do hereby certify the above foregoing plat to be a true and correct copy of the original plat as surveyed, on the ground on August 7, 2008, under my direct supervision.

Carlos Vasquez
R.P.L.S. NO. 4908

©2008 J.H.E. HINOJOSA ENGINEERING, L.L.C. All rights reserved. No part of this publication may be reproduced without the prior written permission of the publisher.

INFORMATION FOR REAL ESTATE 1099-S REPORT FILING
as Required by the Internal Revenue Service

SOLICITATION

Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, requires the reporting of certain information to the IRS on real estate transactions. The information may also be sent to other third parties. You are required by law to provide HIDALGO COUNTY, with your correct taxpayer identification number. If you do not provide HIDALGO COUNTY, with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

Social Security Her#

3829

SELLER NAME

Alejandra Ortiz

RR 27 Box 564

Mission, Texas 78572

PERMANENT MAILING ADDRESS

RR 27 Box 564

Mission, Texas 78572

TRANSACTION INFORMATION

Closing Date: July 14, 2009

Description of Property: (SEE ATTACHED DEED)

Contract Sales Price: \$ 3,000.00

If multiple sellers -

Request is hereby made that you allocate the sales price among the sellers (Yes or No)

Has the seller received (or will receive) property (other than cash and consideration treated as cash) or services as part of the consideration for this transaction? (Yes or No)

CERTIFICATION

Under penalties of perjury, I certify that the number shown on this form is my correct Taxpayer Identification number. I also certify that the other information shown herein is correct. I acknowledge receipt of a copy of this form.

Alejandra Ortiz
Alejandra Ortiz

SUBSTITUTE FORM 1099

This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Website: www.atlashall.com

ATLAS & HALL, L.L.P.

ATTORNEYS AT LAW

P.O. BOX 3725 (78502-3725)

815 W. PECAN BLVD.

MCALLEN, TEXAS 78501

TEL. (956) 682-5501 FAX (956) 686-6109

STARR COUNTY OFFICE

200 N. BRITTON AVE.

RIO GRANDE CITY, TEXAS 78882

TEL. (956) 488-1898

FAX (956) 488-6482

July 7, 2009

Mr. Joe Pena, Director
Hidalgo County Right-of-Way Department
301 E. State Street
Pharr, Texas 78577

Via Facsimile (956) 283-8402

Re: Cause No. CCD-0005-E; Hidalgo County, Texas vs. Alejandra Ortiz and Inter National Bank (As Lienholder); In the County Court at Law No. Five of Hidalgo County, Texas


Dear Mr. Pena:

On July 1, 2009, the negotiations on the above-referenced condemnation case between Hidalgo County and Bob Sanchez, attorney for defendant Alejandra Ortiz, concluded with a settlement in the amount of \$3,000.00 to be paid to the defendant. In order to finalize the settlement and dispose of this case, therefore, we will need the amount of the settlement tendered. Please let me know when we can anticipate the receipt of these funds and I will proceed with preparing the documents necessary to close this matter.

As always, feel free to call if you have any questions.

Very truly yours,

ATLAS & HALL, L.L.P.

By: 
Yesenia B. Olazaran
Secretary to Gregory S. Kazen

/ybo

PROFESSIONAL APPRAISAL SERVICES, INC.

REAL ESTATE APPRAISERS - CONSULTANTS - ANALYSTS

P.O. BOX 3722

McAllen, TEXAS 78502

TELEPHONE (956) 687-9535

FAX (956) 687-9539

JOHN H. MALCOM, JR, MAI, CCIM, SR/WA
APPRAISAL INSTITUTE, CIREI, SR/WA

September 18, 2008

Hidalgo County Right of Way Department
509 E. Earling Road
San Juan, Texas 78589

RE: Western Palm Drive Road Project in the Mission area, Hidalgo County, Texas. Ortiz - Parcel #02

Dear Sirs:

In accordance with your request, we are pleased to present our appraisal report of the above referenced property.


We have personally inspected the property and have made a careful and detailed study of all factors pertinent to the estimate of value. The value reported in this appraisal is developed subject to the general and special underlying assumptions and limiting conditions as specified in the body of the appraisal. The appraisal assignment was not awarded based on a requested minimum valuation, a specific valuation, or the approval of a loan. The accompanying report is a summary appraisal report and a complete appraisal prepared under the 2006 Uniform Standards of Professional Appraisal Practice. The date of the current appraisal is September 18, 2008 which is the date of inspection.

ONE THOUSAND ONE HUNDRED NINETY EIGHT DOLLARS
\$1,198.00

We trust this report satisfies the conditions of your request. Please call on us if any item is not clear or if further amplification of any point in this report would be helpful. Thank you for the confidence placed in us by virtue of this assignment and for the opportunity of providing our appraisal and consultation services to you.

Yours truly,

John H. Malcom, Jr, MAI, CCIM, SR/WA
(Did Physically Inspect Property)
Texas General Real Estate Appraiser,
Certificate #TX-1320239-G



Paul W. Haerther
(Did Physically Inspect Property)
Texas General Real Estate Appraiser,
Certificate #TX-1330675-G

TABLE OF CONTENTS

USPAP REQUIREMENTS/SALIENT FACTS PAGE 1

DESCRIPTION OF PROPERTY 9

 Area and Neighborhood Description 12

 Legal Description - Whole Property 12

 Access 12

 Physical Characteristics 12

 Five Year Sales History 12

 Improvement Description 13

 Highest and Best Use - Whole Property 13

 Part to be Acquired 13

 Remainder After the Taking 13

 Discussion of Economic Unit 13

SALES COMPARISON APPROACH 14

 WHOLE PROPERTY VALUATION.....14

 Reconciliation of Value - Whole Property.....14

 VALUATION OF PART TO BE ACQUIRED 15

 Explanation of Adjustments with Reconciliation 26

 ESTIMATED VALUE OF ACQUISITION 28

CERTIFICATION 29

UNDERLYING ASSUMPTIONS AND CONTINGENT CONDITIONS 30

QUALIFICATION OF THE APPRAISER 32

USPAP REQUIREMENTS/SALIENT FACTS PAGE

USPAP Comments - Scope of Work: This appraisal involves a partial taking of a strip of land. The larger property is a 31,099 square foot lot located along Western Palm Drive in Western Palms Subdivision to the northwest of the City of Mission, Texas. The site is presently improved with a manufactured home that is situated away from the part to be acquired and will not be adversely affected by the taking. The cost and income approaches are not applicable to the appraisal and have not been included in the appraisers analysis of the property. The land in the taking is appraised based on comparable sales and utilizing a sales comparison approach. The appraisal report is a summary report prepared under the Uniform Standards of Professional Appraisal Practice.

The scope of work included a complete analysis of the subject property and the subject neighborhood. In addition, research was conducted on surrounding properties, market trends, and comparable land sales. A form report was prepared which summarized the data and my analysis and conclusions regarding the subject property.

