



# HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

## MEMO

Jose N. Peña  
Director

**To:** Commissioners Court

**From:** Joe Pena  
Director  
Right of Way Dept.

**Date:** December 21, 2009


**Subject:** Burner Site Project  
Parcel # 4-Manuel Chavez/Daniel Almaraz

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Appraised Value	\$49,403.00
Settlement Demand	\$49,903.00
Diff.	\$500.00

**Commissioners Court Executive Session December 22, 2009.**

 12/22/09  
\_\_\_\_\_  
Approved

\_\_\_\_\_  
Not Approved

Leonel Garza Jr. & Associates LLC

Restricted Use Appraisal Report

Subject: A 2.50 (Gross) Acre Tract of Land out of The Rear of a  
Larger 4.92 Acre (Net) Tract of Land

Owner of Record: Manuel Chavez

Client: Hidalgo County Right of Way Department  
C/o: Joe Peña, Director of Right-of-Way

August 31, 2009  
*(Date of Report)*

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

# Leonel Garza Jr. & Associates LLC

State Certified General Real Estate Appraiser  
Real Estate Property Tax Consultants

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

August 31, 2009

Hidalgo County Right of Way Department  
Joe Peña, Director of Right-of-Way  
509 East Earling  
San Juan, Texas 78589

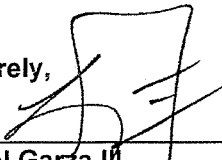
**RE: Being a 2.50 acre (Gross) tract of land, more or less, out of Lot Ten (10), Block Ninety-nine (99), Campacuas Addition, Llano Grande Grant, Hidalgo County, Texas.**

**Mr. Peña:**

In accordance with your request, we are pleased to present our restricted use appraisal report of the residential use tract located at the above-described location. This appraisal report shall establish the fee simple market valuation of the subject property to be used for analysis as determined by Hidalgo County Right of Way Department as per scope of the assignment. The assignment is to establish the current market valuation of the subject property in its present state and to be reported in a Restricted Use Report for the sole use for analysis by Hidalgo County Right of Way Department. This report, which is intended to comply with the reporting requirements set forth under Standard Rule 1 and 2-2 (c) of the Uniform Standards of Professional Appraisal Practice for a Restrict Use Appraisal. This letter along with the assumption & limiting conditions and certification shall be attached herewith. I, Leonel Garza III, General Certified Real Estate Appraiser, personally inspected the subject property on July 21, 2009 and have carefully studied and analyzed factors pertinent to the valuation of the estimate of value as per scope. The report has been written as per scope in a Restricted Use format of which limits the use of the report to the intended client only. The appraisers opinions and conclusions set forth in the report may not be understood properly without additional information provided within the appraisers work file. It should be understood by the client and intended user, Hidalgo County Right of Way Department, that this report is limited to the scope of the assignment and information provided by Hidalgo County Right of Way Department included but not limited to, excerpt of previous appraisal reports provided for purpose of establishing and completing said assignment. This report shall comply with the specific approach to value requested by Hidalgo County Right of Way Department for purposes of this report. Any other approaches to value not included in this analysis does not indicated there inapplicability, however, they may not be the most reliable method of market value as selected by the client and verified by this appraiser. This is a restricted use appraisal report does not include any personal property such as equipment, signs, and does not include any benefit for business interest as per scope. If you have any questions about this report or if any item needs clarification please do not hesitate to call on us at (956) 687-7295. As derived from the facts within this report, the market value of the above-described property as of July 21, 2009 is indicated to be:

**\$49,403**

Sincerely,

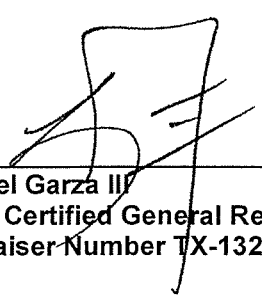


Leonel Garza III  
State Certified General Real Estate  
Appraiser TX-1328875-General

## Certification

**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 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 (2008-2009 Edition)*. This restricted use report is limited to the information provided by Hidalgo County Right-of-Way Department and other information provided to this appraiser during the course of the assignment.
- I have made a personal inspection of the property that is the subject of this report. Thomas M. Davis and Leonel Garza III personally inspected the subject property from on-site and off-site on July 21, 2009.
- No one other than the Appraiser with Leonel Garza Jr. & Associates, LLC provided significant professional assistance in the preparation of this report.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives. I also acknowledge that Leonel Garza III, is an associate member of the Appraisal Institute and is not MAI Designated, however, is currently seeking designation. Leonel Garza III is a designated a Master Real Estate Appraiser, through the National Association of Master Appraisers (NAMA).



