

MEMO

TO: Commissioner's Court

From: Lupe Rodriguez
Right of Way Agent



Date: June 10, 2011

Re: Tower Road Improvements (Parcel 3)

Attached, please find a letter from the Margaret M. Jones Living Trust, Trustees on the above-mentioned project

Appraised Value	\$	330.00
Counter Offer requested	\$	500.00
Difference	\$	<u>170.00</u>

Approved: 

Not Approved: _____

Date: 6/14/11

Margaret M. Jones Ward Living Trust

Sandra Propst

& Ward Skinner, Trustees

3009 Karen Lane

Edinburg, Texas 78539

June 8, 2011

Hidalgo County Right of Way Department

Attention: Lupe Rodriguez

2401 N. Moorefield Road

Mission, TX 78572

Dear Mr. Rodriguez,

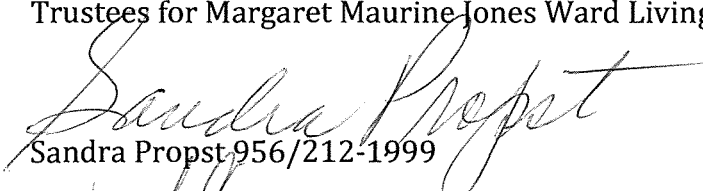
My brother, Ward Skinner, and I would like to counter the county's offer with an offer of \$500 for the .01 acres on the southeast corner of Tower Road and Minnesota Road in Alamo. This is for the county's Tower Road improvements Project, Parcel 3.


The closest comparables used by the appraiser is over north of San Juan. Our property is and has been farmed, with the exception of 2 acres used as home sites, one is presently used and is located on the corner you wish to purchase for right of way, while the other is standing vacant.

Thank you for your consideration. We await your reply.

Sincerely,

Trustees for Margaret Maurine Jones Ward Living Trust


Sandra Propst 956/212-1999


Ward Skinner 956/956/821-3735

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 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 Tower Road with the project limits: Being an area of land located along Tower Road, between Minnesota Road and Owassa Road, from, in Hidalgo County, Texas.

The intended use of the report is to assist Mr. Guadalupe "Lupe" Rodriguez, 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. Lupe Rodriguez, 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 Hector "Tito" Palacios. Mr. Rodriguez 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 February 16, 2011 on behalf of Hidalgo County Precinct No.2, Lupe Rodriguez, 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 at 130 E. Park Avenue, Pharr Texas 78577. 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 Tower Road and the surrounding market area was 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 determined the value of the proposed right-of-way to be acquired by the Hidalgo County Precinct No.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, Fourth Edition, copyright 2002, page 113, 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 February 28, 2011. A copy of the certified letter is located within the addenda of this report. Sandra Propst responded to the questionnaire and indicated that this appraiser had permission to inspect the subject property.

Contact information is as follows: Sandra Propst (H) 956-383-5050 / (C) 956-212-1999
Ward Skinner (H) 956-580-9610 / (C) 956-821-3735
3009 Karen Lane, Edinburg, Texas 78539

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 northwest corner of Tower Road and Minnesota Road, in Hidalgo County. 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 1.00 acre tract of land of which is the determined economic unit of the subject property. This economic unit shall be considered the hard corner of Minnesota Road and Tower Road. The parent tract is indicated to be 60.00 acre tract of land as per questionnaire respond by Sandra Propst. The comparable sales used for the analysis of the economic unit and the partial acquisition indicated a range of economic units of 2.94 acres to 10.00 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 part to be acquired.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the total area to be acquired is 0.236 acres of which approximately 0.226 acres lies within existing road right-of-way. The net land area to be acquired is 0.010 acres. The proposed acquisition has approximately 30' lineal feet of frontage along the southern side of Minnesota Road and 30' lineal feet of frontage along the east side of Tower 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 development use tract of land, which is based on the local market trends along Minnesota Road and Tower Road. This highest and best use is further explained on page 3.2 of this report.

To Be Acquired (Net)	0.010 Acres
	436 Square Feet

Legal Description: Part To Be Acquired

A 0.236 acre tract of land out of a one (1) acre of land on the northwest corner of lot II, Block 49, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas.

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.