While compiling information to complete this appraisal, I used several different data sources, including but not limited to: local real estate experts, governmental agencies, grantors, grantees, etc.

All methodology used to arrive at the estimate of market value can be found in The Appraisal of Real Estate, Twelfth Edition, published by the Appraisal Institute. The appraisal methodology and the value conclusion contained herein are in conformance with the 2006 Uniform Standards of Professional Appraisal Practice.

This appraisal report is for the exclusive use of the Hidalgo County Right of Way Department for the purpose of assisting with the acquisition of right-of-way for the Western Palm Drive Road Project, Hidalgo County, State of Texas.

This is a summary appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it represents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraisers files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraisers are not responsible for unauthorized use of this report.

Within the appraisal process, the three accepted approaches to real property valuation (cost, income and sales comparison approaches) were considered (as applicable). In preparing this appraisal, the appraiser inspected the subject site and neighborhood. Since the subject property is unimproved land, information was gathered on comparable land sales. The sales comparison approach to value was reconciled to derive an estimate of value for the whole property, the part taken, the remainder after the taking, severance damages, and just compensation. The cost and income approaches to value were not applicable.

Jurisdictional Exception: This appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). Jurisdictional exception provides for severability preserving the balance of USPAP if one or more parts of USPAP are contrary to law or public policy of a jurisdiction. According to USPAP, law means a body of rules with binding legal force established by controlling governmental authority. This includes federal and state constitutions, legislative and court made law, and administrative rules, regulations and ordinances. As appraisals performed for eminent domain are subject to certain constraints based on statutory and case law regarding compensability, the issue of jurisdictional exception is invoked.

Intended Use and Intended User: This appraisal report is for the exclusive use of the Hidalgo County Right of Way Department for the purpose of assisting with the acquisition of right-of-way for the Western Palm Drive Road Project, Hidalgo County, State of Texas.

Exposure Period: The Market value estimate assumes that the subject property has been exposed to the market for some period of time prior to the date of appraisal. It provides a measure of the stability of the market and helps the reader of the appraisal determine if the market conditions are stable or changing for the recent past and the near future. The exposure time for the current appraisal is 6 months and the marketing time is estimated at 6 to 12 months. Market conditions are believed to be stable for the subject property within this time period.

Environmental: No adverse environmental influences were noted at the time of inspection. The appraiser is not qualified to identify environmental hazards and recommends an environmental site inspection to determine if hazardous materials are present.

Property Rights Appraised: The property rights appraised are the fee simple estate subject to existing easements and excluding oil, gas, and subsurface minerals.

The fee simple estate - is the absolute ownership unencumbered by any other interest or estate. A fee simple estate is subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Date of Inspection/Owner Contact: The appraisers met with the property owner at the subject site on September 18, 2008.

Effective Date of Appraisal: The effective date of this appraisal is September 18, 2008 the most recent date of inspection. Photos of the subject were taken during the September 18th inspection.

Date of Report: The date of this report is September 18, 2008.

PHOTOGRAPHS OF SUBJECT PROPERTY
Include Each Major Improvement

Parcel No.: 02

Date Taken: September 18, 2008

1. Point from which taken: Western Palm Drive

Local Address: Western Palm Drive

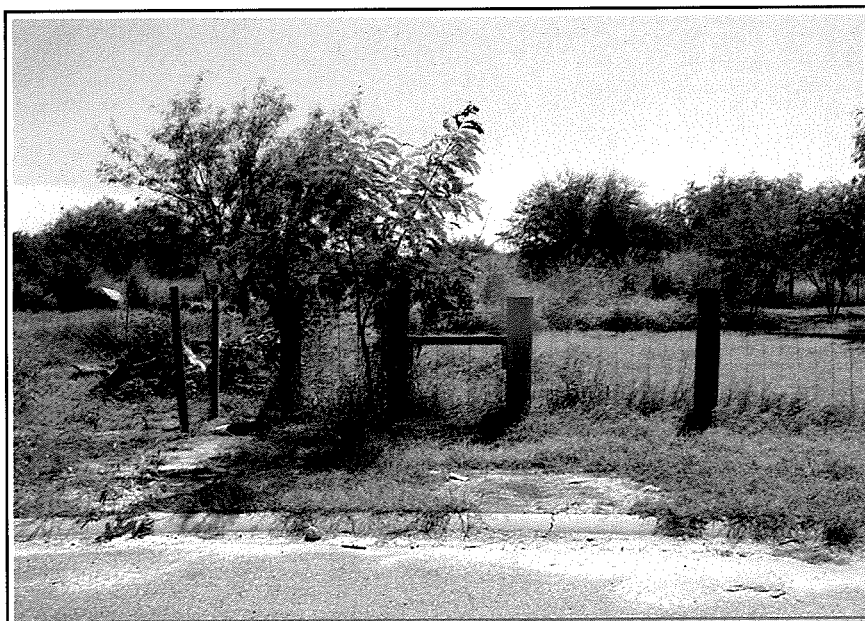
Taken By: Paul Haerther

Looking: View of Whole Property



2. Point from which taken: Western Palm Drive

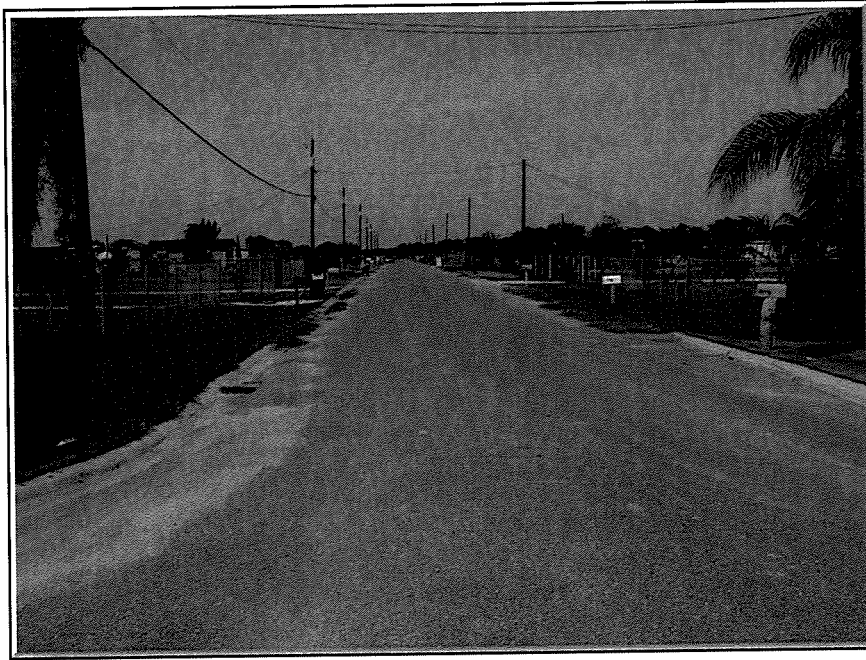
Looking: View of Part to be Acquired



PHOTOGRAPHS OF SUBJECT PROPERTY
Include Each Major Improvement

Parcel No.: 02
Date Taken: September 18, 2008
3. Point from which taken: Western Palm Drive