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

## Assumptions and Limiting Conditions

### **This report has been prepared with the following general assumptions:**

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. This is a restricted use appraisal, which is intended to comply with the reporting requirements set forth under Standard Rule 1 and 2-2 (c) of the Uniform Standards of Professional Appraisal Practice. This report does not include a full discussion of data, reasoning, and analysis of which was utilized to develop an opinion of value. All supporting information and documentation, analysis is retained in the appraisers working file. The information set forth in this restricted use report was designed specifically for the intended user and specific needs of the client, Hidalgo County Right-of-Way Department.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. This appraiser assumes no responsibility for matters of a legal nature affecting the subject property being appraised or the titles, liens ect, not disclosed to this appraiser for purposes of this report. This report has been performed under the limited information provided by the client.
4. Responsible ownership and competent property management are assumed.
5. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
6. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property. Any sketch included in the body of this report shall be utilized for demonstrative purposes and is subject to a current survey.
7. 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.
8. It is assumed that the property is a 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.
9. 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.
10. 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 report.
11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. 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.
12. 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.
13. Possession of this report, or a copy thereof, does not carry with it the right of publication.
14. 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.
15. Neither all or 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.
16. 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 existing lease terms.
17. Neither all, nor any part of the contents of the report, or a copy thereof (including conclusions as to the property value, the identity of the Appraisers, professional designations, or the firm with which the Appraisers are connected, shall be used for any purposes by anyone for any reason but for the intended client of this report, without written consent from the office of Leonel Garza Jr. & Associates LLC.

18. It is understood that the scope of the assignment is to perform said appraisal in the subjects current state and current legal description as platted and recorded.
19. Indicated Marketing Time: Begins with the date of value estimate and the exposure time indicated.
20. 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 bank 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.
21. 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.
23. This appraiser has made a visual inspection of the subject property, and observed no obvious adverse environmental concerns, pesticides or other potentially hazardous materials. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. It should be noted that that the subject property is currently being utilized as a scrap/salvage yard. If, for any reason an environmental concern exist which was not observable to this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraisers observation and conversations with the subject owner, this appraisal shall be based on the assumption that no environmental concern exist and shall be valued as such. If an environmental concerns is indicated to this appraiser after the date of report, Leonel Garza Jr. & Associates LLC reserves the right to re-evaluate the market value of the subject property as mentioned in the scope of the assignment with additional cost to be determined by Leonel Garza Jr. & Associates LLC.

### **Purpose Of The Appraisal**

This appraisal is prepared for the purpose of estimating the market value of the fee simple estate of the subject property, as defined in within this restricted use report, as of July 21, 2009. 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. The purpose is further defined as for internal use by Hidalgo County Right-of-Way Department under the direction of Joe Peña.

### **Identification of Client & Intended Use of Appraisal**

The client for this report is identified as Hidalgo County Right-of-Way Department. The intended use of the report is to assist Hidalgo County Right of Way Department in the proposed purchase of said property for the specific use by the County of Hidalgo for the expansion of an adjoining waste collection site.

### **Scope of the Assignment**

As per engagement letter dated June 18, 2008, Hidalgo County Right of Way Department, requested for Leonel Garza Jr. & Associates LLC to prepare a restricted use appraisal report of the fee simple estate of the subject property described within this report. The client has identified that the report shall be a restricted use report with a review of a specific approaches to market value of which are determined to be the most applicable approach for the subject property. In the case of the subject property, the Cost Approach to market value was the most applicable approach for the subject property. The subject neighborhood shall be inspected as to observe any external obsolesce or economic factors, which may or may not be pertinent to the subject property's valuation. Market sales within the market area and comparable market areas were identified and analyzed for comparability and for reliability in determining the estimated market value of the subject property. The appraisal report shall indicate the "As Existing Market Value" of the subject property as per inspection date of on-site visit, July 21, 2009.

### **Property Rights Appraised**

This appraisal requires a review of the rights to title that may be legally owned. The property rights appraised in this report are of the fee simple estate.

### **Identification of Personal Property**

No personal property was included nor indicated as per scope of the assignment

### **Definition Of Market Value**

*Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the Buyer and Seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from Seller to Buyer under conditions whereby:*

1. *Buyer and Seller are typically motivated*
2. *Both parties are well informed or well advised, and each-acting in what they consider their own best interest.*
3. *A reasonable time is allowed for exposure in the open market.*
4. *Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto.*
5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

