




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: October 26, 2010

RE: Eldora Road Project (Parcel # 4&5)
Javier & Irma Rodriguez

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

Appraised Value: \$3,224.00

Settlement Offer: \$3,724.00

Differences: \$500.00

Approved;

11/2/10 

Not Approved: _____

October 20, 2010

Javier A. & Irma Rodriguez
923 E Eldora
San Juan TX, 78789

Hidalgo County Right of Way
2401 N. Moorefield Road
Mission, Texas 78572

Re: Eldora Road Project
Parcel # 4&5

Dear Mr. Moreno,

Pursuant to my earlier conversations with you, we would like to request a counter offer to your earlier proposal concerning the acquisition of the referenced tract. Specifically, I am proposing a price of \$3,724.00 for Parcel # 4&5. I believe these values are more in line with the recent sales in the immediate vicinity.

I am willing to sign a Warranty Deed upon my receipt of written acceptance of my counter offer, thereby avoiding the delay and expense of formal condemnation proceedings.

This offer will remain open for acceptance for a 30 day period from date hereof. Please contact me at your earliest convenience should you have any questions or comments regarding the above. With best regards, I remain.

Yours truly,


Javier A. & Irma Rodriguez



EDINBURG CREDIT OFFICE
4704 S. Jackson | Edinburg, TX 78539
p 956-383-1488 | f 956-383-5772

Irma Rodriguez
923 E. Eldora Rd.
San Juan, Texas 78589

Ref: Loan no. 477343

October 26, 2010

Dear Irma,

We have processed and approved your Loan Servicing Requests for Partial Release of 0.12 acres. To finalize and update our loan files please provide us with the following:

- Signed - Partial Release Application - Form 6 (enclosed)
- Signed - Loan Servicing Agreement (enclosed)
- \$2,100 Principal Reduction
- \$500 Partial Release Fee

We'll provide an executed Partial Release instrument for recording upon receipt of the above listed items. Please contact me if you have any questions.

Sincerely,

Rigoberto Serda
Vice President – Lending

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located along the south line of El Dora Road east of Raul Longoria Rd, Hidalgo County. **District:** NA
Property Owner: Javier A. & Irma Rodriguez **ROW CSJ:** NA
Address of Property Owner: 923 E El Dora Rd San Juan TX 78589 **Parcel:** 4 & 5
Occupant's Name: Javier A. & Irma Rodriguez **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.

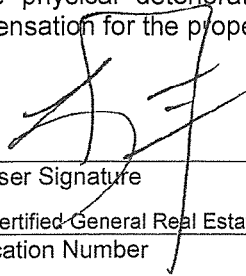
Market Value

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 \$3,224.00 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 Javier A. & Irma Rodriguez, 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

Certificate of Appraisal

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. The subject property was analyzed utilizing the Cost Approach to value which is a Sales Comparison Approach to the subject as if vacant and includes the estimated depreciated market value of real estate improvements and site improvements located within the part to be acquired. This is further explained within each section of the appraisal report.

Identification of Client & Intended User of Appraisal Report

The client for this report is identified as Hidalgo County Precinct No. 2 under the direction of Honorable Hidalgo County Commissioner Hector "Tito" Palacios. Commissioner Palacios and others which would be involved with the acquisition of said proposed right-of-way. The part to be acquired is for the expansion of the existing road right-of-way of El Dora Road with the project limits being along El Dora Road east of Raul Longoria Road within the County of Hidalgo.

The intended use of the report is to assist Mr. Carlos Moreno, Right-of-Way Agent and others involved with the project, for future negotiations of acquiring a portion of said property as fee simple in the name of the County of Hidalgo. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a limited restricted appraisal report, which is to conform to the ROW-A-6 Form Rev. 7/2004. The intended user of the report is defined as Hidalgo County Precinct No. 2, and may include other governmental entities which may be participating in the project. Carlos Moreno, Right-of-Way Agent of the Hidalgo County Right-of-Way Department, shall be the project manager for this project under the direction of Commissioner Joe Hector "Tito" Palacios. Mr. Moreno has a local office located at 2401 N Moorefield Road, Mission, Texas and can be contacted at (956) 283-8134.

Scope of the Assignment

By work order dated May 6, 2010 on behalf of Hidalgo County Precinct No. 2, Carlos Moreno, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by R. Gutierrez Engineering Corporation. located 130 E. Park Avenue, Pharr, Texas. Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue Ste 1, McAllen, Texas. This office has been in operation for over 30 years of which Leonel Garza III, became owner of the family operation after the passing of Leonel Garza Jr. in 1998. Leonel Garza III has specialized in right-of-way acquisition field for over 10 years of which has performed projects in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County. Leonel Garza III, shall inspect each property personally along with staff member and General Certified Appraiser Luis C. Garza Lic. No. 1338051 who has worked under the direction of Leonel Garza III for over five (5) years. Luis C. Garza will aid in the preparation of the report, however, all analysis, determination of comparables and the determination of compensable items shall be performed by Leonel Garza III. The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. Each property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The comparables have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings along El Dora Road were also reviewed in order to determine the current market asking price for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way.

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired by the Hidalgo County Precinct #2, as defined within this report. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). The area to be acquired may contain personal property items and or real estate items, which may be compensable for the purpose of right-of-way acquisition only. These items deemed compensable shall be included within the body of the report and itemized for clarity. Any improvements not located within the part to be acquired and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected by the acquisition.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." As per scope of the assignment, this is the manor of which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility To Subject Property

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of May 12, 2010. A copy of the certified letter is located within the addenda of this report. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection proceeded off-site along existing road right-of-way as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

A survey of the property owners entire tract was not performed as the part to be acquired incorporates a portion of land located along the southern frontage of El Dora Road. As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the survey provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property less any existing road right-of-way. Based on the inspection of the subject property and the evaluation of the subject as a whole, the remainder shall not be affected by the part to be acquired and therefore shall not be included within the valuation of this report.

Economic Unit Analysis

The subject property shall be analyzed based on a 4.0 Acres tract of land as indicated by survey. The area for the subject property as a whole is indicated as per survey provided by R. Gutierrez Engineering Corporation dated April 26, 2010. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 1.6667 acres to 7.68 acres. These indicated economic unit values are used for the valuation of the proposed acquisition as the part to be acquired does constitute an economic unit. Therefore, the pro-rata part of the whole is applied as the market valuation of the whole.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 0.12 acres (5227 square feet). The part to be acquired indicated includes a 0.06 acre (2,613 square foot) existing road right of way, leaving a net area of 0.06 Acres (2,614 square feet) to be acquired. The proposed acquisition has approximately 132.00 lineal feet of frontage along the southern side of El Dora Road. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use as a residential use tract of land, which is based on the local market trends along El Dora Road. This highest and best use is further explained on page 3.2 of this report

To Be Acquired	0.06 Acres
	2614 Square Feet

Legal Description: Part To Be Acquired

A 0.12 of an acre of which 0.06 acres lies in existing road right of way leaving a net taking of 0.06 acres all out of a 3.88 acre tract of land out of Lot 11, Block 43, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as per Map Recorded in Volume 1 Pages 24-26 M.R.H.C.

Remainder Before and After Acquisition

The remainder, before and after the acquisition, is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired. As for the remainder, it was determined that the highest and best use before and after the acquisition shall remain and not be damaged or changed as a result of the proposed acquisition.

Property Tax Information

The Hidalgo County Appraisal District is located at 4405 S. Professional Dr., Edinburg, Texas and can also be accessed via www.hidalgoad.org. According to the information provided by the website, the subject property was confirmed to be under the ownership of Javier A & Irma Rodriguez. This was found under the tax account R112551, R542863 and R503950 of which the subject property is current assessed at \$ 321,428.00. The land portion of the assessment is indicated to be \$104,106.00 for 3.97 acres which equates to \$26,223 per acre. The property taxes for the subject appear to be current; however, further research with the Hidalgo tax office shall be required to confirm any outstanding tax liabilities attributable to the subject property..