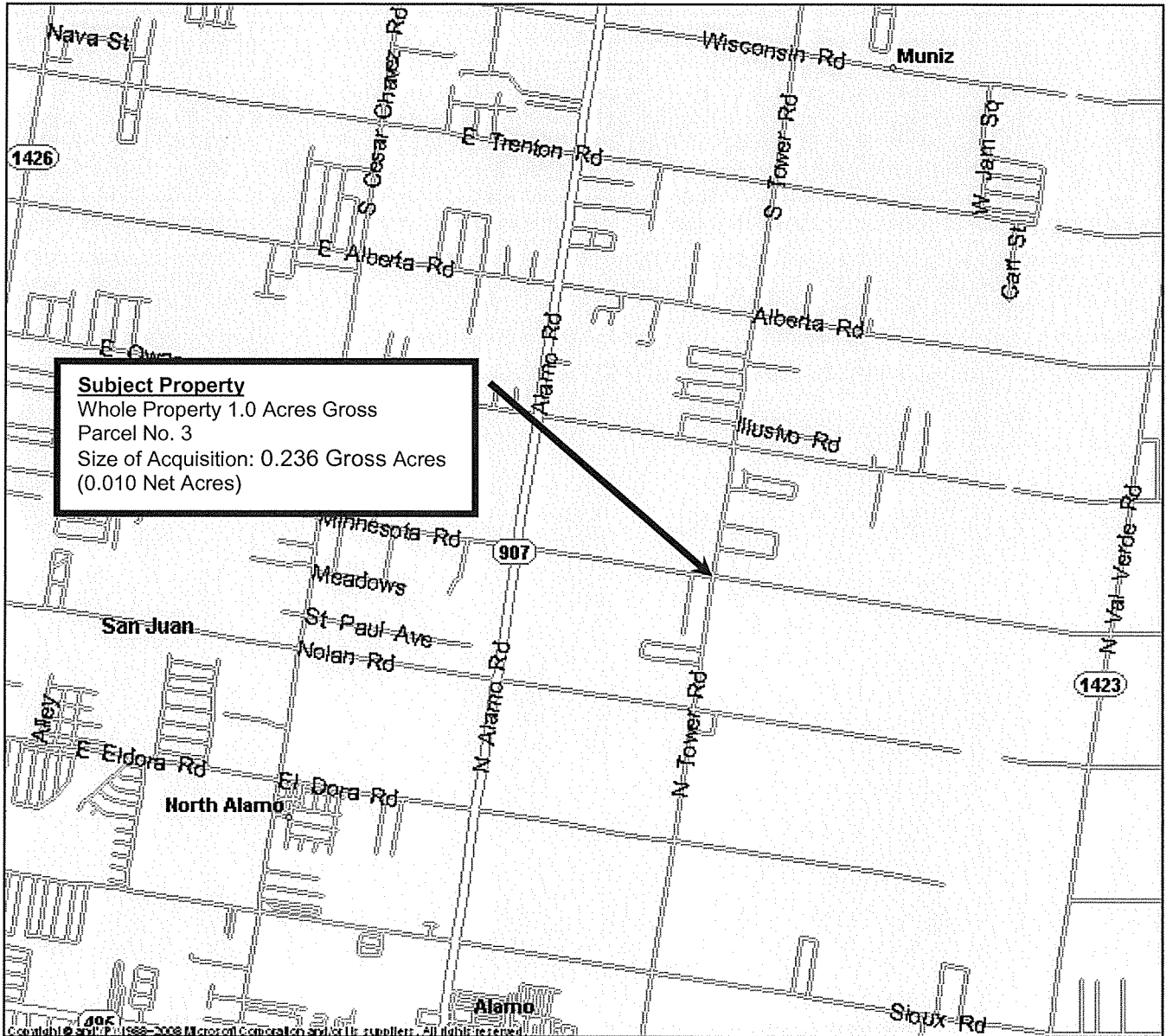
Property Tax Information

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 Margaret M Ward Living Trust. This was found under the tax account 112998 of which contains the subject property is current assessed at \$35,836. The land portion of the assessment is indicated to be \$12,000 for 1.0 acres which equates to \$12,000 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

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.

LOCATION MAP OF SUBJECT PROPERTY



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 QUINTANILLA, HEADLEY, AND ASSOCIATES, INC. 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)

EXHIBIT "A"