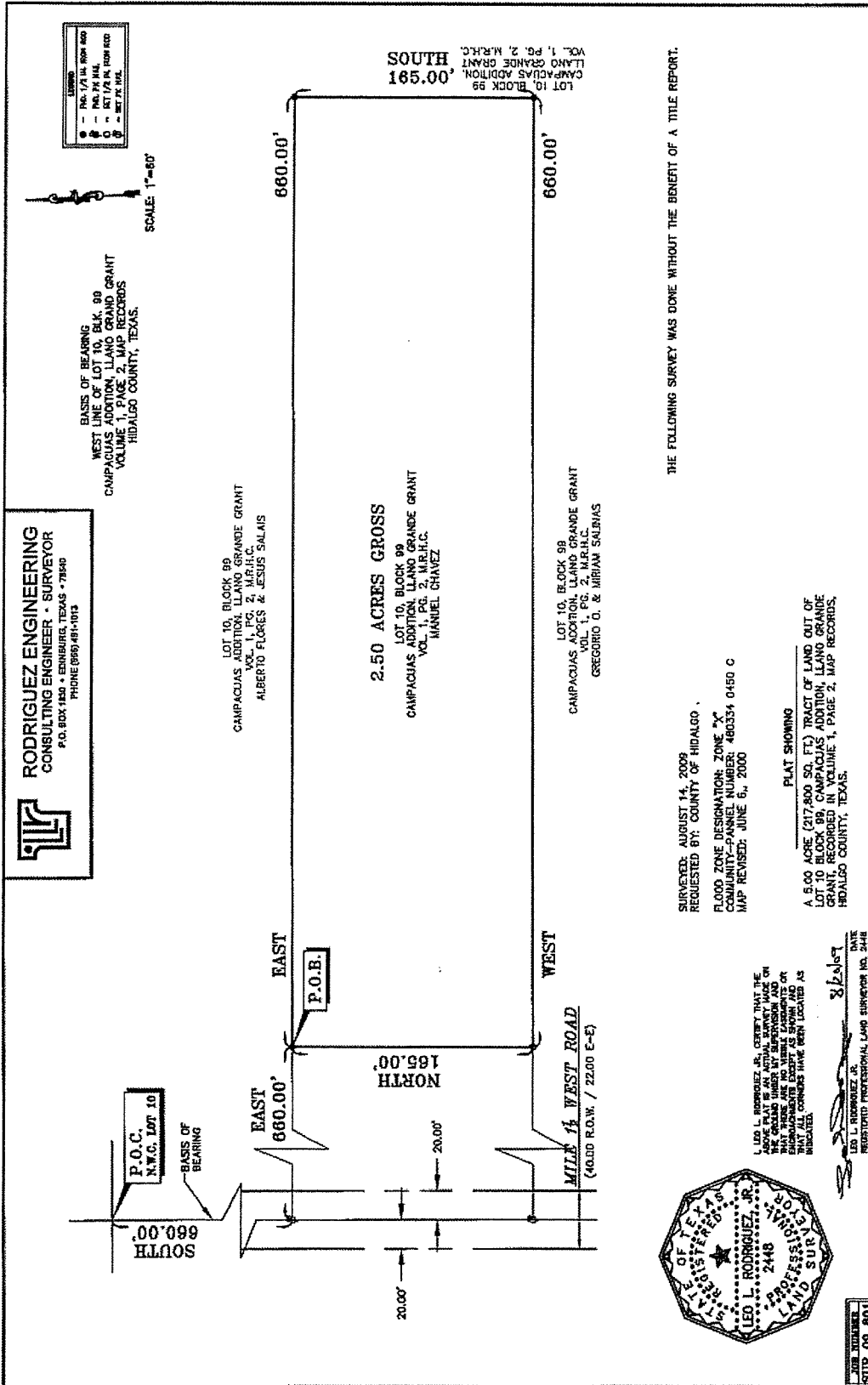
The Office of the Comptroller of the Currency. (2006). 12 CFR, Part 34, Subpart C-Appraisals, 34-42, Definitions (g). Retrieved March 12, 2007, from <http://www.occ.treas.gov/fr/cfrparts/12CFR34.htm#%2034.42%20Definitions>



## Aerial Map of Subject Property



# Provided Survey of the Proposed Acquisition



Provided Field Notes of the Proposed Acquisition

RODRIGUEZ ENGINEERING CONSULTING ENGINEER/SURVEYOR

**FIELD NOTE DESCRIPTION**

Being 2.50 acres of land situated in Hidalgo County, Texas, and being out of Lot 10, Block 99 Campacuas Addition, Llano Grande Grant: said subdivision being recorded in Volume 1, Page 2 of the Hidalgo County Map Records, and said 2.50 acre tract being more particularly described by the metes and bounds as follow:

Commencing at a P-K nail set for the northwest corner of Lot 10, Block 99, of said subdivision, said point being at the centerline of Mile 1 ½ west road (40 feet wide), thence south along the west line of said Lot 10, a distance of 660.00 feet to a P-K nail set.

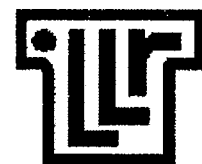
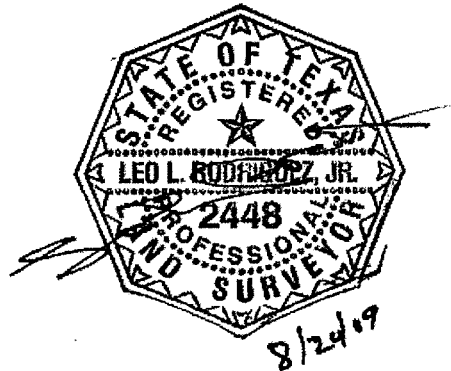
Thence, east, at a distance of 20.00 feet pass a ½ inch iron rod found as the east right-of-way line of Mile 1 ½ west road, and continuing east for a total distance of 660.00 feet, to a ½ inch iron rod set for the northwest corner and the point of beginning of this herein described tract of land.

Thence, continuing east, 660.00 feet along the north line of this tract to a 1/2 inch iron rod found for the northeast corner of this tract.

Thence south, along the east line of Lot 10, Block 99 a distance of 165.00 feet to a 1/2 inch iron rod found for the southeast corner of this herein described tract of land.

Thence west, along the south line of this tract, a distance of 660.00 feet to a 1/2 inch iron rod set for the southwest corner of this tract.