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. A survey of the remainder of the subject property was not provided or necessary due to the acquisition being a partial taking. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed that the property is generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property.

Utility Services Available

The subject property is located in a region, which contains, municipal water, sewer, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

As per scope of the assignment, no personal property located within the proposed right-of-way and the remainder before and after the acquisition shall be included for compensation, unless it was determined by the appraiser that these item shall be affected or damaged by the proposed acquisition. In the event the selected items are determined to be compensable, then they shall be included within the cost approach section of this report. A value which shall be either the cost to cure and or the cost of replacement shall be delineated for each item for clarity.

Current Listing Status

Based on the off-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

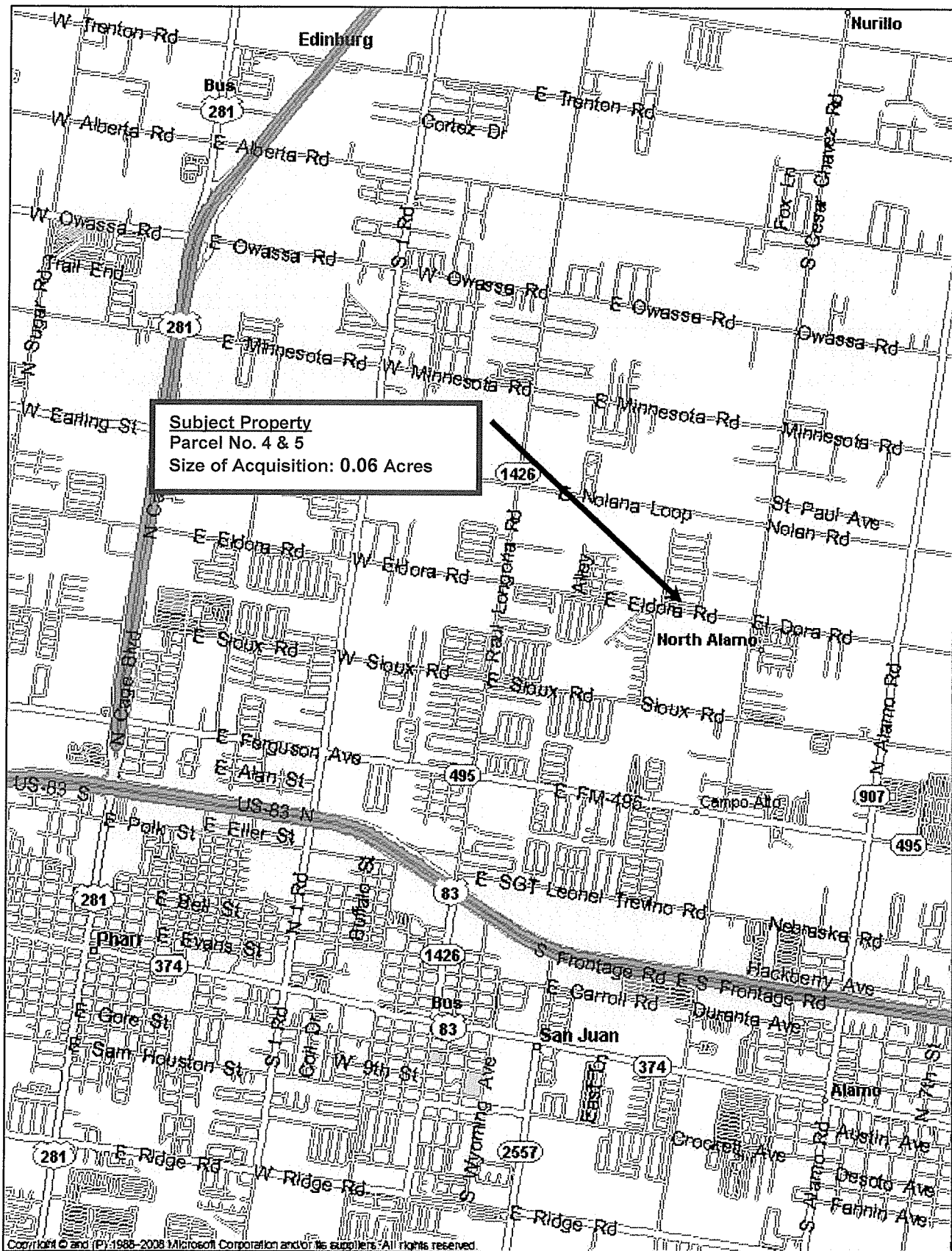
Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) to twenty-four month (24) exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

Estimated Marketing Time Period

The indicated marketing period is based on the marketing periods of the comparable sales used in the Sales Comparison Approach and the surrounding sales found. Based on the research performed, a twelve (12) to twenty-four month (24) marketing time period appears to be adequate. This time period was selected after a review of multiple land sales within the Hidalgo County markets along El Dora Road and neighboring thoroughfares. The analysis included the indicated "DOM" Days on Market as shown on the several multiple listing service which provides local Realtors® an avenue to advertise properties located in the Rio Grande Valley with the focus within Hidalgo County and the Cities of San Juan and Alamo.