Local Address: Western Palm Drive
Taken By: Paul Haerther
Looking: West Along Western Palm Drive

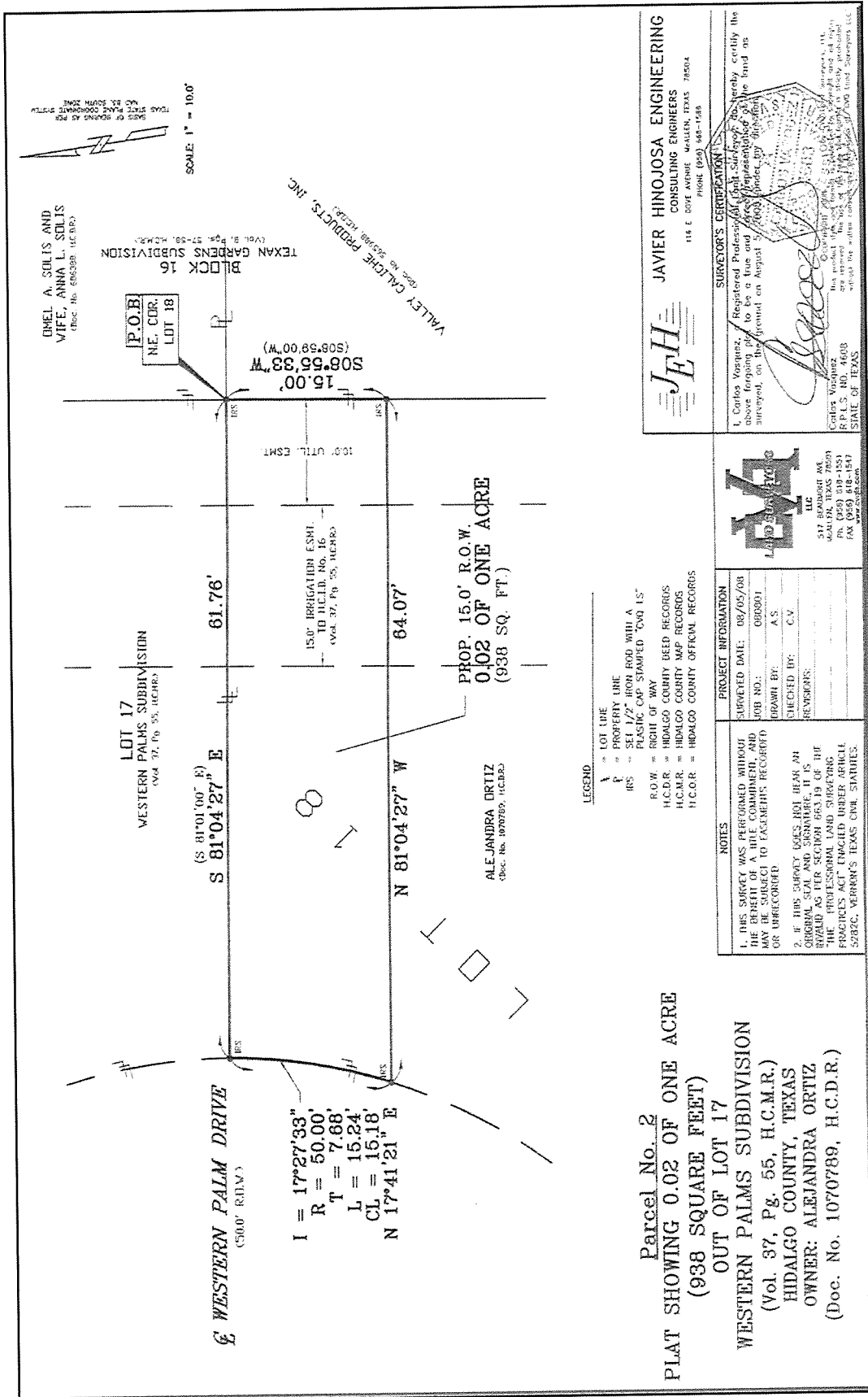


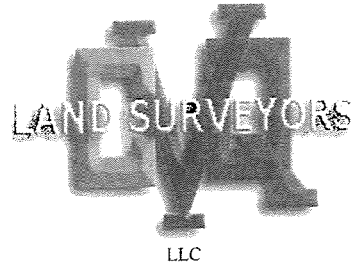
4. Point from which taken: Western Road

Looking: East Along Western Palm Drive



SITE SURVEY - PART TO BE ACQUIRED





**METES AND BOUNDS DESCRIPTION
0.02 OF ONE ACRE OF LAND
(938 SQUARE FEET)
WESTERN PALMS SUBDIVISION
HIDALGO COUNTY, TEXAS**

Parcel No. 2

A tract of land containing 0.02 of one acre (938 square feet), situated in Hidalgo County, Texas and also being a part or portion of **LOT 18, WESTERN PALMS SUBDIVISION**, map reference: Volume 37, Page 55, H.C.M.R., and said 0.02 of one acre (938 square feet) of land also being a part or portion of a tract of land deeded to Alejandra Ortiz, recorded in Document No. 1070789, H.C.D.R., and said 0.02 of one acre (938 square feet) of land also being more particularly described as follows;

BEGINNING on a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the Northeast corner of said Lot 18, for the northeast corner of this tract;

THENCE, S 08° 55' 33" W (S 08° 59' 00" W), along the East line of said Lot 18, a distance of 15.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the East line of said Lot 18, for the southeast corner of this tract;

THENCE, N 81° 04' 27" W, a distance of 64.07 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on a point of curve on the West line of said Lot 18, for the southwest corner of this tract;

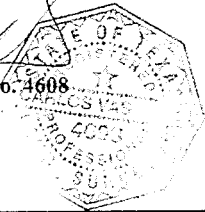
THENCE, along the West line of said Lot 18 and said curve to the left with a radius of 50.00 feet, an interior angle of 17° 27' 33", an arc length of 15.24 feet, a tangent of 7.68 feet, and a chord that bears N 17° 41' 21" E, a distance of 15.18 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the Northwest corner of said Lot 18, for the northwest corner of this tract;

THENCE, S 81° 04' 27" E (S 81° 01' 00" E), along the North line of said Lot 18, a distance of 61.76 to the **POINT OF BEGINNING**, containing 0.02 of one acre (938 square feet) of land, more or less.

Bearing basis as per TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE.

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON AUGUST 5, 2008.