COUNTY: HIDALGO

ENG10.101

HIGHWAY: TOWER ROAD

January 17, 2011

Page 1 of 3

PROJECT LIMITS: SOUTHEAST CORNER OF TOWER ROAD AND MINNESOTA ROAD INTERSECTION

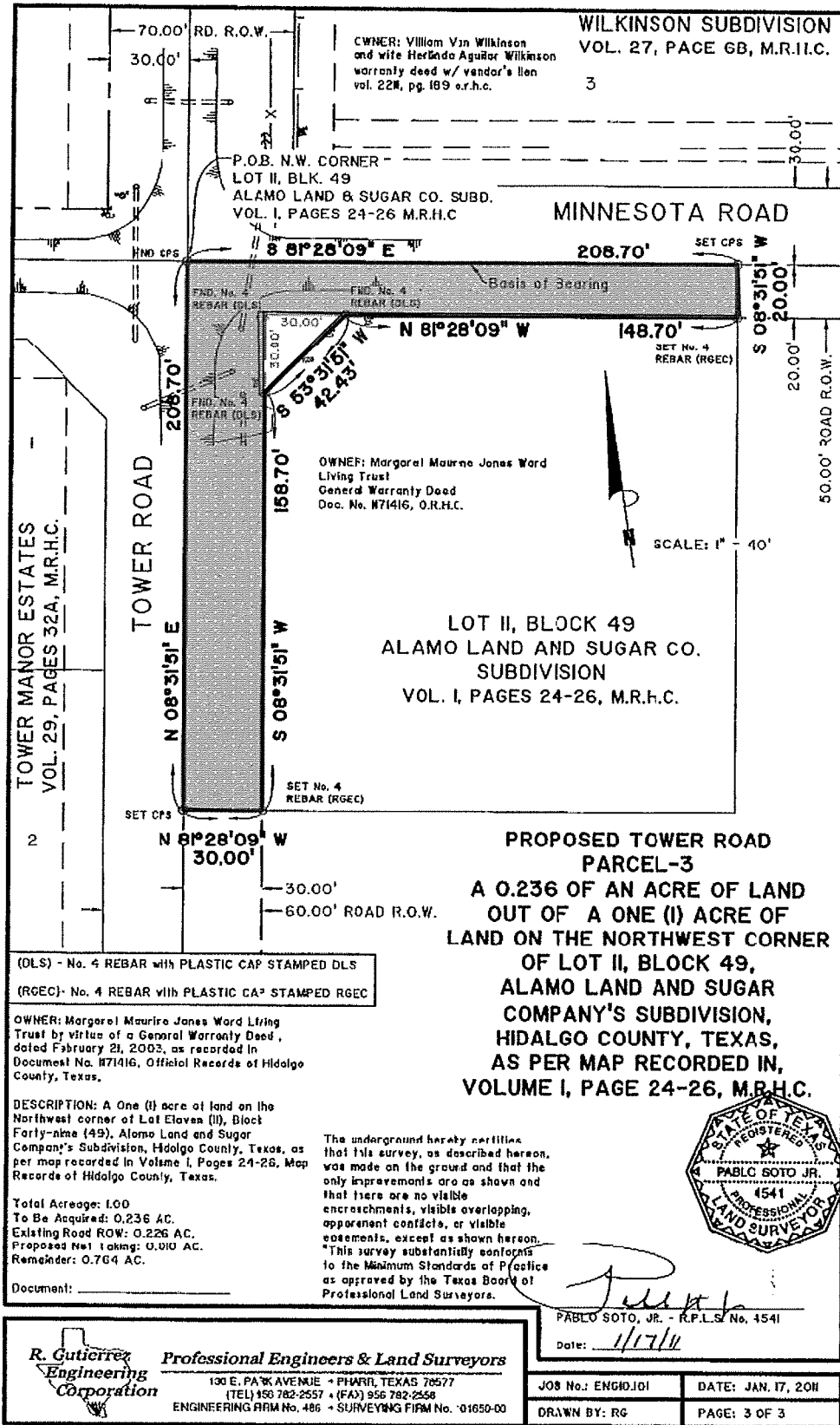
FIELD NOTES FOR PARCEL-3

A 0.236 of an acre of land out of a 1.00 (1) acre of land on the Northwest corner of Lot 11, Block 49, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said 1.00-acre tract of land is vested to Margaret Maurine Jones Ward Living Trust from The Propst Family Limited Partnership, a Texas Limited Partnership by virtue of a General Warranty Deed, dated February 21, 2003, recorded in Document No. 1171416, Official Records of Hidalgo County, Texas. Said 0.236 of an acre of land being more particularly described by metes and bounds as follows;

Beginning at a cotton picker spindle found at the Northwest corner of Lot 11, Block 49, for the Northwest corner and **POINT OF BEGINNING** of this tract of land;

1. **THENCE**, South 81 degrees 28 minutes 09 seconds East, with the North line of said Lot 11, Block 49, a distance of 208.70 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northeast corner of this tract of land;
2. **THENCE**, South 08 degrees 31 minutes 51 seconds West, parallel to the West line of said Lot 11, Block 49, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the South Right of Way line of Minnesota Road for an exterior corner of this tract of land;
3. **THENCE**, North 81 degrees 28 minutes 09 seconds West, with the South Right of Way line of said Minnesota Road, a distance of 148.70 feet to a No. 4 rebar found (with a plastic cap stamped DLS) for an interior corner of this tract of land;
4. **THENCE**, South 53 degrees 31 minutes 51 seconds West, with a corner clip of Tower Road, a distance of 42.43 feet to a No. 4 rebar found (with a plastic cap stamped DLS) for an interior corner of this tract of land;
5. **THENCE**, South 08 degrees 31 minutes 51 seconds West, with the East Right of Way line of said Tower Road a distance of 158.70 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southeast corner of this tract of land;
6. **THENCE**, North 81 degrees 28 minutes 09 seconds West, parallel to the North line of said Lot 11, Block 49, a distance of 30.00 feet to a cotton picker spindle set at the West line of said Lot 11, Block 49 and for the Southwest corner of this tract of land;

SURVEY OF PART TO BE ACQUIRED (Page 1 of 1)



Green Highlighted Area = Existing Road ROW / Yellow Highlighted Area = Part to be Acquired

PHOTOGRAPHS OF SUBJECT PROPERTY
Include Each Major Improvement

Parcel No.: 3

Date Taken: March 11, 2011

Point which taken: Photo 1: Tower Road ROW
Photo 2: Tower Road ROW

Local Address: Located along the SEC of Tower Road
and Minnesota Road.

Taken By: :Leonel Garza III

Looking: Photo 1: Eastern View
Photo 2: Northeastern View



Photo 1
Eastern view of the subject property.



Photo 2
Northeastern view of the part to be acquired.

Point which taken: Photo 3: Minnesota Road ROW
Photo 4: Tower Road ROW

Looking: Photo 3: Southwestern View
Photo 4: Northern View



Photo 3
Southwestern view of the part to be acquired.



Photo 4
Northern view of Tower Road

DESCRIPTION OF PROPERTY:

The subject property, as a whole (hard corner), is a 1.00 acre tract of land of which the hard corner of Minnesota Road and Tower Road is currently utilized for a single family residence. The part to be acquired according to the survey provided by R. Gutierrez Engineering Corporation, dated January 14, 2011 is a total of 0.236 acre of which 0.226 acres lies within existing road right-of-way. The net land area to be acquired is 0.010 acres. The subject property is currently utilized for single family residential use by the placement of a mobile home located on-site. The residence shall not be affected by the proposed acquisition. 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 Tower Road and Minnesota Road, is a mixture of single family homes, single family residential developments and agricultural uses. As per Dalia Zuniga from the planning and zoning department of the City of Alamo, indicated the subject area is located outside the city limits of Alamo but within the City of Alamo's Extra Territorial Jurisdiction (ETJ). Building restrictions in this area are set forth by the Hidalgo County Subdivision Advisory Board as the subject area is not located within a municipality. Tower Road in a north to south arterial road for the City of Alamo, with most the traffic located south of FM 495. Leonel Garza Jr. & Associates LLC has inspected the market area along Tower Road and Minnesota Road and has found that the market contains stable growth as traffic in the immediate area along Tower 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 The Propst Family Limited Partnership to Margaret Maurine Jones Ward Living Trust on February 21, 2003 and recorded under Document No. 1171416 for an undisclosed consideration. A copy of the appraisal card is located in the Addenda of this report.

Legal Description: (Whole Property)

Being 1.0 gross acres of land out of the Northwest corner of Lot Eleven (11), Block Forty-Nine (49), Alamo Land and Sugar Company's Subdivision, Hidalgo County Texas, as recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County Texas.

Legal Description: (Part to be Acquired)

A 0.236 of an acre of land out of a 1.00 (1) acre of land out of the Northwest corner of Lot Eleven (11), Block Forty-Nine (49), Alamo Land and Sugar Company's Subdivision, Hidalgo County Texas, as recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County Texas.