LOCATION MAP OF SUBJECT PROPERTY

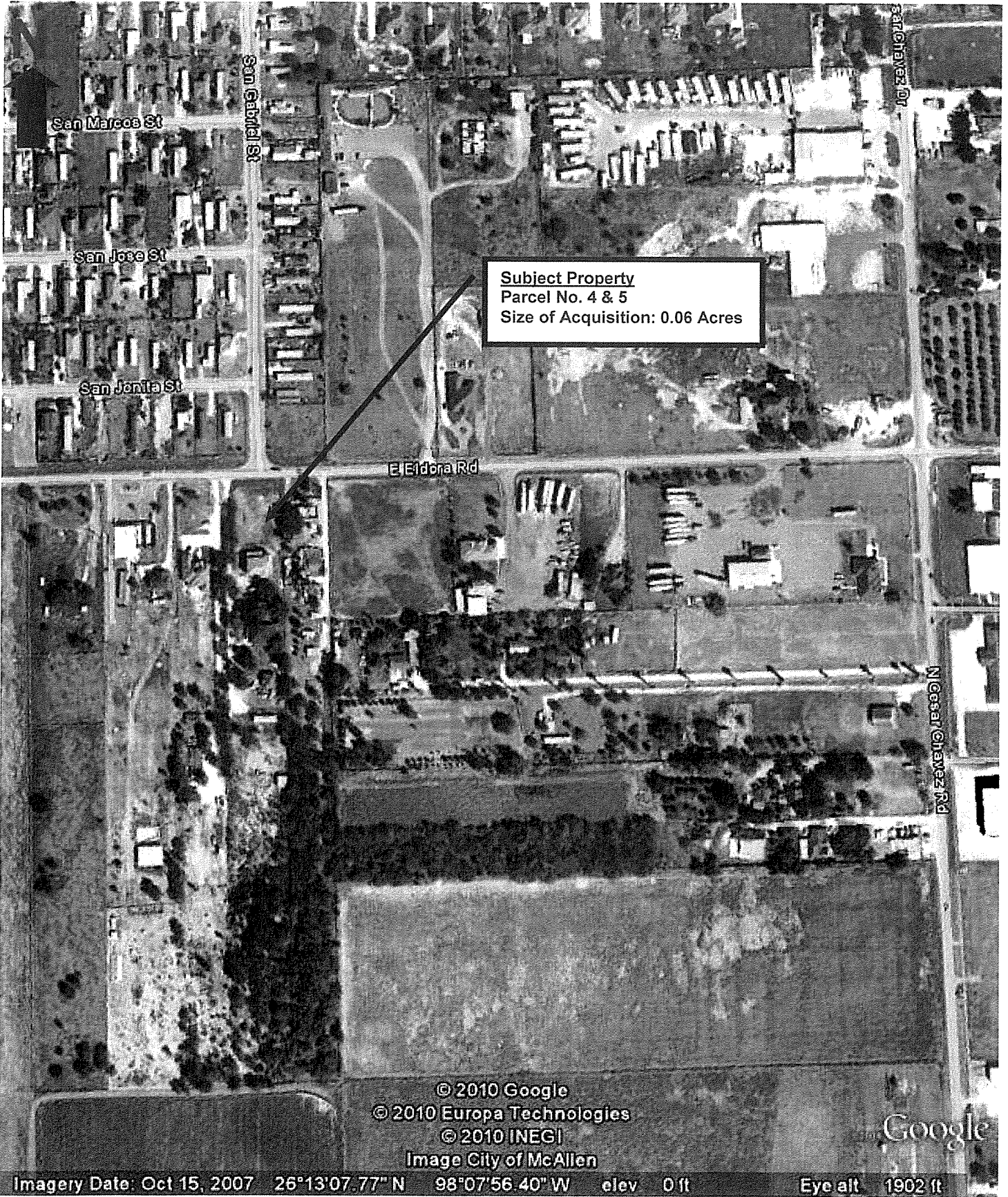


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Microsoft® MapPoint 2006 (13.00.15.2800)

AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY R. GUTIERREZ ENGINEERING CORPORATION. AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

FIELD NOTES OF PART TO BE ACQUIRED (Page 1 of 2)

County: Hidalgo

Eng09.022E

Road: Eldora Road

April 21, 2010

Project Limits: From Cesar Chavez Road West 1980 feet

FIELD NOTES FOR PARCEL 4 AND PARCEL 5

Being a 0.12 of an acre of land out of a 4.00-acre tract of land out of Lot 11, Block 43, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County. Said 4.00-acres of land is vested to Javier A. Rodriguez and Irma Rodriguez from Gregorio Carrasco, Jr., and wife, Maria T. Carrasco (as to the East 2.0-acres), and Maria T. Carrasco (as to the West 2.00-acres), by virtue of a Warranty Deed with Vendor's Lien, dated March 06, 2006, as recorded in Document No. 1587384, Official Records of Hidalgo County, Texas. Said 0.12 of an acre of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle found at the Northeast corner of said Lot 11, Block 43, **Thence**, North 81 degrees 15 minutes 00 seconds West, with the North line of said Lot 11, Block 43, a distance of 99.00 feet to a cotton picker spindle set for the Northeast corner and the **POINT OF BEGINNING** of this tract of land;

THENCE, South 08 degrees 45 minutes 00 seconds West, parallel to the East line of said Lot 11, Block 43, a distance of 20.00 feet pass a No. 4 rebar set (with a plastic cap stamped RGEC) at the Existing South Right of Way line of Eldora Road and at a total distance of 40.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the Proposed South Right of Way line of Eldora Road for the Southeast corner of this tract of land;

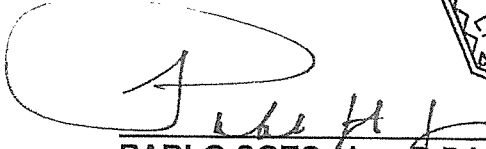
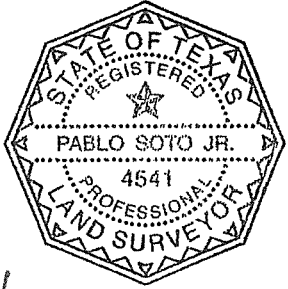
THENCE, North 81 degrees 15 minutes 00 seconds West, parallel to the North line of said Lot 11, Block 43 with the Proposed South Right of Way line of Eldora Road, a distance of 132.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southwest corner of this tract of land;

THENCE, North 08 degrees 45 minutes 00 seconds East, parallel to the East line of said Lot 11, Block 43, a distance of 20.00 feet pass a No. 4 rebar found at the Existing South Right of Way line of said Eldora Road and at a total distance of 40.00 feet to a cotton picker spindle set at the North line of said Lot 11, Block 43 and for the Northwest corner of this tract of land;

THENCE, South 81 degrees 15 minutes 00 seconds East, with the North line of said Lot 11, Block 43, a distance of 132.00 feet to the **POINT OF BEGINNING** and containing 0.12 of an acre of land of which 0.06 of an acre lies within the Existing Road Right of Way and leaving a **Proposed Total Net Taking** of 0.06 of an acre, more or less.

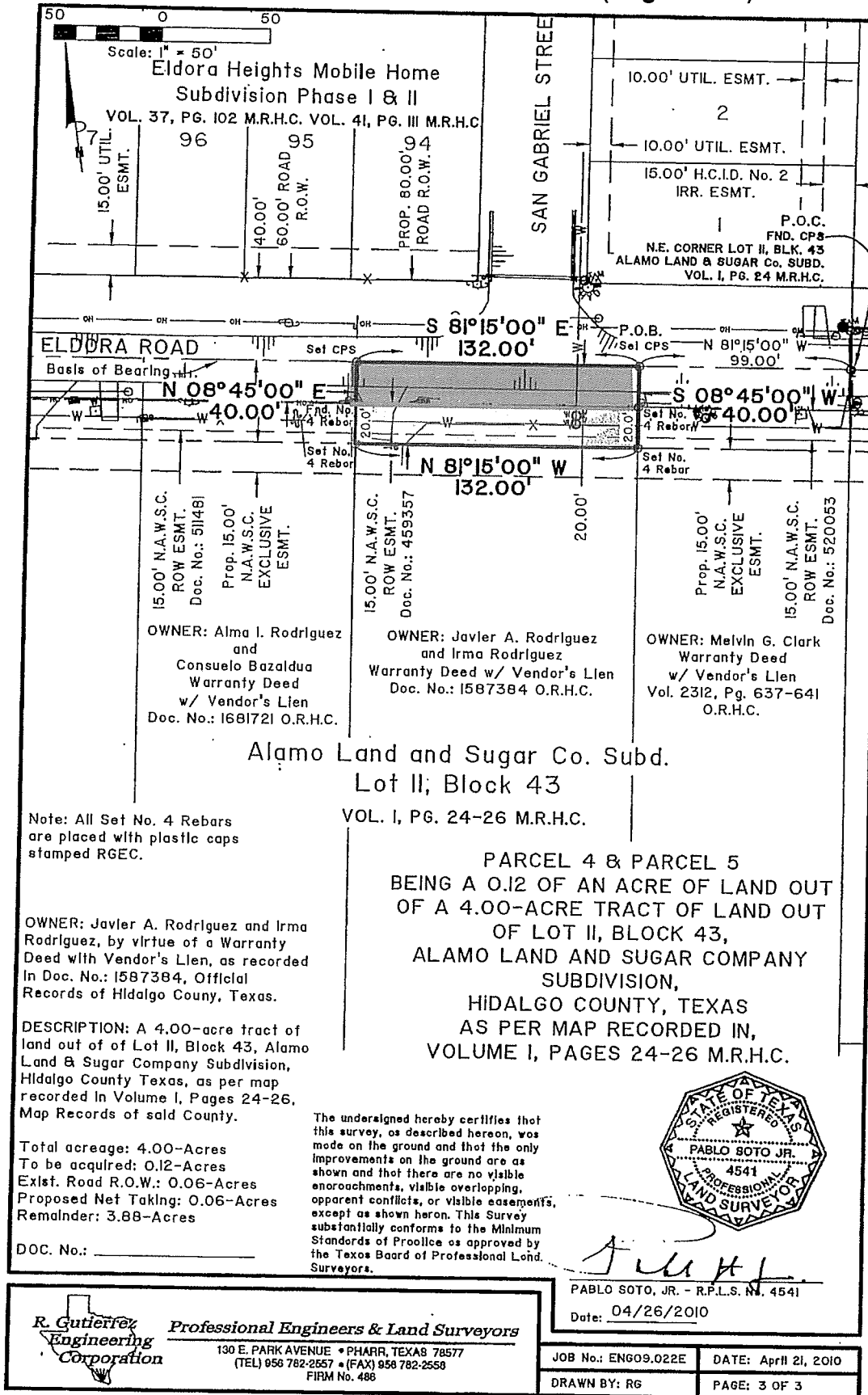
FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 2)