Carlos Vasquez
Carlos Vasquez, R.P.L.S. No. 4608
CVQ Land Surveyors, LLC



AREA MAP



WHOLE SITE ANALYSIS

Location: The subject property is a partial acquisition for the Western Palm Drive Road Project, Hidalgo County, Texas.

Legal Description - Whole Property: All of Lot 18, Western Palms Subdivision, being a re-subdivision of 20.0 acres out of Block 16, Texan Gardens Subdivision as recorded in Volume 8, Pages 57-58, Map and Plat Records of Hidalgo County, Texas.

Access: Access to the subject property is average via Western Palm Drive which is a two lane asphalt paved road which serves Western Palms Subdivision.

Physical Characteristics: The appraised property is a cul-de-sac lot located at the east end of Western Palm Drive in Western Palms Subdivision to the northwest of the City of Mission, Hidalgo County, Texas. The site is basically rectangular in shape. According to recorded plat, land area is 31,099 square feet. Although the site is slightly irregular due to the cul de sac, the lot width is 300' along the east boundary and a total depth of 111.96' along the south boundary. Ingress/egress is facilitated by 2-lane Western Palm Drive which serves the subject subdivision.

Available utilities include water, electricity, and telephone service. The site is located to the northwest of the City of Mission and is not subject to zoning restrictions. The property is located in a Zone "X" flood insurance rate area. Zone "X" is not considered a special flood hazard. Topography is near level.

According to the recorded plat there are no adverse easements, encroachments, and/or encumbrances that affect the property. The appraiser recommends a site survey and title report to determine whether any of these adverse influences may be present.

Five Year Sales History: According to information provided by the client, the subject property has been under the same, or similar, ownership since April 22, 2002. No current offers to either sell or purchase the subject property are known to the appraisers.

Tax Information: The appraised property is located within the following taxing entities. The tax accounts are included based on the current assessed value for 2007.

TAXING ENTITIES	TAX RATES
Drainage District #1	\$0.0492
Hidalgo County	\$0.5900
South Texas College	\$0.1540
La Joya ISD	\$1.2520
South Texas ISD	\$0.0492
COMBINED TAX RATE	\$2.0944
Account #W4250-00-000-0017-00	
Assessed Value - Market Value	\$20,403
Current Tax Load	\$427

Improvement Description: As of the effective date of the appraisal, the subject property was improved with a manufactured home and related site improvements.

Highest and Best Use - Whole Property: The subject site is located in a suburban residential subdivision to the northwest of the City of Mission, Texas. According to recorded plat, land area is 31,099 square feet and tract shape is basically rectangular. Potable water, electricity, and telephone service are available in the area. The property has average access from Western Palm Drive which serves the subject development. The property is not located in a special flood hazard area and was not zoned as of the effective date of the appraisal. Surrounding properties in the subject subdivision are being utilized for single family residential use. Highest and best use “as unimproved” is for residential use. Highest and best use “as improved” is for continued residential use.

Part to be Acquired: The part to be acquired includes a basically rectangular shaped strip off of the southern portion of the property. The taking does not constitute an economic unit and the highest and best use is in conjunction with the whole property. Highest and best use for the part to be acquired is for utilization with the whole site.

Remainder After the Taking: The remainder after the taking will include the remaining land and improvements. After the taking the whole property maintains similar physical characteristics and attributes. Highest and best use for the remainder after the taking is for continued single family residential use. The property will retain similar access and will not suffer a diminution in use as a result of the acquisition.

Discussion of Economic Unit: The appraised property constitutes its own economic unit of 31,099 square feet with frontage along Western Palm Drive. The proposed acquisition is a basically rectangular shaped strip off of the southern portion of the property. The compensation for the part to be acquired is a pro rata share of the whole. The parent tract land area of 31,099 square feet is suitable for residential use and sales of this size have been noted in the subject’s market area. For valuation purposes the entire site of 31,099 square feet has been selected as the economic unit.

LAND VALUATION

Representative Comparable Sales

Item	Subject	Comp #1	Comp #2	Comp #3
Sale Price		\$17,000	\$18,500	\$22,500
\$/SF	NA	\$0.78	\$0.82	\$1.04
Property	Fee Simple	Similar	Similar	Similar
Conditions Sale	Arms Length	Same	Same	Same
Financing Terms	Cash	Similar	Similar	Similar
Market Conditions	08/08	04/06	09/06	08/06
Adjust 5%/year		10%	10%	10%
Time Adjusted \$/SF		\$0.86	\$0.90	\$1.14
Location	Western Palm Drive	NEC Bentsen Palm & Palmas Del Norte	Arturo Lane	Davis Lane
Location Adj.		0%	0%	0%
Utilities	Electric/Water	Electric/Water	Electric/Water	Electric/Water
Utilities Adj.		0%	0%	0%
Tract Size	31,099 sf	21,781 sf	22,433 sf	21,551 sf
Size Adj.		-5%	-5%	-5%
Phys Char Dimensions Topography	±Rectangular 275' depth Zone "X"	±Rectangular 172' depth Zone "C"	Rectangular 121' x 185' Zone "C"	Rectangular 64' x 341' Zone "B"
Adjustment		0%	0%	0%
Net Adjustment		-5%	-5%	-5%
Adj \$/Square Foot		\$0.82	\$0.86	\$1.09

COMPARABLE DATA SUPPLEMENT

District: Hidalgo Parcel No. 1 Highway: County: Hidalgo CSJ:
 Land Sale [1] Improved Sale [] Rental Data []

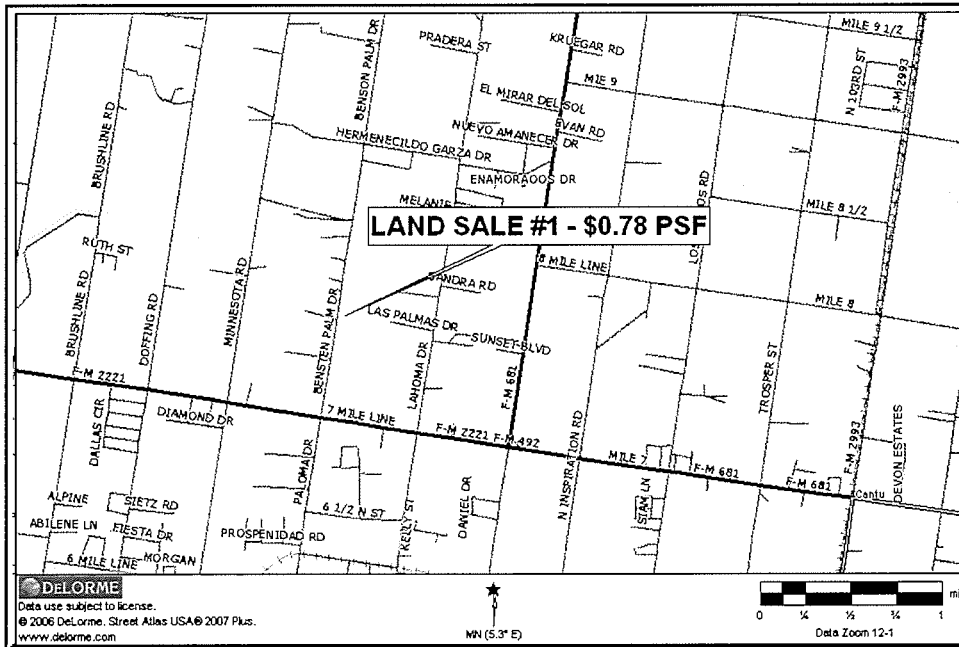
Highlight this text and insert photo here