Improvements:

During the off-site inspection of the subject property no building improvements were indicated within the part to be acquired. The subject remainder contains a mobile home with supporting site improvements. No damages are indicated for the remainder, however, any site improvements located within the proposed acquisition 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 if vacant and as improved is indicated for residential development use. This type of use is concurrent with the recent trends located along Tower Road and Minnesota 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 County of Hidalgo. 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 development based on several factors. Factors taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, 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 acquisition, while excluding project influence and is reported under the conditions set forth 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.

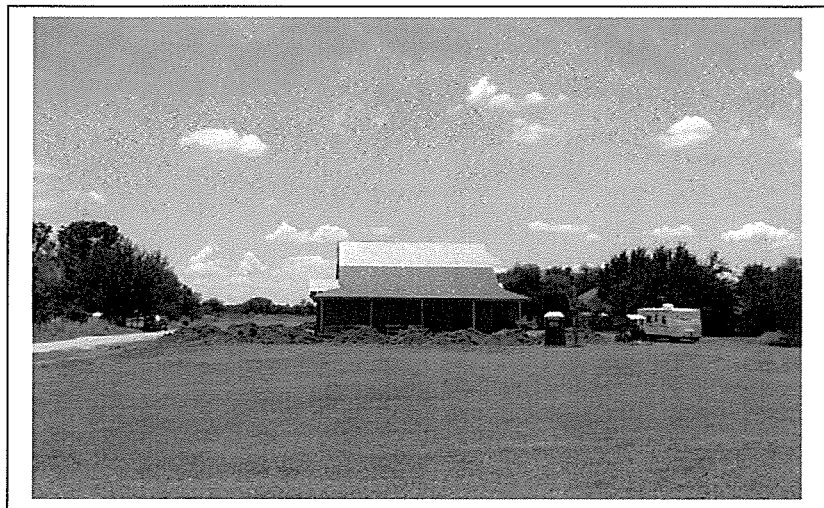
VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	The Propst Family Limited Partnership	Ignacio Ruiz and Spouse, Herminia Ruiz	Jorge Villanueva and wife, Criselda Villanueva	Alamo Heights, LTD
Grantee	Margaret Maurine Jones Ward Living Trust	Juan F. Aguilar and Spouse, Diana M. Estrada	Rafael Solis Gonzalez	Propilusion Investments, LLC
Date	February 21, 2003	May 17, 2010	August 17, 2009	June 14, 2010
Sales Price	\$ -	\$ 100,000	\$ 90,000	\$ 150,000
Unit Price	\$ - / Ac	\$ 25,641 / Ac	\$ 30,612 / Ac	\$ 15,000 / 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	Superior -5%	Superior -5%	Similar 0%
Lot Location	Corner Tract	Interior Tract 5%	Interior Tract 5%	Interior Tract 5%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	Water/ Electricity/ Phone	Similar 0%	Similar 0%	Similar 0%
Street Access / Frontage	Tower Road and Minnesota Road	Road, East of Cesar Chavez Road. 0%	Road, East of Cesar Chavez Road. 0%	Road, West of Cesar Chavez Road. 0%
Size of Tract (Acre)	1.00 Acres	3.90 Ac 15%	2.94 Ac 10%	10.00 Ac 40%
Net Adjustments		Δ 15%	Δ 10%	Δ 45%
Indicated Unit Value		\$ 29,487 / Ac	\$ 33,673 / Ac	\$ 21,750 / Ac
Estimated Unit Value of Fee Simple Area				\$ 33,000 / Acre
Estimated Value by Sales Comparison Approach		(0.010 Acre x \$33,000/Acre)		\$ 330
<i>(Includes Part To Be Acquired Only)</i>				

COMPARABLE DATA SUPPLEMENT

District: _____ Parcel No.: 3 Highway: Tower County: Hidalgo ROW CSJ: _____
 Road
 Land Sale Improved Sale Rental Data



Grantor/Lessor: Ignacio Ruiz and Spouse, Herminia Ruiz		Grantee/Lessee: Juan F. Aguilar and Spouse, Diana M. Estrada	
Date: May 17, 2010	Recording Information: Doc# 2108792	Key Map: N/A	
Address: Located along the southern side of Wisconsin Road, East of Cesar Chavez Road, Hidalgo County, Texas.			Zip Code: 78539
Legal Description: A tract of land being the west 4.0 acres of the east 19.77 acres of the North 30.0 acres of Lot 9, Block 56, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas.			
Confirmed Price \$: 100,000		Verified with: MLS # A128611	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 3.90 Acres		Unit Price as Vacant \$: 25,641 per acre	
Type Street: Asphalt Paved		Utilities: Water, Gas, Electric (Sewer Nearby)	
Improvement(s) Description: Single Family Residence (under construction)			
Improvement(s) Size: N/A (GBA) N/A(NRA)		Unit Price as Improved \$: N/A	
Condition and Functional Design: N/A			
Current Use: Single Family Residence Use		Highest & Best Use: Single Family Residence Use	
Date of Inspection: February 21, 2011		Zoning: N/A	Flood Plain:

Attach additional information as necessary.

The subject property is a 3.90 acres rectangular shaped tract of land with approximately 176 lineal feet of frontage along Wisconsin Road. The property is currently being improved with a single family residence.

Appraiser: Leonel Garza III	May 18, 2011
(Typed, not signed)	Date



COMPARABLE DATA SUPPLEMENT

District: Parcel No.: 3 Highway: Tower County: Hidalgo ROW CSJ:
Road
Land Sale Improved Sale Rental Data



Grantor/Lessor: Jorge Villanueva and wife, Criselda Villanueva		Grantee/Lessee: Rafael Solis Gonzalez	
Date: August 17, 2009	Recording Information: Doc # 2028091		Key Map: N/A
Address: Located along the southern side of Wisconsin Road, East of Cesar Chavez Road, Hidalgo County, Texas.			Zip Code: 78542
Legal Description: The west 3.00 acres of the east 15.77 acres of the north 30.00 acres of Lot 9, Block 56, 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 \$: 90,000		Verified with: MLS # A128811s	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 2.94 Acres		Unit Price as Vacant \$: 30,612 per Acre	
Type Street: Asphalt Paved		Utilities: Water, Gas, Electric (Sewer Nearby)	
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 (at time of sale)		Highest & Best Use: Single Family Residential	
Date of Inspection: February 21, 2011		Zoning: N/A	Flood Plain: N/A

Attach additional information as necessary.