Thence, north distance of 165.00 feet to the place of beginning and containing within these metes and bounds, a 2.50 acre parcel of land, more or less.



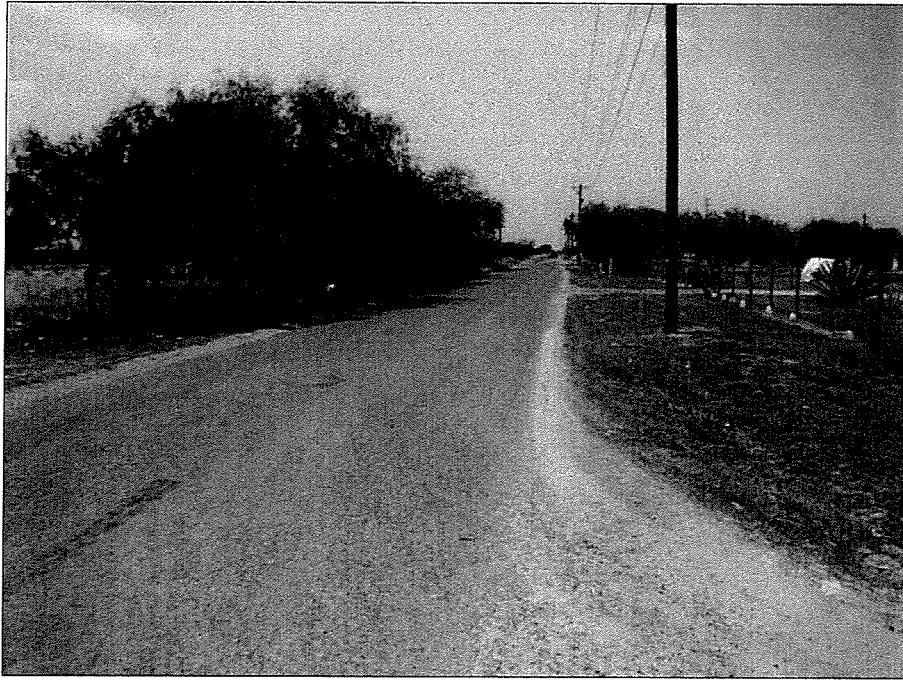
Photographs Taken on July 21, 2009



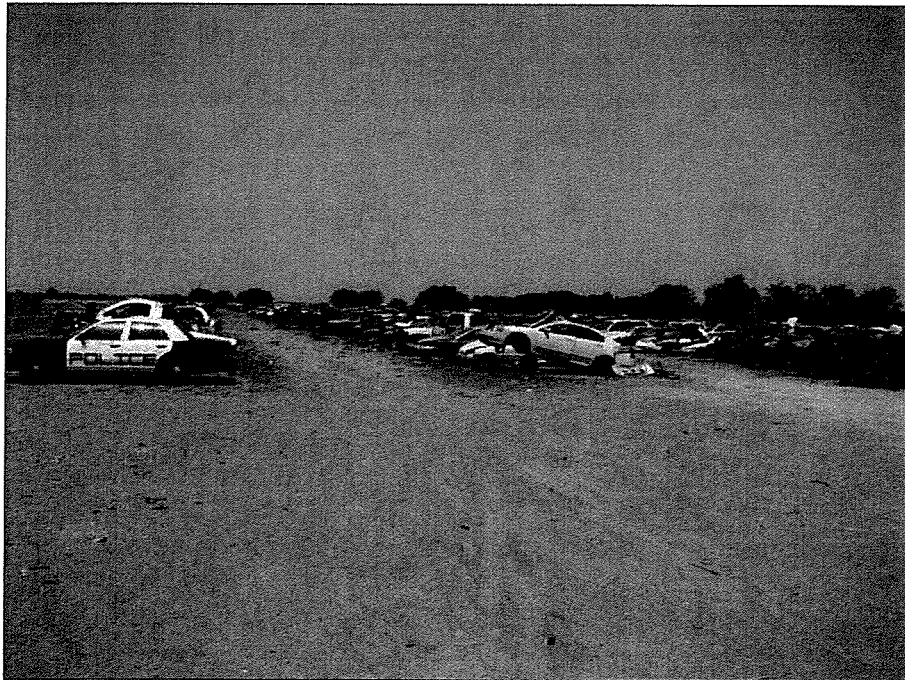
View of the subject property from Mile 1 ½ Road.



Southern view of Mile 1 ½ Road.