Grantor/Lessor: Veronica Gonzalez, a single person		Grantee/Lessee: Bertha M. DeRios, a married person & Javier Trevino, a single person	
Date: 04/25/2007	Recording Information: Document # 1608647	Key Map:	
Address: NEC Bentsen Palm Drive & Palmas Del Norte Street			Zip Code:
Legal Description: Lot 36, Las Palmas Del Norte Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 30, Page 30, Map Records, Hidalgo County, Texas.			
Confirmed Price: \$17,000		Verified by: Capri Realty	
Terms and Conditions of Sale: Arm's length, Cash to Seller			
Rental Data: NA			
Land Size: 21,781 sf, (±127.93' x ±172.7')		Unit Price as Vacant: \$0.78 psf	
Type Street: Asphalt Paved		Utilities: Water and electricity	
Improvement(s) Description: NA - no improvements at time of sale			
Improvement(s) Size: None at time of sale (GBA) (NRA)		Unit Price as Improved \$: NA	
Condition and Functional Design: NA			
Current Use: Residential		Highest & Best Use: Residential	
Date of Inspection: 08/21/2008	Zoning: Not zoned, County Jurisdiction	Flood Plain: Zone "C"	

Attach additional information as necessary: This is a sale of a suburban residential lot located at the northeast corner of Bentsen Palm Drive and Palmas Del Norte Street. The property offers 21,781 square feet and is basically rectangular in shape. The property has access to city water and electric services but no city sewer at the time of sale.

Appraiser: John H. Malcom, Jr, MAI, CCIM, SR/WA	August 21, 2008
(Typed, not signed)	Date:

MAP AND PHOTO EXHIBIT - LAND COMPARABLE #1



COMPARABLE DATA SUPPLEMENT

District: Hidalgo Parcel No. 1 Highway: County: Hidalgo CSJ:
 Land Sale [2] Improved Sale [] Rental Data []

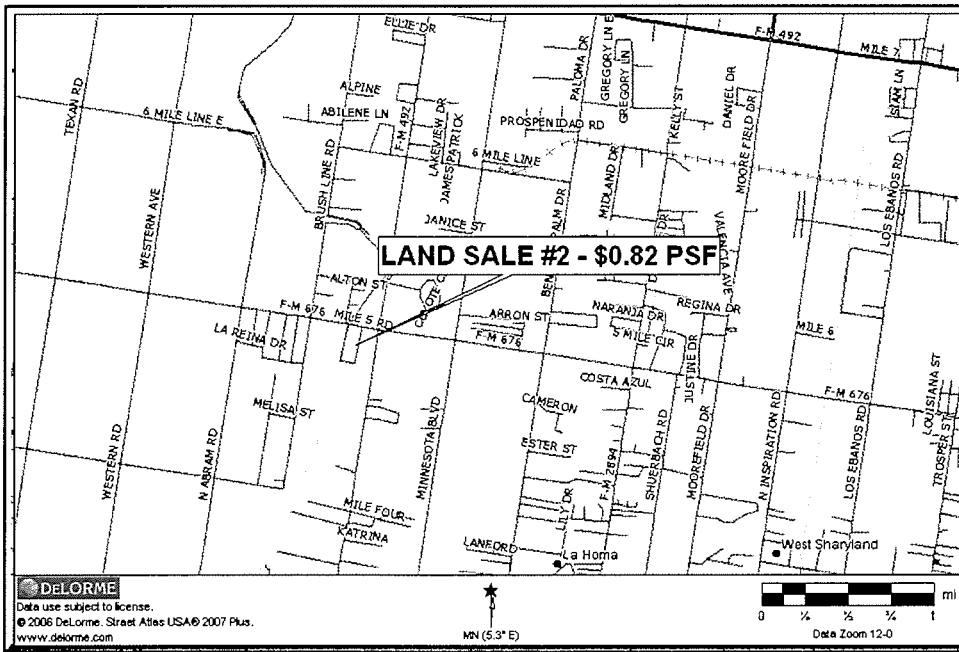
Highlight this text and insert photo here

Grantor/Lessor: Irma Gonzalez & spouse, Rosendo Gonzalez		Grantee/Lessee: maria Del Rosario Rodriguez	
Date: 09/04/2006	Recording Information: Document #1678317	Key Map:	
Address: Arturo Lane, South of Mile 5 Road			Zip Code:
Legal Description: All of Lot 23, Basham Subdivision #40, a Addition to the City of Mission, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 159, Map Records in the Office of the County Clerk of Hidalgo County, Texas.			
Confirmed Price: \$18,500		Verified by: Century 21	
Terms and Conditions of Sale: Arms Length, Cash to seller			
Rental Data: NA			
Land Size: 22,433 square feet, (121.25' x 185')		Unit Price as Vacant: \$0.82 psf	
Type Street: Asphalt Paved		Utilities: Water, Electric	
Improvement(s) Description: NA - no improvements at time of sale			
Improvement(s) Size: None at time of sale		Unit Price as Improved \$: N/A	
Condition and Functional Design: N/A			
Current Use: Residential		Highest & Best Use: Residential	
Date of Inspection: 08/21/2008	Zoning: None	Flood Plain: Zone "C"	

Attach additional information as necessary. This is a sale of a suburban residential lot located along Arturo Lane to the south of 5 Mile Line to the north of Mission, Texas. The property offers 22,433 square feet and is basically rectangular in shape. The property has access to city water and electric services but no city sewer at the time of sale.