The subject property is a 2.94 acres rectangular shaped tract of land with approximately 132 lineal feet of frontage along Wisconsin Road. At the time prior to sale the subject property was operated as a nursery and has since been converted to a mixed use (commercial/residential use) property.

Appraiser: Leonel Garza III	May 18, 2011
(Typed, not signed)	Date

COMPARABLE DATA SUPPLEMENT

District: _____ Parcel No.: 3 Highway: Tower County: Hidalgo ROW CSJ: _____
 Road
 Land Sale Improved Sale Rental Data



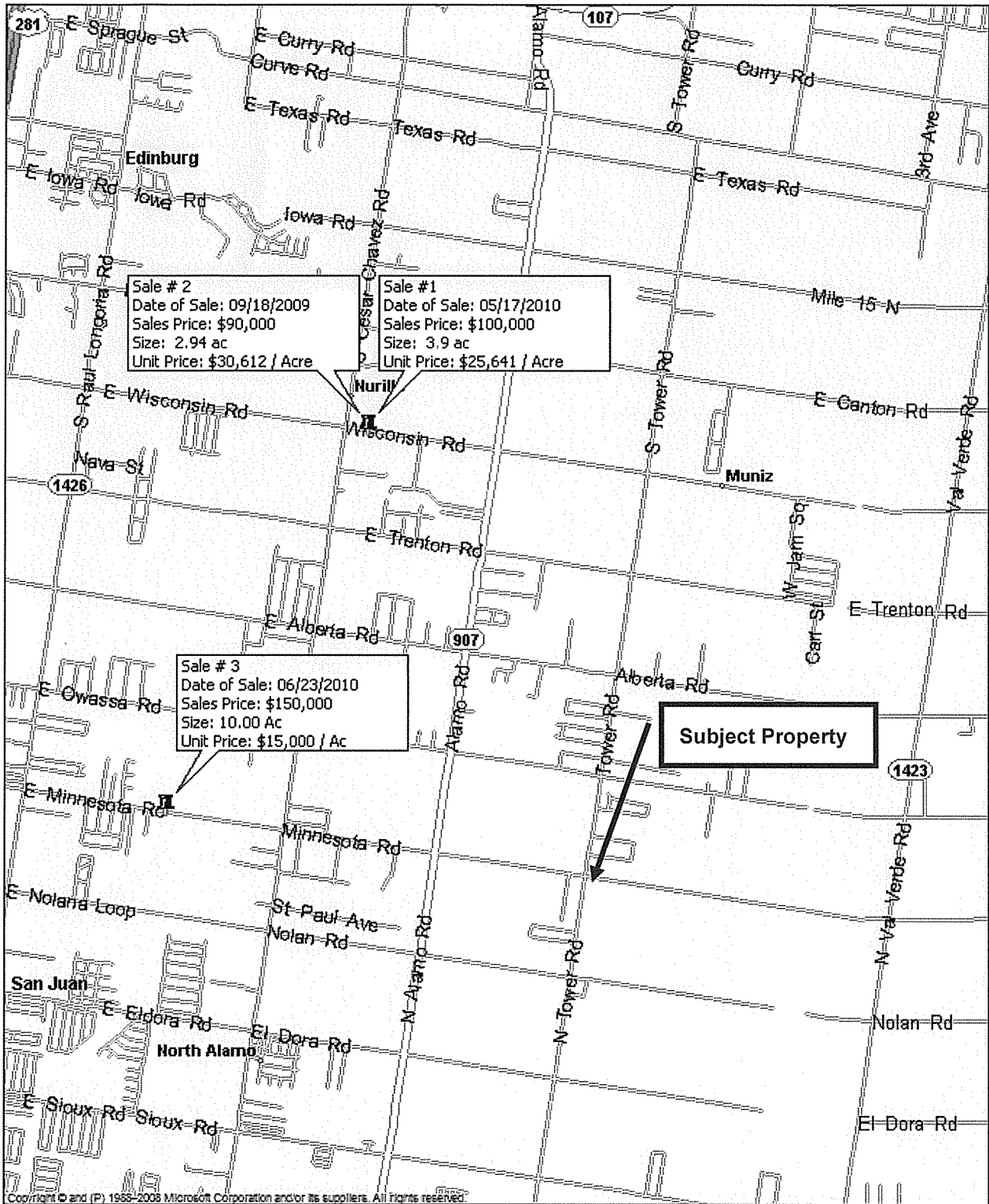
Grantor/Lessor: Alamo Heights, LTD		Grantee/Lessee: Propulsion Investments, LLC	
Date: June 14, 2010		Recording Information: Doc # 2119853	
Address: Located along the northern side of Minnesota Road, west of Cesar Chavez Road, San Juan, Texas		Key Map: N/A	
Legal Description: The east one-half 1/2 of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 24 and 26, Map Records, Hidalgo County, Texas.		Zip Code: 78589	
Confirmed Price \$: 150,000		Verified with: MLS # A136426	
Terms and Conditions of Sale: Cash to Seller			
Rental Data: N/A			
Land Size: 10.00 Acres		Unit Price as Vacant \$: 15,000 per acre	
Type Street: Asphalt Paved		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 Use	
Date of Inspection: February 21, 2011		Zoning: N/A	Flood Plain: N/A

Attach additional information as necessary.

The subject property is a vacant tract of land located along the northern side of Minnesota Road, east of Raul Longoria. The subject property is indicated to be the east half of Lot 7 an original 20.00 acre tract of land. The subject property dimensions are approximately ±330 lf x ±1,320 lf, with ±330 lineal feet of frontage along Minnesota Road.