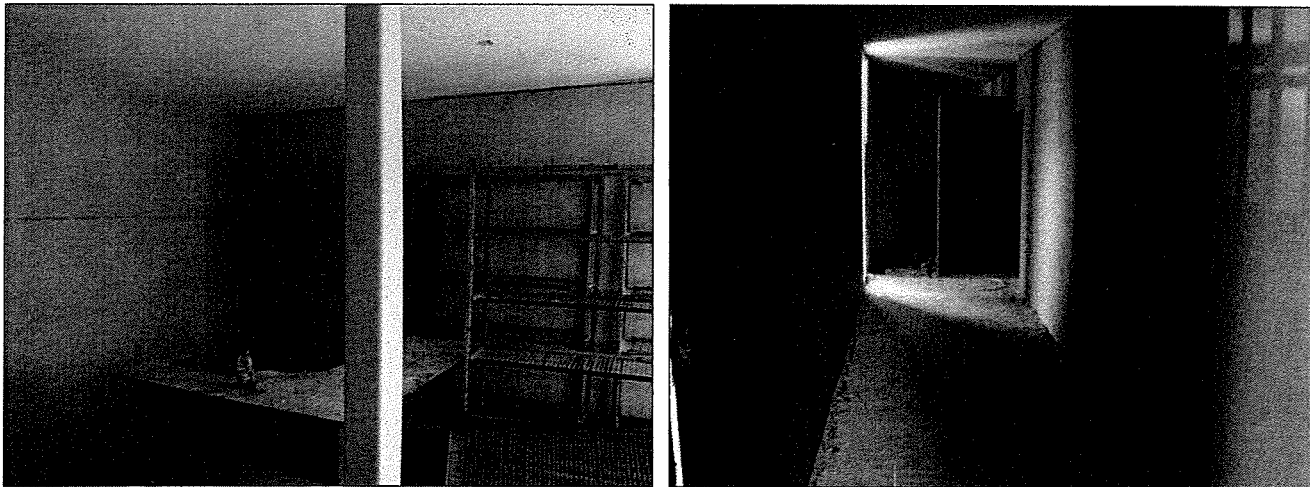
Northern view of Mile 1 ½ Road.



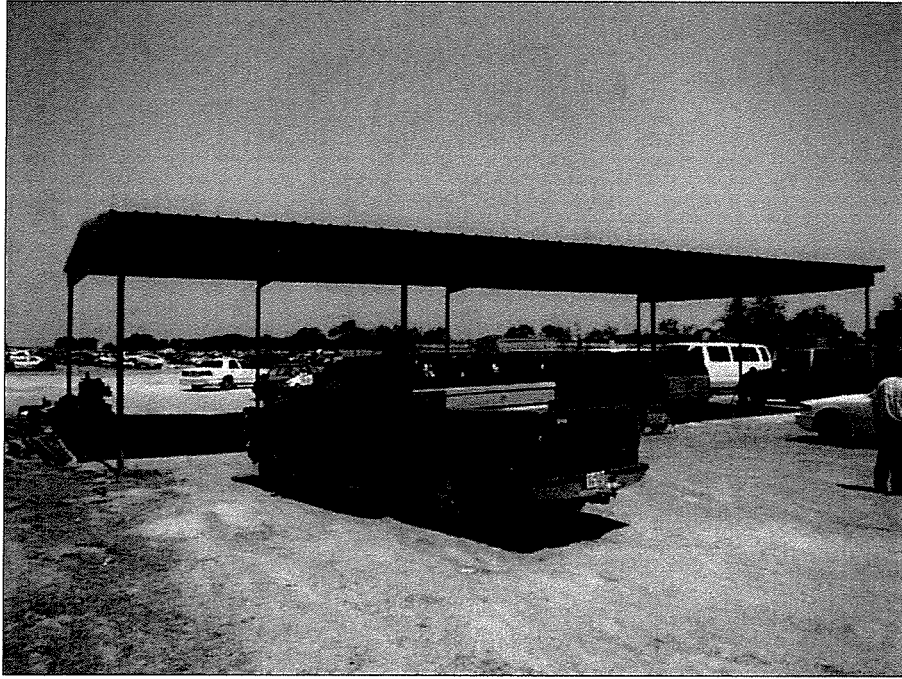
View of the scrap yard which is the part to be acquired.



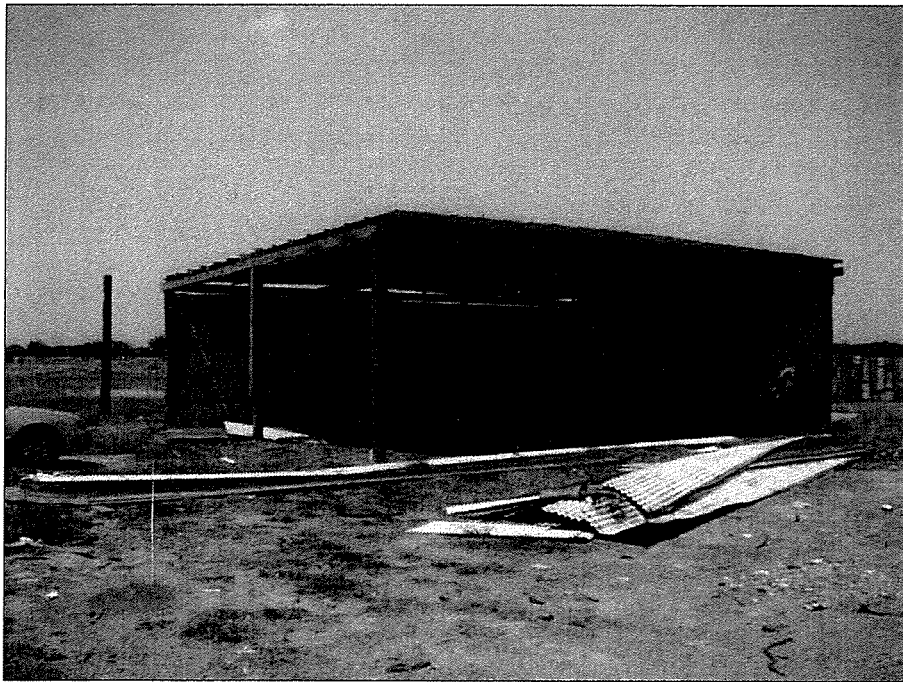
View of the unfinished office building, which is not located within the proposed acquisition.