Appraiser: John H. Malcom, Jr, MAI, CCIM, SR/WA	August 21,2008
(Typed, not signed)	Date:

MAP AND PHOTO EXHIBIT - LAND COMPARABLE #2



COMPARABLE DATA SUPPLEMENT

District: Hidalgo Parcel No. 1 Highway: County: Hidalgo CSJ:
 Land Sale [3] Improved Sale [] Rental Data []

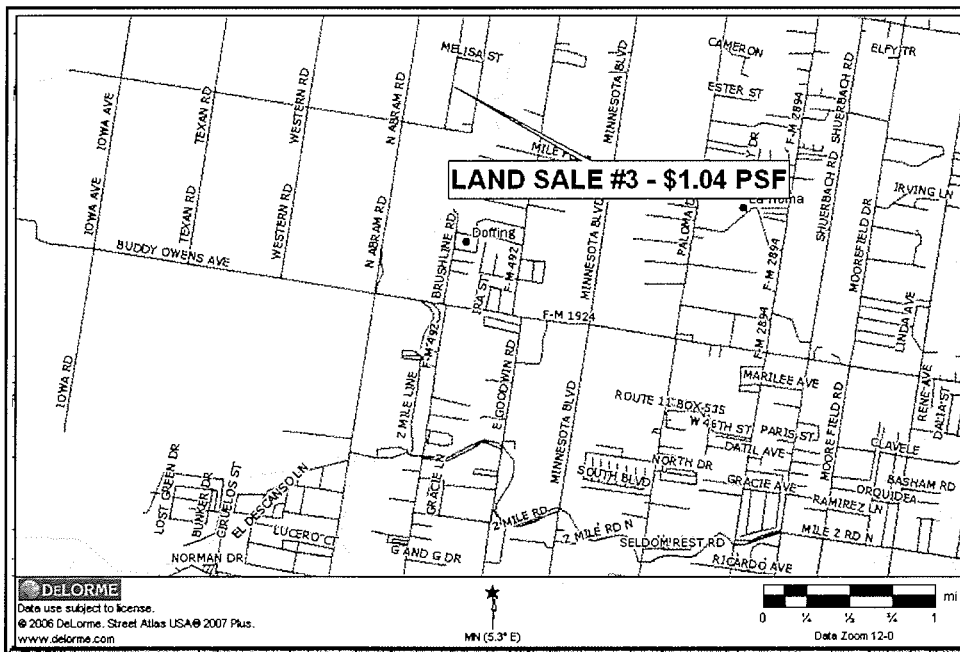
Highlight this text and insert photo here

Grantor/Lessor: Texcitrus Land Development Co., LLC		Grantee/Lessee: Mercedes M. Gallegos	
Date: 08/01/2006	Recording Information: Document #1651913		Key Map:
Address: 5302 N. Davis Lane			Zip Code:
Legal Description: All of Lot 18, Abram North Subdivision Amended, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 32, Page 111, Map Records of Hidalgo County, Texas.			
Confirmed Price: \$22,500		Verified by: Ellis Real Estate	
Terms and Conditions of Sale: Arm's length, Arms Length			
Rental Data: N/A			
Land Size: 21,551 sf, (63.5' x 341')		Unit Price as Vacant: \$1.04 psf	
Type Street: Asphalt paved		Utilities: Water, Electric	
Improvement(s) Description: NA - no improvements at time of sale			
Improvement(s) Size: None at time of sale		Unit Price as Improved \$: NA	
Condition and Functional Design: NA			
Current Use: Residential		Highest & Best Use: Residential	
Date of Inspection: 08/21/2008	Zoning: N/A		Flood Plain: Zone "C"

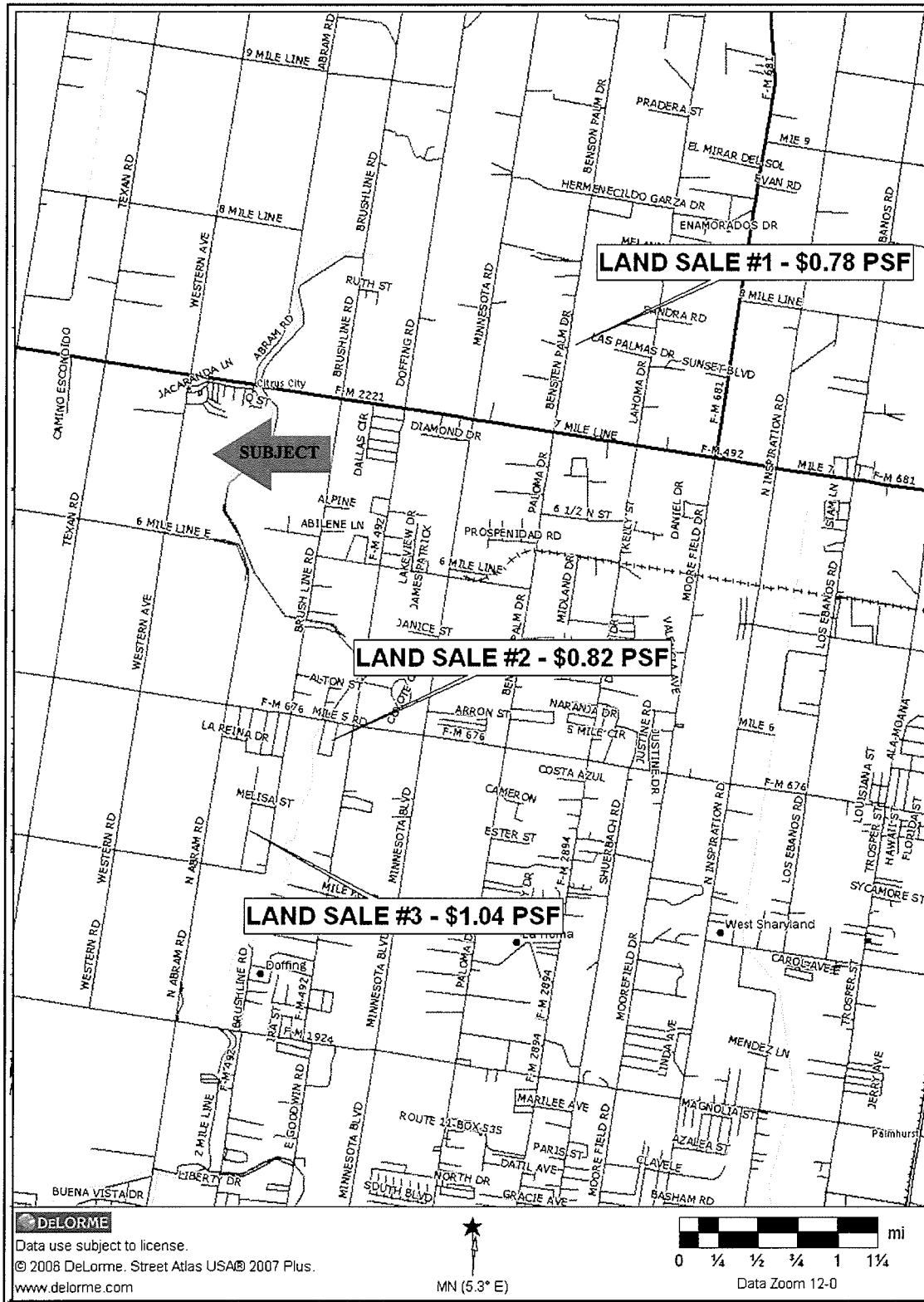
Attach additional information as necessary: This is a sale of a suburban residential lot located along Davis Lane to the north of 4 Mile Line to the north of Mission, Texas. The property offers 21,551 square feet and is basically rectangular in shape. The property has access to city water and electric services but no city sewer at the time of sale.