Appraiser: Leonel Garza III	May 18, 2011
(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 Tower 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 southern frontage of Wisconsin Road, east of Cesar Chavez Road within the extraterritorial jurisdiction of the City of Edinburg, Texas. The property was purchased for \$100,000 for 3.90 acres which equates to a unit rate of \$25,641 per acre. The sale is located in an area superior to the subject as such a downward adjustment of -5% was indicated. The sale is an interior tract and as such, a +5% adjustment was indicated due to its inferior corner influence. Due to the sales similar financing, marketing conditions, physical characteristics, and access as compared to the subject property, no further adjustments for these items of comparison were indicated. A final adjustment was indicated for the difference in size requiring a final upward adjustment of +15% was indicated for the comparables larger overall size as compared to the subject. No further adjustments were required indicating a unit value for the subject property of \$29,487 per acre.

Sale No. 2 is located along the southern frontage of Wisconsin Road, east of Cesar Chavez Road within the extraterritorial jurisdiction of the City of Edinburg, Texas. The property was purchased for \$90,000 for 2.94 acres which equates to a unit rate of \$30,612 per acre. The sale is located in an area superior to the subject as such a downward adjustment of -5% was indicated. The sale is an interior tract and as such, a +5% adjustment was indicated due to its inferior corner influence. Due to the sales similar financing, marketing conditions, physical characteristics, and access as compared to the subject property, no further adjustments for these items of comparison were indicated. A final adjustment was indicated for the difference in size requiring a final upward adjustment of +10% was indicated for the comparables larger overall size as compared to the subject. No further adjustments were required indicating a unit value for the subject property of \$33,673 per acre.

Sale No. 3 is located at the along the northern frontage of Minnesota Road, west of Cesar Chavez Road in San Juan, Texas. The property was purchased for \$150,000 for 10.00 acres which equates to a unit rate of \$15,000 per acre. Due to the sales similar location, financing, marketing conditions, physical characteristics, and access as compared to the subject property, no adjustments for these items of comparison were indicated. The sale is an interior tract and as such, a +5% adjustment was indicated due to its inferior corner influence. A final adjustment of +40% adjustment was indicated for the difference in size. No other adjustments were required indicated a unit value for the subject property of \$21,750 per acre.

Reviewing the comparable sales selected, an unadjusted range of market unit value of \$15,000 per acre to \$21,428 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 \$21,750 per acre to \$33,673 per acre was determined. Based on the subject property location along Tower Road and the recent sales located within the market area, a value near the upper end of the adjusted unit rate was selected for the subject property, \$33,000 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. Title Report
8. Returned Questionnaire From Sandra Propst

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 (2010-2011 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, 2012 (Active)

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
June 16, 2008 through June 16, 2011 (Active)

Public Service Organizations

Associate Member of the Appraisal Institute

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)

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

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1328375 G**

Issued: **12/13/2010**

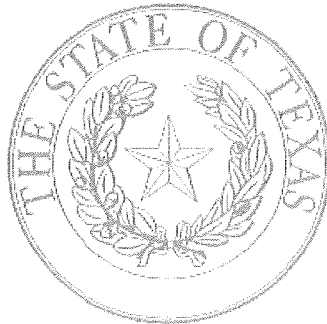
Expires: **12/31/2012**

Appraiser: **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 this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

State of Texas
Historically Underutilized Business
Certification and Compliance Program



The Texas Comptroller of Public Accounts (CPA),
hereby certifies that

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

This certificate, printed 14-AUG-2010, supersedes any registration and certificate previously issued by the HUB 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 HUB Program in writing. The CPA 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.

A handwritten signature in cursive script that reads "Paul A. Gibson".

Certificate/VID Number: 1742948770900
File/Vendor Number: 14984
Approval Date: 09-AUG-2010
Expiration Date: 09-AUG-2014

Paul A. Gibson
Statewide HUB Program Manager
Texas Comptroller of Public Accounts
Texas Procurement and Support Services Division

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.window.state.tx.us/procurement/cmb1/hubonly.html>) or by contacting the HUB 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, 2012 (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*

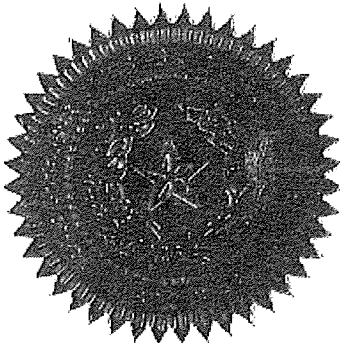
**STATE CERTIFIED
GENERAL REAL ESTATE APPRAISER**


Number: TX-1338051-G

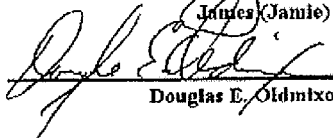
Date of Issue: July 12, 2010

Date of Expiration: July 31, 2012

In Witness Whereof





James (Jamie) B. Ratliff, Chair


Douglas E. Oldmixon, Commissioner

James (Jamie) B. Ratliff, Chair
Walker R. Beard
Clinton P. Sayers

Mark A. McAnally, Vice Chair
MALACHI O. Boyuls
SHERYL R. Swift

Luis F. De La Garza, Jr., Secretary
Robert D. Davis, Jr.
Donna L. Walz

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
(956) 687-7295 (24 hour answering service) Fax (956) 687-9236
Email Address: leonel3@garza-associates.com

February 28, 2011

Parcel 3
Margaret M Ward Living Trust
3009 Karen Lane
Edinburg, Texas 78539-7702

To Whom It May Concern:

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Precinct No. 2, to appraise various properties along Tower Road for the purpose of acquiring additional right-of-way. The purpose of such "right-of-way" is for the expansion and renovation of Tower Road. Attached is a survey of the property to be appraised. This office shall be inspecting the subject property from existing road right-of-way until verbal or written permission from you is granted to enter the subject property. We would like to extend the opportunity to meet with our office at your site at a later date in order to explain the project and the purpose of the appraisal report requested by Hidalgo County Precinct No. 2.