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



PABLO SOTO, Jr. - R.P.L.S. No. 4541

Date: 04-26-2010

SURVEY OF PART TO BE ACQUIRED (Page 3 of #)



Note: All Set No. 4 Rebars are placed with plastic caps stamped RGECE.

OWNER: Javier A. Rodriguez and Irma Rodriguez, by virtue of a Warranty Deed with Vendor's Lien, as recorded in Doc. No.: 1587384, Official Records of Hidalgo County, Texas.

DESCRIPTION: A 4.00-acre tract of land out of of Lot II, Block 43, Alamo Land & Sugar Company Subdivision, Hidalgo County Texas, as per map recorded in Volume I, Pages 24-26, Map Records of said County.

Total acreage: 4.00-Acres
To be acquired: 0.12-Acres
Exlst. Road R.O.W.: 0.06-Acres
Proposed Net Taking: 0.06-Acres
Remainder: 3.88-Acres

DOC. No.: _____

The undersigned hereby certifies that this survey, as described hereon, was made on the ground and that the only improvements on the ground are as shown and that there are no visible encroachments, visible overlapping, apparent conflicts, or visible easements, except as shown hereon. This Survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors.



PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: 04/26/2010

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 486

JOB No.: ENGO9.022E DATE: April 21, 2010

DRAWN BY: RG PAGE: 3 OF 3

Green Highlighted Area = Existing Road ROW / Yellow Highlighted Area = Part To Be Acquired

PHOTOGRAPHS OF SUBJECT PROPERTY
Include Each Major Improvement

Parcel No.: 4 & 5

Date Taken: June 1, 2010

Point which taken: Photo 1: Eldora Road ROW

Local Address: Located at 923 E El Dora Road along the south line of El Dora Road.
Taken By: :Leonel Garza III

Looking: Photo 1: Northern View

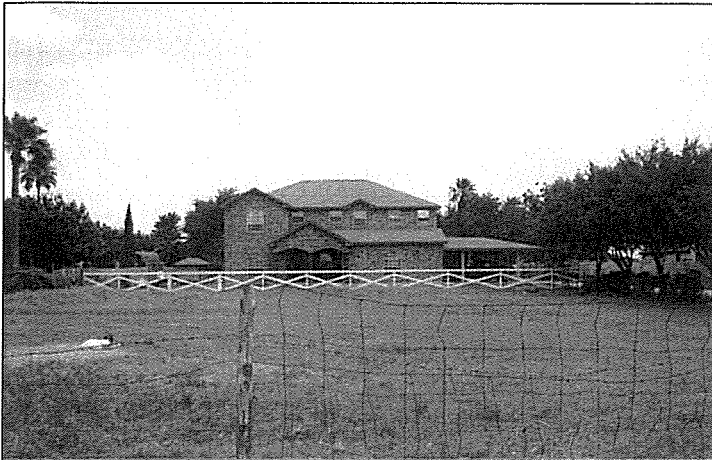


Photo 1
Southern view of the subject property.

Point which taken: Photo 3: Eldora Road ROW



Photo 2
Eastern view of the part to be acquired.

Looking: Photo 3: Eastern View

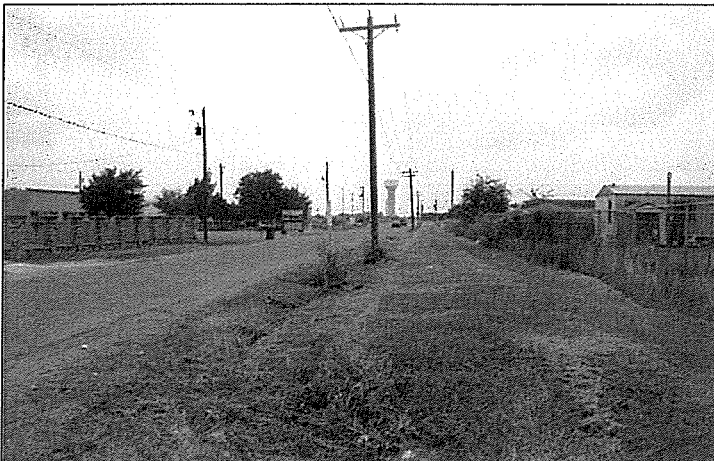


Photo 4: Eldora Road ROW
Photo 3

Eastern view of Eldora Road along the frontage of the subject property.

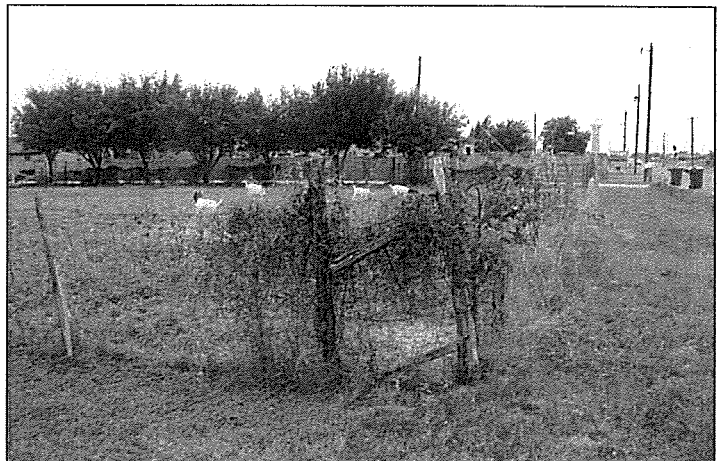


Photo 4: Western View
Photo 4

Western view of Eldora Road along the frontage of the subject property.

DESCRIPTION OF PROPERTY:

The subject property, as a whole, is a 3.88 net acre vacant tract of land located along the southern side of El Dora Road. According to the survey provided by R. Gutierrez Engineering Corporation, dated April 26, 2010, the part to be acquired is approximately 0.06 acres (2,614 square feet). This land area currently in fee simple shall be calculated at 100% of the unit value derived from the sales comparison approach as vacant. This is performed in order to determine the unit value for the proposed acquisition for the purchase of said tract in the name of the County of Hidalgo.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along Eldora Road and Cesar Chavez Road, is a mixture of single family homes, single family residential developments, commercial strip centers and agricultural uses. The subject neighborhood along Eldora Road is located within the extra territorial jurisdiction of the City of San Juan, Texas. Located west of the subject property is a new (unnamed) PSJA elementary school and several residential developments. These development have brought sewer close to the area. Leonel Garza Jr. & Associates LLC has inspected the market area along Eldora Road and Cesar Chavez Road and has found that the market contains stable growth as traffic in the immediate area along Cesar Chavez Road and El Dora Road continues to increase.

