



REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located at the northwestern corner of Circle 6 West Road and Mile 4 Line Road, Hidalgo County, Texas.

District: Pharr

Property Owner: Juan Angel & Yolanda Garcia

ROW CSJ: N/A

Address of Property Owner: P.O. Box 391 Peñitas TX 78576

Parcel: 2

Occupant's Name: Juan Angel & Yolanda Garcia

Federal Project No: N/A

Whole: **Partial:** **Acquisition**

Highway: 4 Mile Line Road **County:** Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$26,715 as of March 3, 2010, based upon my independent appraisal and the exercise of my professional judgment; on March 3, 2010, (date)(s), I personally inspected in the field the property herein appraised; I afforded Juan Angel & Yolanda Garcia, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on March 9, 2010, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, Hidalgo County Precinct #3, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

I certify to the best of my knowledge and belief that the statements of fact contained in this report are true and correct; the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions; I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

Appraiser Signature

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

April 12, 2010
Date

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



COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 2 Highway: 4 Mile Line Road County: Hidalgo ROW CSJ: N/A
 Land Sale Improved Sale Rental Data



Grantor/Lessor: . Noelia E. Garza, Individually and as Trustee, Rocio Judith Garza and Noelia Aglae Garza		Grantee/Lessee: Jose Luis Gonzalez and wife, Aracely Gonzalez	
Date: August 27, 2007	Recording Information: Document # 1809707	Key Map: N/A	
Address: Located at the northeastern corner of 4 Mile Line Road and Circle 6 Road, Hidalgo County Texas.		Zip Code: 78574	
Legal Description: All of Lot No. Seven (7), Homeville Association Subdivision "C", out of part of Porcion 74 and 75, Hidalgo County, Texas, according to the map thereof recorded in Volume 6, Page 60, Map Records, Hidalgo County, Texas.			
Confirmed Price \$: 120,000		Verified with: HUD-1 Settlement Statement	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 10.00 Acres		Unit Price as Vacant \$: 12,000 per Acre	
Type Street: 4 Mile Line Road – Caliche Paved Road		Utilities: Electric/Phone	
Improvement(s) Description: None			
Improvement(s) Size: N/A (GBA) N/A(NRA)		Unit Price as Improved \$: N/A	
Condition and Functional Design:			
Current Use: Agricultural		Highest & Best Use: Single Family Residential	
Date of inspection: March 09, 2010		Zoning: N/A	Flood Plain: N/A

Attach additional information as necessary.

The subject property is 10 acre agricultural use tract of land located at the north eastern corner of 4 Mile Line Road and Circle 6 Road within the county of Hidalgo. The tract is still in its natural state and is ready for development as new water lines are located to the north of the subject.

Appraiser: Leonel Garza III	April 12, 2010
(Typed, not signed)	Date

COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 2 Highway: 4 Mile County: Hidalgo ROW CSJ: N/A
 Land Sale Improved Sale Rental Data



Grantor/Lessor: . Edna Sexauer, Bradley L. Sexauer, and Gail S. Jansen		Grantee/Lessee: CampbellA. Patton	
Date: March 7, 2008	Recording Information: Document #1870359	Key Map: N/A	
Address: Located along the northeastern corner of Tom Gill Road and Mile 3 ½ Road, Hidalgo County, Texas			Zip Code: 78574
Legal Description: All of Lots 4 and 5, Block10, Homeville Association Subdivision "D", Hidalgo County, Texas, according to the map recorded in Volume 6, Page 36, Map Records in the Office of the County Clerk of Hidalgo County, Texas.			
Confirmed Price \$: 180,000		Verified with: MLS# E105732	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 20.00		Unit Price as Vacant \$: 9,000	
Type Street: Tom Gill Road and Mile 3 ½ Road - Asphalt		Utilities: Water, Phone, Electric	
Improvement(s) Description: None			
Improvement(s) Size: N/A (GBA) N/A(NRA)		Unit Price as Improved \$: N/A	
Condition and Functional Design:			
Current Use: Vacant		Highest & Best Use: Single Family Residential	
Date of Inspection: March 09, 2010		Zoning: N/A	Flood Plain: N/A

Attach additional information as necessary.

The sale is located along at the northeastern corner of Tom Gill and Mile 3 ½ Road. The property is a 20.00 acre tract with dimensions of 763' x 1,138'. The property has 763' of frontage along Tom Gill road and 1,138' lineal feet of frontage along Mile 3 ½ Road. The sale is located just north of the city limits of Penitas.

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(Typed, not signed)	Date

ESTIMATED VALUE OF ACQUISITION

Land: 56,628 Sq. Ft. @ \$ 12,500 Per Acre \$ 16,250
 1.300 Acres

Improvements:	<u>Ranch Style Fencing - (767 lineal feet @ \$4.25/LF)</u>	\$ 3,260
	<u>(5) Large Mesquite Trees</u>	\$ 1,500
	<u>PVC Piping and Water Facuets</u>	\$ 450
	<u>Water Well - 150 lineal feet with a 4 1/2 Inch casing (150 lineal feet @ \$20 per lineal foot)*</u>	\$ 3,000
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	<u>Total Improvements</u>	\$ 8,210

TOTAL ESTIMATED VALUE	_____	\$ 24,460
Cost To Cure Damages	_____	\$ 2,255
Estimated Total Compensation	_____	\$ 26,715

Explanation of Cost to Cure:

The part to be acquired contained several site improvements, which were valued based on their existing depreciated contributory value to the subject property. However, replacement of the existing improvements in order to retain the same utility shall be required. This cost to cure valuation is performed in order to compensate the subject owner for the actual cost of the items which have been depreciated within the acquisition area. An additional cost to cure shall also be included to compensate the owner for the difference of the existing market value of the site improvements and the cost new for the proposed frontage as described below:

Cost To Cure Item	Units	Price Per Unit	Cost New	Compensated Depreciated Value	Cost to Cure Value
Ranch Style Fencing	1,133	\$ 4.25	\$ 4,815	\$ 3,260	\$ 1,555
16' Ranch Style Gate	2	\$ 350.00	\$ 700	\$ -	\$ 700
		\$ -	\$ -		\$ -
		\$ -	\$ -		\$ -

Total Cost to Cure	\$ 2,255
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Source of Cost Schedule: Marshall Valuation Service created by Marshall & Swift, Section 66, Page 4 & 5. *Local contractors were contacted for estimation of costs associated with well drilling service. Mr. "Red" Killinger of Killinger's Water Well Drilling gave a verbal estimate of reproducing the original work he conducted on the subject property.