Interior views of the unfinished office buildings.



View of the metal canopy, which is not located within the proposed acquisition.



View of the storage shed located in the rear of the property, which is not located within the proposed acquisition.

## Subject Property Description & Analysis

### Description of Subject Property

The subject property is located on the east side of Mile 1 ½ West Road just north of Mile 11 North Road, north of Weslaco, Texas. The subject property as a whole consists of 5.00 acres (gross) or 4.92 acres (net) of which contains an unfinished office building with an associated metal shed and a storage shed located in the rear of the property. The property is currently utilized as a scrap/salvage yard. The unfinished office building consists of 1,600 square feet and constructed of a concrete block frame. The metal canopy is constructed on a concrete slab and consists of 1,800 square feet, with the wood shed in the rear consisting of 1,120 square feet. The proposed acquisition is the rear 2.50 acres of the 5.00 acres tract with a dimension of 165.0' x 660.0'. The proposed acquisition does not have frontage along Mile 1 ½ West Road. The subject property is located north of the Hidalgo County Waste Collection Site and the Sunrise Hill County Park.

Type of Appraisal Report \_\_\_\_\_ Restricted Use Report  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate  
Date of Value Estimate \_\_\_\_\_ July 21, 2009  
Date of Inspection \_\_\_\_\_ July 21, 2009  
Date of Report \_\_\_\_\_ August 31, 2009  
Owner of Record \_\_\_\_\_ Manuel Chavez  
Ownership History \_\_\_\_\_ According to a Warranty Deed w/ Vendor's Lien recorded in Document No.1496555, dated July 12, 2005, the property was transferred from Maria Graciela Munoz Chapa and Clara Chapa (Grantor) to Manuel Chavez (Grantee).  
Physical Location \_\_\_\_\_ The subject property is the rear half of a larger tract of land located on the east side of Mile 1 ½ West Road just north of Mile 11 North Road, north of Weslaco, Texas.  
Legal Description \_\_\_\_\_ Being a 2.50 acre tract of land, more or less, out of Lot Ten (10), Block Ninety-nine (99), Campacuas Addition, Llano Grande Grant, Hidalgo County, Texas, according to a map or plat recorded in Volume 1, Page 2, Map Records, Hidalgo County, Texas.  
Land Area (As A Whole) \_\_\_\_\_ 5.00 Acres (4.92 acres net)  
Land Area (Part To Be Acquired) \_\_\_\_\_ 2.50 Acres (gross)  
Land Dimensions \_\_\_\_\_ 165.0' x 660.0' (Area to be acquired)  
Topography \_\_\_\_\_ Typical of Market Area  
Utilities Available \_\_\_\_\_ Potable Water (North Alamo WSC), Electricity, Phone  
Real Property Tax Property Identification No. \_\_\_ R509656, C0700-00-099-0010-05  
Real Property Tax Assessment (2010) \_\_\_\_\_ \$ 98,220  
Real Estate Property Tax Liability (2010) \_\_\_\_\_ \$ 1,939.94  
Flood Zone Map No. \_\_\_\_\_ Zone "X" (480334 0450 C, dated June 6, 2000)  
Encroachments or Easements \_\_\_\_\_ None Indicated  
Marketing Time Period \_\_\_\_\_ Twelve (12) Months to Twenty Four (24) Months  
Highest & Best Use As Improved \_\_\_\_\_ Light Industrial / Single-family Residential Use

## Comparable Land Grid & Cost Approach Analysis

<b>Subject</b>	2.50 acres
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Comparables	Sales Price	Size	Unit Value	Date of Sale
Sale 1	\$ 175,000	10.00 acres	\$ 17,500 /acre	August 12, 2008
Sale 2	\$ 65,000	4.17 acres	\$ 15,588 /acre	April 2, 2007
Sale 3	\$ 60,000	2.15 acres	\$ 27,907 /acre	March 16, 2006