SITE ANALYSIS

Five Year Sales History:

During the course of the appraisal, research was performed through the Hidalgo County Appraisal District to verify the current ownership of the subject property along with title information provided by the client. The property was transferred from Gregorio Carrasco, Jr. and Maria T. Carrasco to Javier A. and Irma Rodriguez on March 6, 2006 and recorded under Document No. 1587384 of the Official Records of Hidalgo County for an undisclosed consideration. A copy of the appraisal card is located in the Addenda of this report.

Legal Description: (Whole Property)

A 3.94 net acre tract of land out of Lot 11, Block 43, Alamo Land & Sugar Company Subdivision of lands in Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 24, 25, & 26, Map Records, Hidalgo County, Texas. Said 3.88 acre tract of land being more particularly described by metes and bounds in Document No. 1587384, Official Records, Hidalgo County, Texas.

Legal Description: (Part to be Acquired)

A 0.06 of an acre of land out of a 4.00 acre tract of land out of Lot 11, Block 43, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas as per Map Recorded in Volume 1 Pages 24-26 M.R.H.C.

Improvements:

During the off-site and or on-site inspection of the subject property no building improvements were indicated within the part to be acquired. The subject remainder contains a single family residential structure with supporting site improvements. No damages are indicated for the remainder, however, several site improvements are located within the proposed acquisition and shall be itemized on page 5.0 of this report for purposes of determining compensation. These site improvements within the acquisition are valued based on their depreciated cost value. In the event site improvements must be re-established within the remainder, a cost to cure shall apply and be added to the total compensation calculated. In addition, any utilities located within the part to be acquired of which are affected by the acquisition, shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

HIGHEST AND BEST USE ANALYSIS:

The subject's highest and best use as vacant and as if improved is indicated for Mixed use with commercial along the frontage of El Dora Road and Residential use for the remainder. This type of use is concurrent with the recent trends located along El Dora Road within Hidalgo County, Texas. This highest and best use is based on the determined economic unit of the subject property as whole which is being acquired in the name of the state. When a property is evaluated, the highest and best use must always be considered. In the current case, the highest and best use of the whole is determined to be for residential based on several factors. Factors taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 93, by the Appraisal Institute as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and there results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The scope of the assignment is to evaluate the subject property as a whole, part to be acquired, and the remainder before and after the taking, excluding project influence as required by Standards Rule 1-4(f) under the Jurisdictional Exception provision as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). The highest and best use is analyzed for each of these scenarios as each parcel shall be evaluated before and after the proposed acquisition.

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION

Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Gregorio Carrasco, Jr. and Wife, Maria T. Carrasco	Johnny J. Harper, Sr.	Hilda P. Salinas and Husband, Roberto Salinas	Nahum Rodriguez and wife, Jaine V. Rodriguez
Grantee	Javier A Rodriguez and wife, Irma Rodriguez	Jaime J. Munoz, Trustee	Pablo Talavera	Ester A. Salazar
Date	March 6, 2006	July 13, 2009	January 18, 2008	May 18, 2007
Sales Price		\$ 176,250	\$ 60,000	\$ 170,000
Unit Price	/ Ac	\$ 22,949 / Ac	\$ 35,999 / Ac	\$ 22,972 / Ac
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Similar 0%	Inferior 5%	Similar 0%
Lot Location	Interior Tract	Interior Tract 0%	Interior Tract 0%	Interior Tract 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	Electricity and	Similar 0%	Similar 0%	Similar 0%
Street Access / Frontage	El Dora Road	Sioux Road East "I" Road 0%	Sioux Road just east of Tower Road 0%	Sioux Road west of Cesar Chavez Road 0%
Size of Tract (Acre)	4.00 Ac	7.68 Ac 0%	1.6667 Ac -5%	7.47 Ac 0%
Net Adjustments		Δ 0%	Δ 0%	Δ 0%
Indicated Unit Value		\$ 22,949 / Ac	\$ 35,999 / Ac	\$ 22,972 / Ac
Estimated Unit Value of Fee Simple Area				\$ 35,000 / Ac
Estimated Value by Sales Comparison Approach <i>(Includes Part To Be Acquired Only)</i>		(0.06 Acre x \$35,000/Acre)		\$ 2,100

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 & 5 Highway: El Dora County: Hidalgo ROW CSJ: NA

Land Sale Improved Sale Rental Data



Grantor/Lessor: Johnny J. Harper, Sr.		Grantee/Lessee: Jaime J. Munoz, Trustee	
Date: July 13, 2009		Recording Information: Doc # 2018724	
Address: Located along the northern frontage of Sioux Road, East of "I" Road, San Juan, Texas		Key Map: N/A	
		Zip Code: 78589	
Legal Description: A 7.68 acre tract of land out of Lot 9, Block 6, John Closner et al Subdivision, Hidalgo County, Texas, according to the map recorded in Volume O, Page 4, Map Records in the Office of the County Clerk of Hidalgo County, Texas.			
Confirmed Price \$: 176,250		Verified with: MLS # A117671s	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 7.68 Acres		Unit Price as Vacant \$: 29,834 per acre	
Type Street: Asphalt Paved-Sioux Road		Utilities: Water, Sewer, Gas, Electric	
Improvement(s) Description: None			
Improvement(s) Size: N/A (GBA) N/A(NRA)		Unit Price as Improved \$: N/A	
Condition and Functional Design: N/A			
Current Use: Vacant		Highest & Best Use: Single Family Residential Development	
Date of Inspection: June 1, 2010		Zoning: N/A	
		Flood Plain:	

Attach additional information as necessary.

Appraiser: Leonel Garza III	June 10, 2010
(Typed, not signed)	Date

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 & 5 Highway: El Dora County: Hidalgo ROW CSJ: NA

Land Sale Improved Sale Rental Data



Grantor/Lessor: Hilda P. Salinas and husband, Roberto Salinas		Grantee/Lessee: Pablo Talavera	
Date: February 13, 2008	Recording Information: Doc # 1859418	Key Map: N/A	
Address: Located along the southern side of Sioux Road, east of Tower Road, Alamo, Texas			Zip Code: 78516
Legal Description: A 1.6667 acres tract of Inad, more or less, out of the North Ten (10) Acres of Lot Three (3), Block Forty-one (41), Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24, Map Records of Hidalgo County, Texas.			
Confirmed Price \$: 60,000		Verified with: MLS # A107139s	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 1.6667 Acres		Unit Price as Vacant \$: 35,999 per Acre	
Type Street: Asphalt Paved – Sioux Road		Utilities: Water, Sewer, Gas, Electric	
Improvement(s) Description: N/A			
Improvement(s) Size: N/A (GBA) N/A(NRA)		Unit Price as Improved \$: N/A	
Condition and Functional Design: N/A			
Current Use: Auto Sales Yard		Highest & Best Use: Single Family Residential Use	
Date of Inspection: June 1, 2010		Zoning: N/A	Flood Plain: N/A

Attach additional information as necessary.