The Hidalgo County Precinct No. 2 is interested in acquiring said property believed to be in the name of Margaret M Ward Living Trust. This is the beginning process for future negotiations to acquire the all or a portion of the subject property. If you or your representatives 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. 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. If this letter does not pertain to you and you have sold said property, please notify our office as soon as possible so that the proper ownership identification can be preformed.

If you have any questions please call the office of Leonel Garza Jr. & Associates LLC at (956) 687-7295.

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. Thank you.

Sincerely,



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

Cc: Hidalgo County Right-of-Way Department
Lupe Rodriguez -- Right-of-Way Agent
2401 N Moorefield Road, Mission, Texas 78572
(956) 283-8134

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

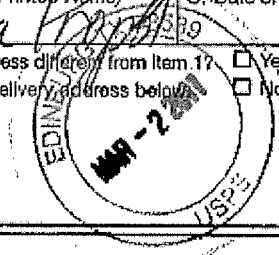
U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Enforcement Required)	
Restricted Delivery Fee (Enforcement Required)	
Total Postage & Fees	\$ 5.71

Sent to:	Margaret M. Ward Living Trust
Street, Apt. No., or PO Box No.	3009 Karen Lane
City, State, ZIP+4	Edinburg TX 78539

PS Form 3800, August 2005 See Reverse for Instructions

7002 6001 0921 0000 2221 9229 8229

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. 	A. Signature: <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name): <i>Sandra [Signature]</i> C. Date of Delivery: <i>2/28/11</i> D. Is delivery address different from Item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:
1. Article Addressed to: Parcel 3 Margaret M. Ward Living Trust 3009 Karen Lane Edinburg TX 78539 Tower Rd	3. Service Type: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
7002 6001 0921 0000 2221 9229 8229	



HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 112998 WARD MARGARET M LIVING TRUST for Year 2010

Property			
Account			
Property ID:	112998	Legal Description:	ALAMO LAND & SUGAR CO LOT 11 & W1/2 OF LOT 12 BLK 49 60AC
Geographic ID:	A1800-00-049-0011-00	Agent Code:	
Type:	Real		
Location			
Address:	E MINNESOTA RD TX	Mapsc0:	
Neighborhood:		Map ID:	
Neighborhood CD:			
Owner			
Name:	WARD MARGARET M LIVING TRUST	Owner ID:	515109
Mailing Address:	3009 KAREN LN EDINBURG, TX 78539-7702	% Ownership:	100.0000000000%
Exemptions:			

Values			
(+)	Improvement Homesite Value:	+	\$0
(+)	Improvement Non-Homesite Value:	+	\$0
(+)	Land Homesite Value:	+	\$0
(+)	Land Non-Homesite Value:	+	\$12,000 Ag / Timber Use Value
(+)	Agricultural Market Valuation:	+	\$708,000 \$23,836
(+)	Timber Market Valuation:	+	\$0 \$0

(=)	Market Value:	=	\$720,000
(-)	Ag or Timber Use Value Reduction:	-	\$684,164

(=)	Appraised Value:	=	\$35,836
(-)	HS Cap:	-	\$0

(=)	Assessed Value:	=	\$35,836

Taxing Jurisdiction					
Owner: WARD MARGARET M LIVING TRUST					
% Ownership: 100.0000000000%					
Total Value: \$720,000					
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$35,836	\$35,836	\$0.00
DR1	DRAINAGE DISTRICT #1	0.072500	\$35,836	\$35,836	\$25.98
FD4	EMS DIST #04	0.024000	\$35,836	\$35,836	\$8.60
GHD	HIDALGO COUNTY	0.590000	\$35,836	\$35,836	\$211.43
HCTIR	COUNTY - TRANSPORTATION REINVESTMENT ZONE	0.000000	\$35,836	\$35,836	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.149100	\$35,836	\$35,836	\$53.43
R14	ROAD DIST 14	0.000000	\$35,836	\$35,836	\$0.00
SDN	DONNA ISD	1.177900	\$35,836	\$35,836	\$422.11
SST	SOUTH TEXAS SCHOOL	0.049200	\$35,836	\$35,836	\$17.63
Total Tax Rate:		2.062700			
Taxes w/Current Exemptions:					\$739.19
Taxes w/o Exemptions:					\$739.19

Improvement / Building						
Improvement #1:	RESIDENTIAL	State Code:	E1	Living Area:	sqft	Value: \$0
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
UTY	UTILITY ROOM	*			560.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	1.0000	43560.00	0.00	0.00	\$12,000	\$0
2	H	1WETFARM	39.0000	1698840.00	0.00	0.00	\$468,000	\$15,756
3	H	1WETFARM	20.0000	871200.00	0.00	0.00	\$240,000	\$8,080

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2011		\$0	\$720,000	23,836	35,836	\$0	\$35,836
2010		\$0	\$720,000	23,836	35,836	\$0	\$35,836
2009		\$0	\$720,000	24,721	36,721	\$0	\$36,721
2008		\$0	\$720,000	24,721	36,721	\$0	\$36,721
2007		\$150	\$440,000	23,541	32,191	\$0	\$32,191
2006		\$150	\$440,000	23,600	32,250	\$0	\$32,250
2005		\$150	\$440,000	23,836	32,486	\$0	\$32,486
2004		\$150	\$440,000	23,600	32,250	\$0	\$32,250
2003		\$150	\$392,000	23,541	30,991	\$0	\$30,991

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	2/25/2003 12:00:00 AM	GWD	GEN. W/D	PROPST FAMILY LI	WARD MARGARET		
2	12/7/2000 12:00:00 AM	SWD	SPEC. W/D	PROPST MICHAEL	PROPST FAMILY LI		
3		CONV	CONVERSION	Unknown	PROPST MICHAEL		