	Subject Property	Sale 1		Sale 3		Sale 4	
<b>Sales Price</b>		\$ 175,000		\$ 65,000		\$ 60,000	
<b>Size of Sale</b>	2.50 acres	10.00 acres		4.17 acres		2.15 acres	
<b>Unit Price</b>		\$ 17,500 / ac		\$ 15,588 / ac		\$ 27,907 / ac	
<b>Date of Sale</b>		August 12, 2008		April 2, 2007		March 16, 2006	
<b>Financing Terms</b>	Conventional	Conventional	0%	Conventional	0%	Conventional	0%
<b>Conditions of Sale</b>	Arm Length	Arms Length	0%	Arms Length	0%	Arms Length	0%
<b>Time &amp; Market Conditions</b>	Average	Average	0%	Average	0%	Average	0%
<b>Location</b>	Average	Similar	0%	Superior	-15%	Superior	-30%
<b>Street Access</b>	Average	Superior	-15%	Similar	0%	Similar	0%
<b>Site Utility</b>	Average	Similar	0%	Similar	0%	Similar	0%
<b>Water &amp; Sewer</b>	Water Only	Similar	0%	Similar	0%	Similar	0%
<b>Topography</b>	Average	Similar	0%	Similar	0%	Similar	0%
<b>Lot Location</b>	Interior	Similar	0%	Similar	0%	Similar	0%
<b>Size Adjustment</b>	2.50	10.00	10%	4.17	5%	2.15	0%
<b>Total Adjustment</b>		\$ (875)	-5%	\$ (1,559)	-10%	\$ (8,372)	-30%
<b>Adjusted Unit Value</b>		\$ 16,625 / ac		\$ 14,029 / ac		\$ 19,535 / ac	
<b>Mean Adjusted Unit Value</b>						\$ 16,730 / ac	
<b>Indicated Unit Value</b>						\$ 16,750 / ac	
<b>Calculated Market Value</b>						\$ 41,875	
<b>825 lf of Fencing (\$18.25/lf @ 50% Depreciation)</b>						\$ 7,528	
<b>Total Depreciated Site Improvements Value</b>						\$ 7,528	
<b>Combined Market Value</b>						\$ 49,403	

The restricted use report is intended for the client of this report only, with details of the adjustments made being located within the working file. The most reliable indicator of market value for the subject property as analysis through all three approaches is the Cost Approach and Sales Comparison Approach As If Vacant, as this has been found after appraising similar type of properties over the years. Based on the existing condition of the industrial use as a scrap / salvage yard and the review of comparable sales in the surrounding market, it was determined that an overall market value for the subject property is \$49,403. This valuation includes the existing value of the site improvements located within the area to be acquired. The unfinished office building, canopy and storage shed are not being affected by the proposed acquisition.

**Appraised Market Value (Rounded) \_\_\_\_\_ \$ 49,403**

**Appraised Market Unit Value (Land Unit Rate) \_ \$ 16,750 Per Acre**

## Vacant Land Comparable Sales

### Land Sale No. 1

Type of Property: Residential Use  
Date of Sale: August 11, 2008  
Physical Location: The sale is located on the west side of FM 1015 just south of 13 ½ North Road north of Weslaco, Texas.  
Site Description: The property is located on the west side of FM 1015 just south of 13 ½ North Road north of Weslaco, Texas. The property has access to potable water; however, sanitary sewer is not available. The property was purchased for the future development of a single-family residence.  
Consideration: \$ 175,000  
Unit Sales Price: \$ 17,500 per acre – Gross  
Size of Tract: 10.00 acres  
Grantor: Miracle Partners, L.P.  
Grantee: April E. Lopez  
Terms & Conditions: Cash to Seller  
Legal Description: The south 10.0 acres of the north 16.26 acres of Farm Tract 1113, Adams Tract Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 34-37, Map Records in the Office of County Clerk of Hidalgo County, Texas.  
Recording Information: Document No. 1918670, Hidalgo County, Texas.  
Confirmation: Leonel Garza Jr. & Associates LLC with MLS #108106

**Land Sale No. 2**

Type of Property: Residential  
Date of Sale: April 2, 2007  
Physical Location: The property is located along the northern side of Mile 11 Road, Between Mile 3 and Mile 3 ½ Roads, Hidalgo County, Texas.  
Site Description: Subject property is a ±4.17 acre (Gross) tract of land located along the northern side of Mile 11 Road, between Mile 3 and Mile 3 1/2 Roads. At the time of sale the property was a vacant tract of land, and was marketed as being suitable for residential or agricultural uses.  
Consideration: \$ 65,000  
Unit Sales Price: \$ 15,588 per acre – Gross  
Size of Tract: ±4.17 Acres  
Grantor: Wilfredo Lopez, et al  
Grantee: Juan Lara and Cynthia Sanchez  
Terms & Conditions: Cash to Seller  
Legal Description: A ±4.17 acre (gross) tract of land, being the West 137.50 feet of the East 1182.5 feet of the west 25 acres out of Farm Tract 271, West Tract Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 34, Map Records in the Office of County Clerks of Hidalgo County, Texas.  
Recording Information: Document No. 1749941, Hidalgo County, Texas.  
Confirmation: Leonel Garza Jr. & Associates LLC with MLS# A11752S