Appraiser: Leonel Garza III	June 10, 2010
(Typed, not signed)	Date

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 & 5 Highway: El Dora County: Hidalgo ROW CSJ: NA
 Road
 Land Sale Improved Sale Rental Data

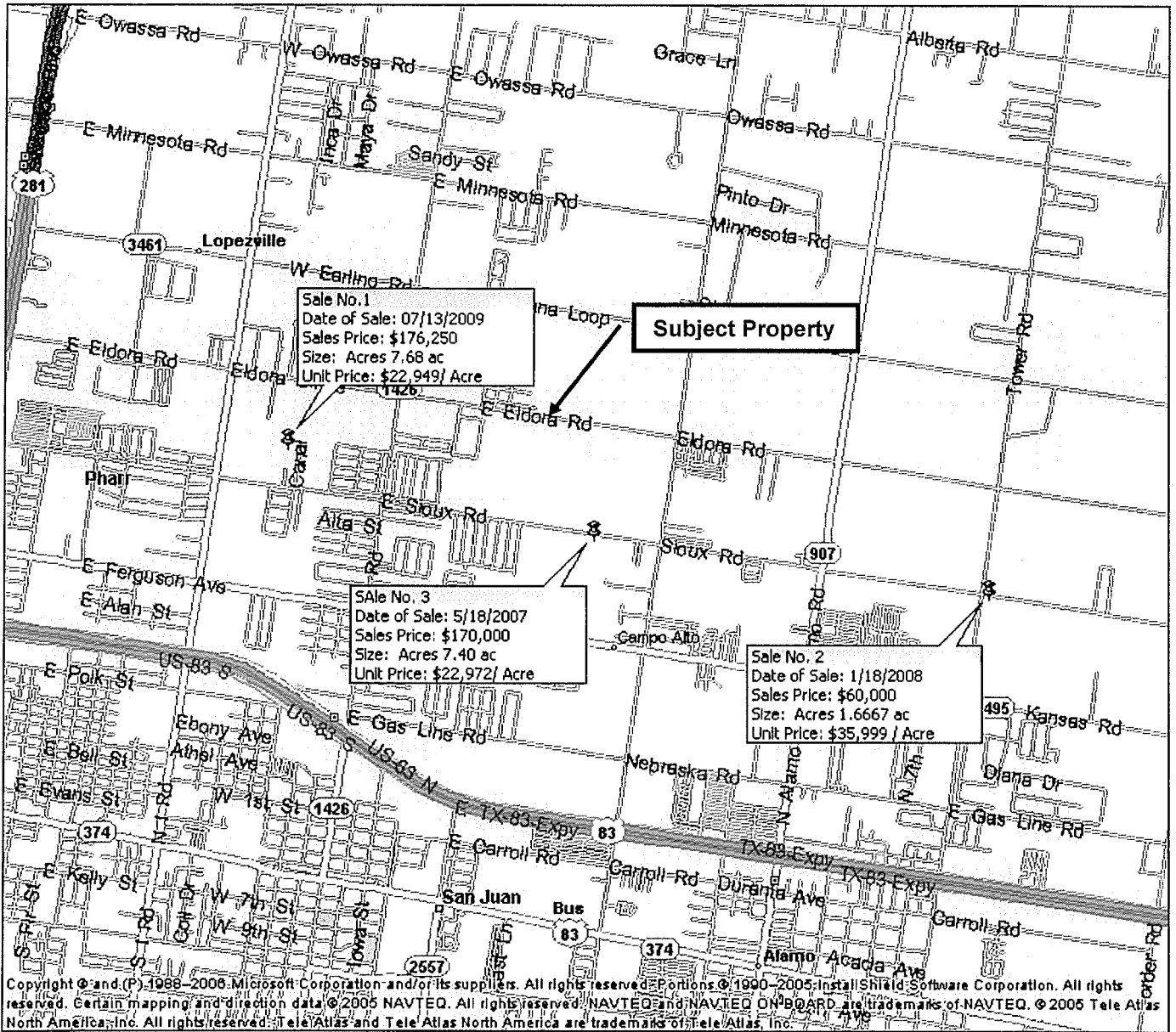


Grantor/Lessor: Nahum Rodriguez and wife, Janie V. Rodriguez		Grantee/Lessee: Ester A. Salazar	
Date: May 18, 2007	Recording Information: Doc # 1761468	Key Map: N/A	
Address: Located along the southern side of Sioux Road, west of Cesar Chavez Road, San Juan, Texas.		Zip Code: 78589	
Legal Description: A tract consisting of 7.47 gross acres (or 325,314 square feet), more or less, out of and forming a part of Lot Four (4), Block Thirty-nine (39), Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24-27, Map Records of Hidalgo County, Texas (7.40 Acres Net)			
Confirmed Price \$: 170,000		Verified with: MLS # A100415s	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 7.40 Acres		Unit Price as Vacant \$: 22,972 per acre	
Type Street: Asphalt Paved – Sioux Road		Utilities: Water, Sewer, Gas, Electric	
Improvement(s) Description: N/A			
Improvement(s) Size: N/A (GBA) N/A(NRA)		Unit Price as Improved \$: N/A	
Condition and Functional Design: N/A			
Current Use: Vacant		Highest & Best Use: Single Family Residential Development	
Date of Inspection: June 1, 2010		Zoning: N/A	Flood Plain: N/A

Attach additional information as necessary.

Appraiser: Leonel Garza III	June 10, 2010
(Typed, not signed)	Date

COMPARABLE SALES MAP



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar frontage along Eldora Road and other similar and intersecting thoroughfares. Each of the sales utilized are located within Hidalgo County and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past three years. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts.

Sale No. 1 is located along the northern frontage of Sioux Road, east of "I" Road within San Juan, Texas. The property was purchased for \$176,250 for 7.68 acres which equates to a unit rate of \$22,949 per acre. The sale is located in an area similar to the subject as such no adjustment was indicated. Due to the sales similar lot location, financing, marketing conditions, physical characteristics, and access as compared to the subject property, no adjustments for these items of comparison were indicated. No other adjustments were indicated. After adjustments a unit value for the subject property is indicated to be \$22,949 per acre.

Sale No. 2 is located at the along the southern side of Sioux Road, east of Tower Road in Alamo, Texas. The property was purchased for \$60,000 for 1.6667 acres which equates to a unit rate of \$35,999 per acre. The sale is located in an area inferior to the subject as such an upward adjustment of +5% was indicated. Due to the sales similar lot location, financing, marketing conditions, physical characteristics, and access as compared to the subject property, no adjustments for these items of comparison were indicated. However, an additional adjustment of -5% is indicated for a size adjustment as the sale is a smaller tract of land as compared to the subject. No other adjustments were indicated. After adjustments a unit value for the subject property is indicated to be \$35,999 per acre.

Sale No. 3 is located at the along the southern side of Sioux Road, west of Cesar Chavez Road in San Juan, Texas. The property was purchased for \$170,000 for 7.40 acres which equates to a unit rate of \$22,972 per acre. The sale is located in an area similar to the subject as such no adjustment was indicated. Due to the sales similar lot location, financing, marketing conditions, physical characteristics, and access as compared to the subject property, no adjustments for these items of comparison were indicated. No other adjustments were indicated. After adjustments a unit value for the subject property is indicated to be \$22,972 per acre.

Reviewing the comparable sales selected, an unadjusted range of market unit value of \$22,949 per acre to \$35,999 per acre is indicated. After applicable adjustments were made in a paired sales analysis of the comparables to the subject property, an adjusted range of unit market value of \$22,949 per acre to \$35,999 per acre was determined. Based on the subject property location along Alamo Road. A value near the upper end of the adjusted unit rates was selected for the subject property, \$35,000 per acre.

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed

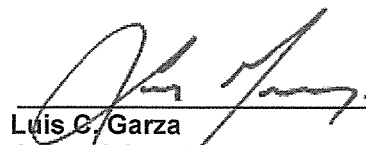
Certification of Appraisal

I, **Leonel Garza III**, 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.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- 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)*.
- I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.
- Luis C. Garza, State Certified General Real Estate Appraiser with Leonel Garza Jr. & Associates who provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.
- No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an associate member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation. Leonel Garza III is designated as a Master Real Estate Appraiser through the National Association of Master Appraisers.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan



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



Luis C. Garza
General Certified Real Estate Appraiser
License No. TX – 1338051 – 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. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering 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.
6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the 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.

