

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

Restricted Use Appraisal Report
1102 N. Doolittle Road, Edinburg, Texas.

Owner of Record: Hidalgo County Precinct No. 4

April 10, 2012
(Date of Report)

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

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

April 10, 2012

Hidalgo County Precinct No. 4
C/o: Steve Cruz
1051 N. Doolittle Road
Edinburg, Texas 78540

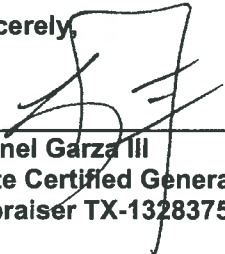
RE: 1105 N. Doolittle Road, Edinburg, Texas (A tract of land containing 13.22 acres out of Lot Fifteen (15), Section 245 of the Texas-Mexican Railway Company's Survey of lands in Hidalgo County, TX)

Mr. Cruz:

In accordance with your request, we are pleased to present our restricted use appraisal report of the industrial use property located at the above-described location. This appraisal report shall establish the fee simple market valuation of the subject property to be used for analysis as determined by Hidalgo County Precinct No. 4 as per scope of the assignment. The assignment is to establish the current market valuation of the underlying land value of the subject property in its present state and to be reported in a restricted use report for the sole use for analysis by Hidalgo County Precinct No. 4 office. This report shall be utilized for the proposed purchase of the underlying land area from Hidalgo County Drainage District No. 1. This report, which is intended to comply with the reporting requirements set forth under Standard Rule 1 and 2-2 (c) of the Uniform Standards of Professional Appraisal Practice for a Restrict Use Appraisal. This letter along with the assumption & limiting conditions and certification shall be attached herewith. I, Leonel Garza III, General Certified Real Estate Appraiser, personally inspected the subject property on several occasions over the period of the last 11 months of which a prior appraisal was performed on April 19, 2011 and the most recent on-site visit being April 1, 2012. This appraiser has carefully studied and analyzed factors pertinent to the valuation of the estimate of value as per scope. The report has been written as per scope in a restricted use format of which limits the use of the report to the intended client only. The appraisers opinions and conclusions set forth in the report may not be understood properly without additional information provided within the appraisers work file. It should be understood by the client and intended user that this report is limited to the scope of the assignment and information provided by Hidalgo County Precinct No. 4. This report shall comply with the specific approach to value requested by Hidalgo County Precinct No. 4 for purposes of this report. This is a restricted use appraisal report does not include any personal property, advertisement signs ect, unless specified to be included as per scope of the assignment. From the facts in this report, the market value of the subject property as of April 19, 2011 is indicated to be: \$575,626.00.

If you have any questions about this report or if any item needs clarification please do not hesitate to call on us at (956) 687-7295.

Sincerely,



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

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

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*. This restricted use report is limited to the information provided by Hidalgo County Precinct No. 4 and other information provided to this appraiser during the course of the assignment.
- I, Leonel Garza III, have made a personal inspection of the property that is the subject of this report.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives. I also acknowledge that I, Leonel Garza III, am an associate member of the Appraisal Institute and is not MAI Designated, however, am currently seeking designation. Leonel Garza III is a designated a Master Real Estate Appraiser, through the National Association of Master Appraisers (NAMA).
- I, Leonel Garza III, have appraised the subject property within the last five (5) years.