Appraiser: John H. Malcom, Jr, MAI, CCIM, SR/WA	August 21, 2008
(Typed, not signed)	Date:

MAP AND PHOTO EXHIBIT - LAND COMPARABLE #3



LAND SALES LOCATION MAP



Explanation of Adjustments with Reconciliation:

The appraised property and comparable sales are similar for property rights conveyed and financing terms, No adjustment is necessary for these elements of comparison.

Market Conditions - The comparable land sales were conveyed between August, 2006 and April, 2007 with the date of appraisal being September, 2008. Market conditions have been rising throughout Hidalgo County for most types of unimproved land. This trend has been noted for virtually all types of development land as well as subdivided lots. The appraiser will include a market conditions adjustment of 5% per year for the period 2005 to year end 2007. The adjustment will be applied in increments of 5% to the current date.

Location - The appraised property is an interior site located along Western Palm Drive to the northwest of the City of Mission, Texas. Land sale #1 is a corner site located at the northeast corner of Bentsen Palm Drive and Palmas Del Norte Road. The subject is inferior for corner influence and superior for general location. The adjustments are offsetting and no location adjustment is necessary for sale #1. Land sales #2 and #3 are interior sites located in competing residential subdivisions in the subject's market area. The subject is similar to these sales for location and no adjustment is necessary.

Utilities - The subject is located in an area that does not yet have access to full city utilities. The three land sales are located in developments with similar utility availability and no adjustment is necessary.

Size - The element of size is considered to be a necessary adjustment in this market area. Size adjustments reflect the observed condition that smaller sized tracts frequently sell for higher unit values than larger sized tracts. Size adjustments are based on a doubling basis with an adjustment of 10% for each doubling in size between the subject and the comparable sale.

Shape, Topography & Flood Zone - The subject and selected sales are viable substitution sites and no adjustment is necessary for shape/topography. The subject and selected land sales are located in similar flood risk areas and no adjustment is necessary for this element of comparison.

Reconciliation - The adjusted range of value is \$0.82 psf to \$1.09 psf. All sales are considered, and a unit value of \$1.00 per square foot is selected for the subject property. Based on a unit value of \$1.00 per square foot, the indicated site value would be \$31,099 (31,099 square feet @ \$1.00/psf = \$31,099).

ESTIMATED VALUE OF ACQUISITION

Easement	0.00	ac/sf	@ \$	\$0	\$	0	
Fee	938 sf	ac/sf	@ \$	\$1.00	\$	\$938	
Total Land							\$ 938
Improvements							
77.0 lineal feet of Wire Panel Fencing @ \$3.75/lf less 10% depreciation						260	\$
							\$
							\$
							\$
							\$
							\$
							\$
Total Improvement Value							260
Total Value as a Unit							1,198
Cost to Cure Damages (if any)							0
Estimated Total Compensation							\$ 1,198

Furnish comments on attachments as necessary.

Land value in the taking is based on comparable sales and utilizing a sales comparison approach.

The appraiser has considered the impact of the acquisition on the whole property and on the remainder before and after the taking. After the taking the remaining property has almost identical physical characteristics. The appraiser has concluded that there are no damages as a result of the proposed acquisition.

Cost to Cure: After the taking it will be necessary to replace the subject's wire mesh fencing along the new northern boundary of the property. The cost to cure is calculated as the cost new to replace the fencing less the amount included in the part to be acquired. The estimated cost to cure is presented as follows:

Replace 61.76' of fencing at \$3.75/lf	\$232
Less compensation above	<u>\$260</u>
Cost to Cure:	\$(28)


Compensation included above is sufficient to refence the remainder.

CERTIFICATION

The undersigned does hereby certify that, except as otherwise noted in this appraisal report: I certify that, to the best of my knowledge and belief:

- the statement 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 conclusion.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) 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 on 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 analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have (or have not) made a personal inspection of the property that is the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property).
- no one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated).
- My 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. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, John H. Malcom, Jr. has completed the requirements of the continuing education program of the Appraisal Institute.
- I do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser(s) signing this appraisal report.
- The date of appraisal is September 18, 2008

John H. Malcom, Jr, MAI, CCIM, SR/WA
(Did Physically Inspect Property)
Texas General Real Estate Appraiser,
Certificate #TX-1320239-G



Paul W. Haerther
(Did Physically Inspect Property)
Texas General Real Estate Appraiser
Certificate #TX-1330675-G

UNDERLYING ASSUMPTIONS AND CONTINGENT CONDITIONS

The appraiser assumes:

That the record owner has a marketable fee simple title to the subject property.

This report is submitted subject to the following contingent conditions:

1. No investigation of title to the property has been made, and the premises are assumed to be free and clear of all deeds of trust, leases, use restrictions and reservations, easements, cases or actions pending, tax liens, and bonded indebtedness, unless otherwise specified. The property has been appraised as though free and clear and under responsible ownership unless otherwise noted in the report.
2. No survey has been made as to mineral ownership, drilling or mining rights in the property. No representation as to these rights is made herein.
3. No survey, legal, or engineering analysis of this property has been made by use. It is assumed that the legal description and area computations furnished are accurate. We assume the existing boundaries to be correct, and assume no responsibility for any conditions not readily observable from our customary inspection of the premises, which might affect the valuation, excepting those items specifically mentioned in this report. This report assumes the condition of the property unchanged since the date of last field inspection.
4. This report is based in part upon information assembled from a wide range of sources, and therefore the incorporated data cannot be guaranteed in any fashion. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering, construction and structural data, title and use restrictions, zoning and proposed public or private projects in the area. Information, estimates, and opinions furnished to the appraiser, and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraisers. The appraiser assumes no responsibility for independently verifying this information. If the client has any question regarding this information, it is the client's responsibility to seek whatever independent verification is deemed necessary.
5. We suggest that independent verification within these categories be accomplished as a prerequisite to any transaction involving sale, lease or other significant commitment of subject property, and that such verification be performed by the appropriate specialists.
6. The appraisers, by reason of this appraisal, are not required to give testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made with the appraisers relative to such additional employment.
7. The distribution of valuation between land and buildings applies only under the program of utilization and conditions stated in this report and is invalidated under any other program of utilization.
8. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.
9. 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 he is connected, or any reference to the Appraisal Institute or to the MAI, SRPA, SRA, SREA, or RM designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.
10. Sketches are accurate only for purposes of approximation. They are in no way intended to be accurate engineer's drawings and should not be used as such.
11. Value is reported in dollars on the basis of the national economy prevailing on the date of appraisal.
12. That efficient management will exist in connection with the further use of the property.