General Limiting Conditions:

1. Any allocation of the total value of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all 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.
5. If the property rights appraised are the "Leased Fee Estate", then the Final Indicated Market Value Estimate is based on the continued performance under the lease terms.
6. The original and one copy of this report have been signed in blue ink. Any other copy, which is not signed in blue may have been altered, and this appraiser is not responsible for its contents or value indicated.

Assumptions and Interpretations Made by Appraiser of the Marketing Period

1. Indicated Marketing Time: Begins with the date of value estimate and the exposure time indicated.
2. Exposure to the Open Market: Listing the property on the market for sale with a Realtor, member of Multiple Listing Service, or a licensed Real Estate Broker, that will properly expose the property to the Market. This appraiser does not consider a sign placed by a 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.
3. Exposure Time: The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

QUALIFICATIONS OF APPRAISER – LEONEL GARZA III

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years upon his passing in 1998. Leonel Garza III continued the family business to this day, concentrating on general commercial properties and right-of-way acquisition projects for more than 10 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

Graduate, 1995, Texas A&M University, College Station, Texas (Bachelor of Science in Biomedical Science)
Graduate, 1991 McAllen Memorial High School, McAllen, Texas

Licenses

State Certified General Real Estate Appraiser

Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2010 (Active)

State Certified Property Tax Consultant

Number TX – 00003181
Licensed Since May 20, 2002
June 16, 2008 through June 16, 2010 (Active)

Public Service Organizations

Associate 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)

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.

Vice Chairman of the City of McAllen Traffic Board

Makes recommendations to the City Commission in order to reduce and eliminate traffic congestion and flow throughout the City . (Elected Vice Chairman 01/26/10)

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.

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 2005 & 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

Work Experience

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since December 31, 1998

Owner of G-3 Acquisitions which primary focus is custom commercial and multifamily residential construction and management.

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

Licensed Property Tax Consultant Since 2000.

Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who 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. Appointed by Governor George W. Bush for two (2) terms.



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*

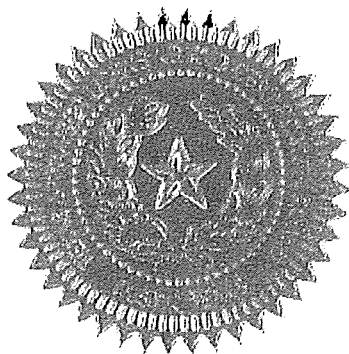
**STATE CERTIFIED
GENERAL REAL ESTATE APPRAISER**

Number: TX-1328375-G

Date of Issue: December 3, 2008

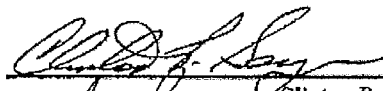
Date of Expiration: December 31, 2010


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

State of Texas
Historically Underutilized Business
Certification and Compliance Program



The Texas Building & Procurement Commission (TBPC),
hereby certifies that

LEONEL GARZA, JR & ASSOCIATES

has successfully met the established requirements of the
State of Texas Historically Underutilized Business (HUB)
Certification and Compliance Program to be recognized as a HUB.

This certificate, printed 29-APR-2006, supersedes any registration and certificate previously issued by the TBPC's HUB Certification and Compliance Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the TBPC's HUB program in writing. The Commission reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Paul A. Gibson

Certificate/VID Number: 1742948770900
File/Vendor Number: 14984
Approval Date: 27-APR-2006
Expiration Date: 27-APR-2010

Paul A. Gibson
HUB Certification & Compliance Manager
Texas Building & Procurement Commission
(512) 305-9071

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies and universities are encouraged to validate HUB certification prior to issuing a notice of award by accessing the Internet (<http://www.tbpc.state.tx.us>) or by contacting the TBPC's HUB Certification and Compliance Program at (888) 863-5881 or (512) 463-5872.

QUALIFICATIONS OF APPRAISER – LUIS C. GARZA

Education

- Graduate 2002 University of Texas Pan American, Edinburg, Texas
Bachelor of Business Administration
- Graduate 1995 McAllen High School, McAllen, Texas

Licenses Held

- State Certified General Real Estate Appraiser
Number TX – 1338051-General
Licensed since July 28, 2008
Expires: July 31, 2010 (Active)

Public Service Organization

- McAllen Palm City Lions Club
- Associate Member of the International Right of Way Association (IRWA) (Member # 78992)

Work Experience

- Employee of Leonel Garza Jr. and Associates since 2004



TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

BE IT KNOWN THAT

LUIS CARLOS GARZA

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

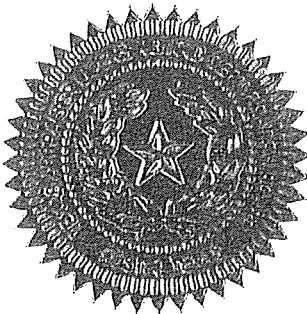
**STATE CERTIFIED
GENERAL REAL ESTATE APPRAISER**

Number: TX-1338051-G

Date of Issue: July 28, 2008

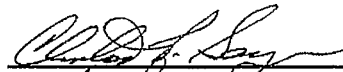
Date of Expiration: July 31, 2010


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. McNally, Secretary
Larry D. Kokel

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
Phone (956) 687-7295 Fax (956) 687-9236

May 21, 2010

Project: El Dora Road Project

Parcel 4 & 5
Javier A & Irma Rodriguez
923 E El Dora Rd
San Juan, TX 78589

To Whom It May Concern:

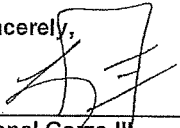
My name is Leonel Garza III, a General Certified Real Estate Appraiser from McAllen, Texas. I have been contracted by the Hidalgo County Precinct No. 2, to appraise various properties along El Dora Road for the purpose of acquiring additional right-of-way along El Dora Road in fee simple. This proposed acquisition is for the expansion and or renovation of El Dora Road from Cesar Chavez to Retama Street.

The Hidalgo County Precinct No. 2 is interested in acquiring the property believed to be in the name of Javier A & Irma Rodriguez. I have attached a copy of the survey and field notes and have highlighted the area in question for your review. My office has begun preliminary inspection of these tracts along the existing right-of-way along El Dora Road of which I would like to extend to you the opportunity to meet with me on-site. If you or your representative(s) wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or by email at leonel3@aol.com.

I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. This will aid in the determination of market value for your property. In addition, I have included in this package a questionnaire of several questions concerning your property which would aid in the appraisal process. Included is a return envelope addressed for your convenience. If this letter or questionnaire does not pertain to you and you have sold said property, please notify our office as soon as possible so that we may contact the new owner(s) of record.

With this letter I request permission to perform an on-site inspection and photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible to make other arrangements. I do appreciate your time, Thank you.