Tax Due

Property Tax Information as of 02/21/2011

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

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

TITLE REPORT (Page 2 of 3)

R. GUTIERREZ ENGINEERING CORPORATION

Pg. 2

Title Report No. 1171416

SUBJECT TO THE FOLLOWING:

Easements and reservations as may appear upon the recorded map of said subdivision recorded in **Volume 1, Pages 24, 25 & 26, Deed Records, Hidalgo County, Texas.**
{See copy hereto attached}

Subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

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.
{See copy of map hereto attached}

RIGHT-OF-WAY reserved in favor of **LOUISIANA-RIO GRANDE CANAL COMPANY**, as set forth in instrument dated **March 1, 1911**, recorded in **Volume 19, Page 161, Deed Records, Hidalgo County, Texas.**
{See copy hereto attached}

A **twenty foot (20')** Road Easement along the **North side** of subject property as shown on plat recorded in **Volume 1, Pages 24, 25 & 26, Map Records, Hidalgo County, Texas.**
{See copy hereto attached}

A **thirty foot (30')** Road Easement along the **West side** of subject property as shown on plat recorded in **Volume 1, Pages 24, 25 & 26, Map Records, Hidalgo County, Texas.**
{See copy hereto attached}

Easement, dated **March 25, 1930**, recorded in **Volume 321, Page 588, Deed Records, Hidalgo County, Texas**, from **Cecil D. Ward** To: **CENTRAL POWER AND LIGHT COMPANY.**
{See copy hereto attached}

Visible and apparent easements across said property.

SUBJECT TO THE FOLLOWING liens filed against persons of the same or similar names as record title holder or predecessor in title:

NONE OF RECORD

As of **The 28th, Day of December 2010, at 5:00 o'clock P.M.**

TITLE REPORT (Page 3 of 3)

R. GUTIERREZ ENGINEERING CORPORATION

Pg. 3

Title Report No. 1171416

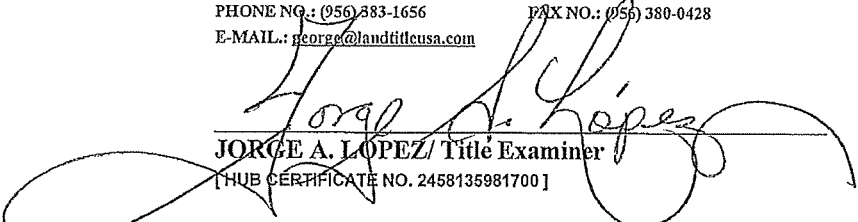
SOUTH TEXAS LAND INVESTIGATIONS

315 East McIntyre Street, EDINBURG, TEXAS 78541

PHONE NO.: (956) 383-1656

FAX NO.: (956) 380-0428

E-MAIL: george@landtitleusa.com



JORGE A. LOPEZ / Title Examiner

[HUB CERTIFICATE NO. 2458135981700]

The undersigned certifies that this Title Report has been prepared with the same standard of care as would be used for the preparation and issuance of a Commitment of Title Insurance for the property. This Title Report is delivered with the understanding evidence by the acceptance hereof that (1) it is neither a guaranty, warranty nor opinion of title, and (2) any liability arising hereunder shall be limited to the cost of this Title Report.

Returned Questionnaire

Leonel Garza Jr. & Associates LLC
Appraisal Services Questionnaire - Tower Road Project

February 28, 2011

The following information is required in order to expedite the completion of appraisal reports requested by the Hidalgo County Precinct No. 2. If there are any questions or concerns, you can contact Leonel Garza III of Leonel Garza Jr. & Associates LLC at (956) 687-7295 or by email at leonel3@garza-associates.com.

1. Parcel No. 3
2. Owner(s) of Record: _____
3. Who Is Authorized To Make Decisions For This Property? Sandra Probst or Ward Skinner
4. Contact Numbers: Sandy - (H) 983-5050 or (C) 212-1999
Ward - (H) 580-9610 or (C) 821-3735
5. Mailing Address: 3009 Karen Lane
Edinburg, TX 78539
6. Date of Purchase: ?
7. Original Purchase Price of Property: ?
8. Number of Acres (SF) Purchased: 60
9. Do You Have A Current Survey of The Subject Property?
 Yes No
10. Do You Have An Opinion of Value of Your Property?
 Yes No
Explain _____
11. Have There Been Any Recent Changes In Ownership In The Past Five Years?
 Yes No
Explain _____
12. Are There Any Leases and or Pending Subdivisions?
(building leases, farming leases, re-platting, proposed subdivision etc.)
 Yes No
Explain Lease 58 acres, to Karl Obst to farm; rent corner
acre for a mobile home.

Leonel Garza Jr. & Associates LLC
Appraisal Services Questionnaire Tower Road Project

13. Any Underground Site Improvements Along The Frontage Of The Subject Property?

Yes No

Explain _____

14. Comments, Concerns or Special Request: _____

15. Does the Office of Leonel Garza Jr. & Associates LLC have permission to enter your property to photograph and measure any land and improvements which may be affected by the proposed acquisition?

Yes No

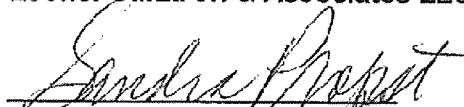
Would you like to be with the Appraiser for an on-site inspection of the subject property?

Yes No

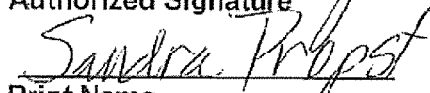
If NO, do you acknowledge that the Appraiser has afforded you or representative the opportunity to inspect the subject property, but decline?

Yes No

Note: Leonel Garza Jr. & Associates LLC shall be available during normal working hours to answer any questions or concerns you may have in the future. Please be sure to detach the business card attached which contains the contact information of Leonel Garza Jr. & Associates LLC.


Authorized Signature

_____ Date


Print Name