13. That the property will be adequately maintained in a good physical condition.
14. The appraisers regard real estate as "...land, and structures of a permanent nature erected thereon. In general, all immovable things...".
15. It is assumed that applicable federal, state, and local land use statutes and zoning regulations permit use of the property for any lawful purpose.
16. Although an effort has been made to determine if the appraised property is subject to flooding, no responsibility is assumed for the accuracy of the maps and other information utilized for that purpose.
17. It is assumed that property inspected is in average physical condition, considering its age, location and nature of use, unless the appraisal specifies a different condition.
18. Typical mortgage financing as customarily secured for the type of property that is the subject of this appraisal is considered. If a favorable mortgage position is considered, it will be specifically identified in the report.
19. If any improvements were included in this appraisal, a careful visual inspection was made, and any deferred maintenance or apparent physical defects have been noted in the report. The appraisers, however, assume no responsibility for any hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for engineering which might be required to discover such factors and no inspection of other walls or under floors have been made. It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the clients's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
20. If the improvements are proposed construction or under construction, then the final value estimate is contingent upon completion according to plans, specifications, description of improvements, and applicable to building and safety codes.
21. Urea Formaldehyde Foam Insulation (UFFI) Warning: The United States Consumer Product Safety Commission (CPSC) has banned the future installation of Urea Formaldehyde Foam Insulation (UFFI), having determined that such insulation can present an unreasonable health risk to those exposed to it. The presence or absence of UFFI in this property has not been established. If UFFI is present, this appraisal is null and void.
22. The inspection of the property is for the sole purpose of determining value. An inspector registered with the Texas Real Estate Commission should be consulted if the purpose is to determine condition of structural, electrical, mechanical, plumbing, termites or other components and/or their relevance to property condition addendum in sales contract.
23. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea formaldehyde foam insulation, and/or existence of toxic waste, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. We urge the client to retain an expert in this field if desired.
24. The appraisal of the Whole Property considered all factors willing, knowledgeable buyers and sellers would consider in negotiating the purchase price of the property except the influence of the proposed road project. This exception was made under the Jurisdictional Exception provision of the Uniform Standards of Professional Appraisal Practice.
25. The appraisal of the Remainder considered all factors willing, knowledgeable buyers and sellers would consider in negotiating the purchase price of the property including the use to which the part taken is to be put and the effects of the condemnation but excluded the effects of all non-compensable elements. Such exclusion is permitted under the Jurisdictional Exception provision to the Uniform Standards of Professional Appraisal Practice.

QUALIFICATION OF THE APPRAISER
JOHN H. MALCOM JR, MAI, CCIM, SR/WA

EDUCATION

College

University of Texas at Austin, B.B.A. Degree Finance
Southwest Texas State University

American Institute of Real Estate Appraisers - Appraisal Institute

Exam 1A1- Real Estate Appraisal Principles - July 23, 1982
Exam 1A2- Basic Valuation Procedures - January 28, 1983
Exam 430 - Standards of Professional Practice, Part C - September 17, 2002
Exam - Online 7 Hour National USPAP Equivalent Course - 6/12/2006
Exam 1B-A Capitalization Theory and Techniques Part A - June 08, 1985
Exam 1B-B Capitalization Theory and Techniques Part B - June 15, 1985
Exam 3 - Rural Valuation - March 17, 1986
Exam 2-1 Case Studies - September 26, 1987
Exam 2-2 Report Writing Valuation & Analysis - October 3, 1987
Comprehensive Examination - Passed February 13, 1989
Exam - Feasibility, Market Value, Investment Timing: Option Value - October 23, 2002

Commercial Investment Real Estate Institute

Exam CI 101 - Fundamentals Real Estate Investment & Taxation - October 4, 1991
Exam CI 201 - Market Analysis for Commercial Real Estate - June 12, 1992
Exam CI 301 - Decision Analysis for Commercial Real Estate - August 7, 1992
Exam CI 402 - Essentials of Marketing Commercial Property & Services - 9/23/1995
Comprehensive Examination - Passed January 28, 1993

International Right of Way Association

Course 100 - Principles of Land Acquisition - October 23, 1998
Course 103 - Ethics and the Right of Way Profession - February 15, 2000
Course 214 - Skills of Expert Testimony - February 18, 2000
Course 401 - Appraisal of Partial Acquisitions - June 18, 1999
Course 800 - Principles of Real Estate Law - March 28, 2001
Course 803 - Eminent Domain Law Basics / Right of Way Professionals - Feb. 16, 2000
Course 900 - Principles of Real Estate Engineering - October 19, 2000
Course 215 - Pipeline Right of Way Agents Development Program - October 16, 2001
Course 206 - Presentation Skills - 1/18/2002
Course 403 - Easement Valuation - 6/04/2004
Comprehensive Examination - Law Section - Completed March 31, 2001
Comprehensive Examination - Negotiation Section - Completed May 26, 2001
Comprehensive Examination - Appraisal Section - Completed June 25, 2001
Comprehensive Examination - Engineering Section - Completed October 18, 2001

PROFESSIONAL AFFILIATIONS

Member National Association of Realtors
Member Texas Association of Realtors
Member Greater McAllen Association of Realtors
Licensed Real Estate Broker State of Texas, #305134
Member Appraisal Institute, MAI Certificate #8467
Texas General Real Estate Appraiser, Certificate #TX-1320239-G
Commercial Investment Real Estate Institute, CCIM Certificate #4906
Senior Member, International Right of Way Association, SR/WA - Registration #4785

PROFESSIONAL EXPERIENCE: 1981 to Present - Real estate appraiser Professional Appraisal

Service, Inc., Rio Grande Valley and South Texas. Experience includes appraisals of single and multi-family residential units, residential & office condominiums, office buildings, retail centers, motels, country clubs and golf courses, marinas, mobile home and recreational vehicle parks, warehouses, packing sheds, unimproved land, farms, ranches, grain elevators, residential, commercial, and industrial subdivisions, right-of-way appraisals, appraisals of partial interests (leased fee, sandwich leases, and leasehold estates). Qualified as expert witness for court testimony.

1977 - 1981 Account executive with New York Stock Exchange member of Rotan Mosle in McAllen, Texas. Responsible for investment analysis and portfolio management for individual clients.

CONTINUING EDUCATION - SEMINARS

2001 Eminent Domain Seminar, Current Legal Issues in Right of Way, San Marcos, Texas
2002 Eminent Domain Seminar, Current Legal Issues in Right of Way, San Marcos, Texas
2003 Eminent Domain Seminar, Current Legal Issues in Right of Way, San Marcos, Texas
2004 Eminent Domain Seminar, Current Legal Issues in Right of Way, San Marcos, Texas
2005 Eminent Domain Seminar, Current Legal Issues in Right of Way, San Marcos, Texas
2005 Introduction to GIS Applications for Appraisers - Online course completed 2/20/2005
2006 Eminent Domain Seminar, Current Legal Issues in Right of Way, San Marcos, Texas
2007 - Online, Appraisal Institute - Appraising from Blueprints & Specifications
2007 - Online, Appraisal Institute - Analyzing Distressed Real Estate