Sincerely,



Leonel Garza III
State Certified General
Real Estate Appraiser
TX1328375-General


Cc: Hidalgo County Right-of-Way Department
Carlos "CJ" Moreno, Jr.
2401 N Moorefield Road
Mission, TX 78572
(956) 283-8134

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

PLACE STICKER AT TOP OR CENTER OF MAIL TO RECEIVE TRACKING INFORMATION
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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Dora P. 485

Sent To

Street, Apt. No., or PO Box No. Javier A. & Arma Rodriguez

City, State, ZIP+4 San Juan, PR 78589

PS Form 3811, February 2004 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>
<p>1. Article Addressed to: <u>Parcel 485</u> <u>Javier A. & Arma Rodriguez</u> <u>923 E. El Dora Rd</u> <u>San Juan, PR 78589</u></p> <p style="text-align: center;"><u>EL DORA Rd. Project</u></p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) <u>7009 1680 0001 2713 5163</u></p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

HIDALGO COUNTY APPRAISAL DISTRICT CARD (1 of 2)

Hidalgo CAD

Property Search Results > 542863 RODRIGUEZ JAVIER A & IRMA for Year 2010

Property

Account

Property ID: 542863 Legal Description: ALAMO LAND & SUGAR CO W66'-E165'-EXC
 NO.97AC FOR IMP LOT 11 BLK 43 1.03AC GR
 1.00AC NET

Geographic ID: A1800-00-043-0011-06 Agent Code:
 Type: Real

Location

Address: Mapsco:
 Neighborhood: Map ID:
 Neighborhood CD:

Owner

Name: RODRIGUEZ JAVIER A & IRMA Owner ID: 626859
 Mailing Address: 923 E ELDORA RD % Ownership: 100.0000000000%
 SAN JUAN, TX 78589

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$26,423	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$26,423	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$26,423	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$26,423	

Taxing Jurisdiction

Owner: RODRIGUEZ JAVIER A & IRMA
 % Ownership: 100.0000000000%
 Total Value: \$26,423

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$26,423	\$26,423	\$0.00
DR1	DRAINAGE DISTRICT #1	0.072500	\$26,423	\$26,423	\$19.16
FD4	EMS DIST #04	0.024000	\$26,423	\$26,423	\$6.34
GHD	HIDALGO COUNTY	0.590000	\$26,423	\$26,423	\$155.90
JCC	SOUTH TEXAS COLLEGE	0.149100	\$26,423	\$26,423	\$39.40
R14	ROAD DIST 14	0.000000	\$26,423	\$26,423	\$0.00
SPA	PSJA ISD	1.301300	\$26,423	\$26,423	\$343.84
SST	SOUTH TEXAS SCHOOL	0.049200	\$26,423	\$26,423	\$13.00
Total Tax Rate:		2.186100			

Taxes w/Current Exemptions: \$577.63

HIDALGO COUNTY APPRAISAL DISTRICT CARD (2 of 2)

Taxes w/o Exemptions: \$577.63

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	1.0000	43560.00	0.00	0.00	\$26,423	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2010		\$0	\$26,423	0	26,423	\$0 \$26,423
2009		\$0	\$39,161	275	275	\$0 \$275
2008		\$0	\$39,161	275	275	\$0 \$275
2007		\$0	\$23,910	260	260	\$0 \$260
2006		\$0	\$23,910	252	252	\$0 \$252
2005		\$0	\$23,910	242	242	\$0 \$242
2004		\$0	\$23,910	226	226	\$0 \$226
2003		\$0	\$23,910	224	224	\$0 \$224

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	3/8/2006 12:00:00 AM	WDV	WARRANTY DEED/VENDORS LIEN	CARRASCO GREG	RODRIGUEZ JAVIE		

Tax Due

Property Tax Information as of 05/18/2010

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

WARRANTY DEED (Page 1 of 3)

Charge San Jacinto Title Services

SJTC/ PM GF # 7519

Warranty Deed with Vendor's Lien

Date: March 6, 2006

1587384

Grantor: GREGORIO CARRASCO, JR. and wife, MARIA T. CARRASCO (as to the East 2.0 acres) and MARIA T. CARRASCO (as to the West 2.0 acres)

Grantor's Mailing Address: 3325 Los Lagos
Edinburg, Hidalgo County, Texas 78539

Grantee: JAVIER A RODRIGUEZ and IRMA RODRIGUEZ

Grantee's Mailing Address: 4305 Linda Vista Street
Pharr, Hidalgo County, Texas 78577

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SOUTHWEST TEXAS FLBA, FLCA in the principal amount of ONE HUNDRED TWENTY-THREE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$123,200.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SOUTHWEST TEXAS FLBA, FLCA, and by a first-lien deed of trust of even date from Grantee to ERIC C. ROTHE, trustee.

Property (including any improvements):

A 4.00 acre tract of land out of Lot Eleven (11), Block 43, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map thereof recorded in Volume 1 Pages 24-26 of the Map Records of said County; said 4.00 acres being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Lot, thence with the North line of said Lot, the centerline of Eldora Road, West 99.00 feet to a cotton picker spindle found for the Northeast corner hereof and PLACE OF BEGINNING;

THENCE with the West line of Melvin Clark's Tract as described in Volume 2312 Page 637 Official Records of said County, South, at 20.00 feet found a one half (1/2) inch diameter iron rod at the South Right of Way of Eldora Road, at 1320.00 feet in all to a one-half (1/2) inch diameter iron rod found for the Southeast corner hereof;

THENCE with the South line of said Lot, West 132.00 feet to a one-half (1/2) inch diameter iron rod found for the Southwest corner hereof;

THENCE with the East line of Juan Jose Maldonado's Tract as described in Document No. 923522 Official Records of said County, North, at 1300.00 feet found a one-half(1/2) inch diameter iron rod at the South Right of Way of said Road, at 1320.00 feet in all to a cotton picker spindle found for the Northwest corner hereof;

THENCE with the North line of said Lot, East 132.00 feet to the PLACE OF BEGINNING, containing Four (4.00) acres, more or less.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2006, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

WARRANTY DEED (Page 2 of 3)

- b. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- c. Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- d. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- e. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- f. Easements and reservations as shown according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas.
- g. RIGHT OF WAY dated June 16, 1995, executed by Gregorio Carrasco, Jr. and wife, Maria T. Carrasco to North Alamo Water Supply Corporation, recorded under Clerk's File No. 459357, Official Public Records of Hidalgo County, Texas.
- h. Oil, Gas and Mineral Lease dated March 16, 1998, in favor of Jamex, Inc., recorded under Document No. 700455 and Document No. 816138, Official Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- i. Mineral reservations and/or conveyances as set forth in instrument dated December 11, 1957, executed by Nancy Jane Chagny, individually and as Community Administratrix of the Estate of Charles Philip Chagny, Incompetent to Morris Rosenthal and wife, Sarah Rosenthal, recorded in Volume 910, Page 86, Deed Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- j. Mineral reservations and/or conveyances as set forth in instrument dated February 6, 1976, executed by Jack Wilkans, Independent Executor of the Estate of Morris Rosenthal, Deceased to Kenneth b. Winkle and wife, Mary Edith Winkle and Robert T. Horstman and wife, Ruth Ann Horstman, recorded in Volume 1474, Page 555, Deed Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- k. Any visible and apparent unrecorded easements on the insured property.
- l. Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
- m. Zoning and building ordinances in favor of the County of Hidalgo.
- n. Rights of tenants in possession under any and all outstanding lease agreement, recorded or unrecorded.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

WARRANTY DEED (Page 3 of 3)

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

SOUTHWEST TEXAS FLBA, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SOUTHWEST TEXAS FLBA, FLCA and are transferred to SOUTHWEST TEXAS FLBA, FLCA without recourse against Grantor.

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

GREGORIO CARRASCO, JR.
MARIA T. CARRASCO

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of March, 2006, by GREGORIO CARRASCO, JR.

GRACE B. MORAN, Notary Public, State of Texas, My Comm. Exp. 07/13/2008

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 10th day of March, 2006, by MARIA T. CARRASCO.

GRACE B. MORAN, Notary Public, State of Texas, My Comm. Exp. 07/13/2008, NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
3700 N. 10TH ST., SUITE 101
McALLEN, TEXAS 78501
GF# 062407519

AFTER RECORDING, RETURN TO:
JAVIER A. & IRMA RODRIGUEZ
4305 LINDA VISTA STREET
PHARR, TEXAS 78577

Filed for Record in:
Hidalgo County
By Eddy Trevino
County Clerk
On: Mar 08 2006 at 11:03A
As a Recording
Document Number: 1587384
Total Fees: 24.00
Receipt Number - 747971
By: 941
Amdalys Rodriguez, Deputy