**Land Sale No. 3**

Type of Property: Residential Use  
Date of Sale: March 16, 2006  
Physical Location: Located along Mile 11 North Road, just west of Mile 6 Road, Hidalgo County, Texas.  
Site Description: The sale is a ±2.15 acre tract of land located along Mile 11 Road, west of Mile 6 Road. The property is in an area of stable growth with single family residential subdivisions being developed on nearby properties. The property was vacant at the time of sale. The sale has 135' lineal feet of frontage along Mile 11 Road.  
Consideration: \$ 60,000  
Unit Sales Price: \$ 27,907 per acre – Gross  
Size of Tract: ±2.15 Acres  
Grantor: Jesus & Evelyn Corona  
Grantee: Juan M. Garcia, Jr.  
Terms & Conditions: Cash to Seller  
Legal Description: A tract of land out of Farm Tract 200, The West and Adams Tracts Subdivision, Hidalgo County, Texas, according to map thereof recorded in Volume 2, Page 34 through 37, Map Records of Hidalgo County, Texas.  
Recording Information: Document No. 1602777, Hidalgo County, Texas.  
Confirmation: Leonel Garza Jr. & Associates LLC with MLS# L9496S



## 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**

### **ACTIVE LICENSES**

#### **State Certified General Real Estate Appraiser**

License No. TX - 1328375-General  
Licensed Since December 31, 1998  
Expires: December 31, 2010

#### **Texas Property Tax Consultant**

License No. 00003181  
Licensed Since May 25, 2002  
Expires: June 16, 2010

### **PUBLIC SERVICE & PROFESSIONAL ORGANIZATIONS**

#### **Member of the Appraisal Institute (Not MAI Designated)**

Currently taking courses toward the designation of MAI through the Appraisal Institute.

#### **National Association of Master Appraisers**

Designated as a Master Senior Appraiser in 2006 by the national Association of Master Appraisers. This designation is obtained thru educational requirements and experience.

#### **Associate Member of the International Right of Way Association (IRWA) (Member # 7899430)**

#### **Former Chairman of the City of McAllen Zoning Board of Adjustments and Appeals**

This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction of nonconforming buildings.

#### **Chairman of the Hidalgo County Subdivision Advisory Board**

This county board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and or opinions from the Texas State Attorney Generals Office, are conducted in the development of proposed subdivision within the County of Hidalgo and or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The boards secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo.

#### **Chairman of the Hidalgo County Building Line of Adjustments**

This county board reviews applications of variances to general set-back regulations set forth by the County of Hidalgo. This review includes the review of existing and or proposed encroachments into set-backs, easements, road right-of-way set-back, subdivision plat requirements and or requirements set forth by adjoining municipalities of which the subject is within the extraterritorial jurisdiction.

**Member of The McAllen Palm City Lions Club**

Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

**Former Executive Board Member of the Lower Rio Grande Valley Boy Scouts 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 of the City of McAllen Ambulance Advisory Committee**

Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

**Former Member of the City of McAllen Building Board of Adjustments 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**

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since 1998

Texas Property Tax Consultant since 2002

Owner of G-3 Construction which primary focus is multi-family residential construction

Commercial and residential property manager throughout the City of McAllen & Pharr, Texas.

Appraiser Trainee from 1995-1998 under the sponsorship of Leonel Garza Jr. Leonel Garza Jr. was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998 and was appointed by Governor George W. Bush.



TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

*BE IT KNOWN THAT*

**LEONEL GARZA III**

*HAVING PROVIDED SATISFACTORY EVIDENCE OF THE QUALIFICATIONS REQUIRED  
BY THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT,  
TEXAS OCCUPATIONS CODE, CHAPTER 1103,  
IS AUTHORIZED TO USE THE TITLE*

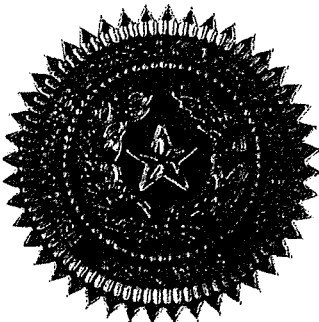
**STATE CERTIFIED  
GENERAL REAL ESTATE APPRAISER**

**Number: TX-1328375-G**

**Date of Issue: December 3, 2008**

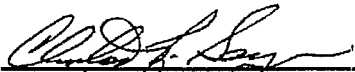
**Date of Expiration: December 31, 2010**

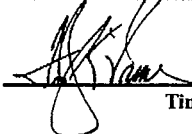
*In Witness Whereof*



Clinton P. Sayers, Chair  
Malcolm J. Deason  
Dona S. Scurry

James B. Ratliff, Vice-Chair  
William A. Faulk, Jr.  
Shirley J. Ward

  
\_\_\_\_\_  
Clinton P. Sayers, Chair

  
\_\_\_\_\_  
Timothy K. Irvine, Commissioner

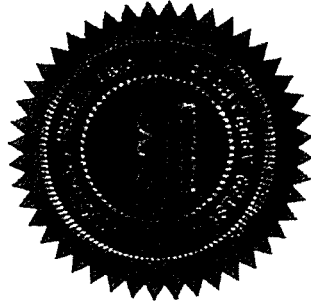
Mark A. McAnally, Secretary  
Larry D. Kokel

**National Association of Master Appraisers**  
**MSA**  
*Certifies that*  
**Leonel Garza III**

*has been admitted into membership, and by the action of the  
Officers and Directors has been designated a*

**Master Senior Appraiser**

*under the terms and conditions contained in the by-laws*



This certificate remains the property of the Association  
and must be returned on termination of membership.

*Rachael Phelps*  
Association Officer

Certification Number: 11287  
April 5, 2006