

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located along the southern frontage along El Dora Road, west of San Gabriel Street, Hidalgo County, Texas. **District:** Pharr
Property Owner: Concepcion & Jesus Nicolas Alvarez **ROW CSJ:** N/A
Address of Property Owner: 822 Rocky TRL Pharr TX 78577 **Parcel:** 1
Occupant's Name: Vacant **Federal Project No:** N/A
Whole: **Partial:** **Acquisition** **Highway:** El Dora 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 \$3,283.00 as of June 1, 2010, based upon my independent appraisal and the exercise of my professional judgment; on June 1, 2010, (date)(s), I personally inspected in the field the property herein appraised; I afforded Concepcion & Jesus Nicolas Alvarez, 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 June 1, 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 #2, or officials of the Federal Highway Administration until authorized by County 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
 June 10, 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

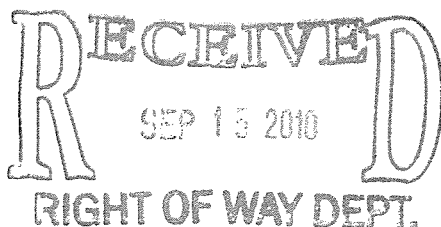
Sep-15-2010

A quien Corresponda

yo la Sra Concepcion Alvarez
solicito una nueva oferta por la cantidad
de \$ 5.500 dollars
para poder construir una buena cerca
y a la vez dar un mejor aspecto a nuestra ed.
ya que como puede ver colindamos
con una escuela nueva
y considero que seria una buena razon
ya que los materiales cada vez son mas caros.

por su atencion
muchas Gracias

atte Concepcion
Alvarez
(956) 655 21 68






HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

Jose N. Peña
Director

MEMO

TO: Commissioner's Court

FROM: Carlos "CJ" Moreno Jr.
Right Of Way Agent 

DATE: September 16, 2010

RE: Eldora Road Project (Parcel # 1)
Jesus & Concepcion Alvarez

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

Appraised Value: \$3,283.00

Settlement Offer: \$5,500.00

Differences: \$2,217.00

Approved;



Not Approved: _____