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

Assumptions and Limiting Conditions

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. This is a restricted use appraisal, which is intended to comply with the reporting requirements set forth under Standard Rule 1 and 2-2 (c) of the Uniform Standards of Professional Appraisal Practice. This report does not include a full discussion of data, reasoning, and analysis of which was utilized to develop an opinion of value. All supporting information and documentation, analysis is retained in the appraisers working file. The information set forth in this restricted use report was designed specifically for the intended user and specific needs of the client, Hidalgo County Precinct No. 4.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated. This appraiser assumes no responsibility for matters of a legal nature affecting the subject property being appraised or the titles, liens ect, not disclosed to this appraiser for purposes of this report. This report has been performed under the limited information provided by the client.
4. Responsible ownership and competent property management are assumed.
5. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
6. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property. Any sketch included in the body of this report shall be utilized for demonstrative purposes and is subject to a current survey.
7. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
12. Any allocation of the total value of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
13. Possession of this report, or a copy thereof, does not carry with it the right of publication.
14. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
15. Neither all or any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
16. If the property rights appraised are the "Leased Fee Estate", then the Final Indicated Market Value Estimate is based on the continued performance under the existing lease terms.
17. Neither all, nor any part of the contents of the report, or a copy thereof (including conclusions as to the property value, the identity of the Appraisers, professional designations, or the firm with which the Appraisers are connected, shall be used for any purposes by anyone for any reason but for the intended client of this report, without written consent from the office of Leonel Garza Jr. & Associates LLC.

18. As per scope of the assignment, this report is to reflect the current market value based on the selected approach to market value and indicate any external obsolescence or market conditions affecting the subject property values.
19. It is understood that the scope of the assignment is to perform said appraisal in the subjects current state and current legal description as platted and recorded.
20. Indicated Marketing Time: Begins with the date of value estimate and the exposure time indicated.
21. 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.
22. Exposure Time: The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.
23. This appraiser has made a visual inspection of the subject property, and observed no obvious adverse environmental concerns, pesticides or other potentially hazardous materials. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. If, for any reason an environmental concern exist which was not observable to this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraisers observation and conversations with the subject owner, this appraisal shall be based on the assumption that no environmental concern exist and shall be valued as such. If an environmental concerns is indicated to this appraiser after the date of report, Leonel Garza Jr. & Associates LLC reserves the right to re-evaluate the market value of the subject property as mentioned in the scope of the assignment with additional cost to be determined by Leonel Garza Jr. & Associates LLC.

Purpose Of The Appraisal

This appraisal is prepared for the purpose of estimating the market value of the fee simple estate of the subject property, as defined in within this restricted use report, as of April 10, 2012. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases, or operating agreements. The purpose is further defined as for internal use by Hidalgo County Precinct No. 4 for the purpose of establishing an asking price for the property for potentially listing the property for sale to the Hidalgo County Drainage District No. 1.

Client & Intended Use of Appraisal

The client for this report is identified as Hidalgo County Precinct No. 4 of 1051 N. Doolittle Road, Edinburg, Texas. The intended use of the report is to assist Hidalgo County Precinct No. 4 in the determination of a current fair market valuation of the underlying land value of the subject property. This appraisal was previously performed in which improvements were included, however, the new scope of the assignment is to appraise the subject property as vacant.

Scope of the Assignment

As per original Purchase Order # 653312 dated February 24, 2011, Martha L. Salazar of Hidalgo County Precinct No. 4, requested for Leonel Garza Jr. & Associates LLC to prepare a restricted use appraisal report of the fee simple estate of the subject property described within this report. As of April 10, 2011, Precinct #4 requested an new appraisal with the revised scope to be delivered on April 16, 2012. The client has identified that the report shall be a restricted use report with an analysis of a specific approach to market value selected by the client and verified by this appraiser to be the most applicable approach. This report shall establish the current market value under the existing market conditions as vacant. It is noted as of the date of this report that the economic situation of the nation and that of the Lower Rio Grande Valley, may affect the market value within the next 12 to 16 months. This report is based on the extraordinary assumption that the real estate and financial market will stabilize within the next 12 to 18 months. The subject neighborhood shall be inspected as to observe any external obsolesce or economic factors, which may be pertinent to the subject property's valuation. Market sales within the market area and comparable market areas were identified and analyzed for comparability and for reliability in determining the estimated market value of the subject property. The appraisal report shall indicate the "As Vacant" of the subject property as per inspection date of on-site visit, April 10, 2012.

Property Rights Appraised

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

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.

Identification of Personal Property

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

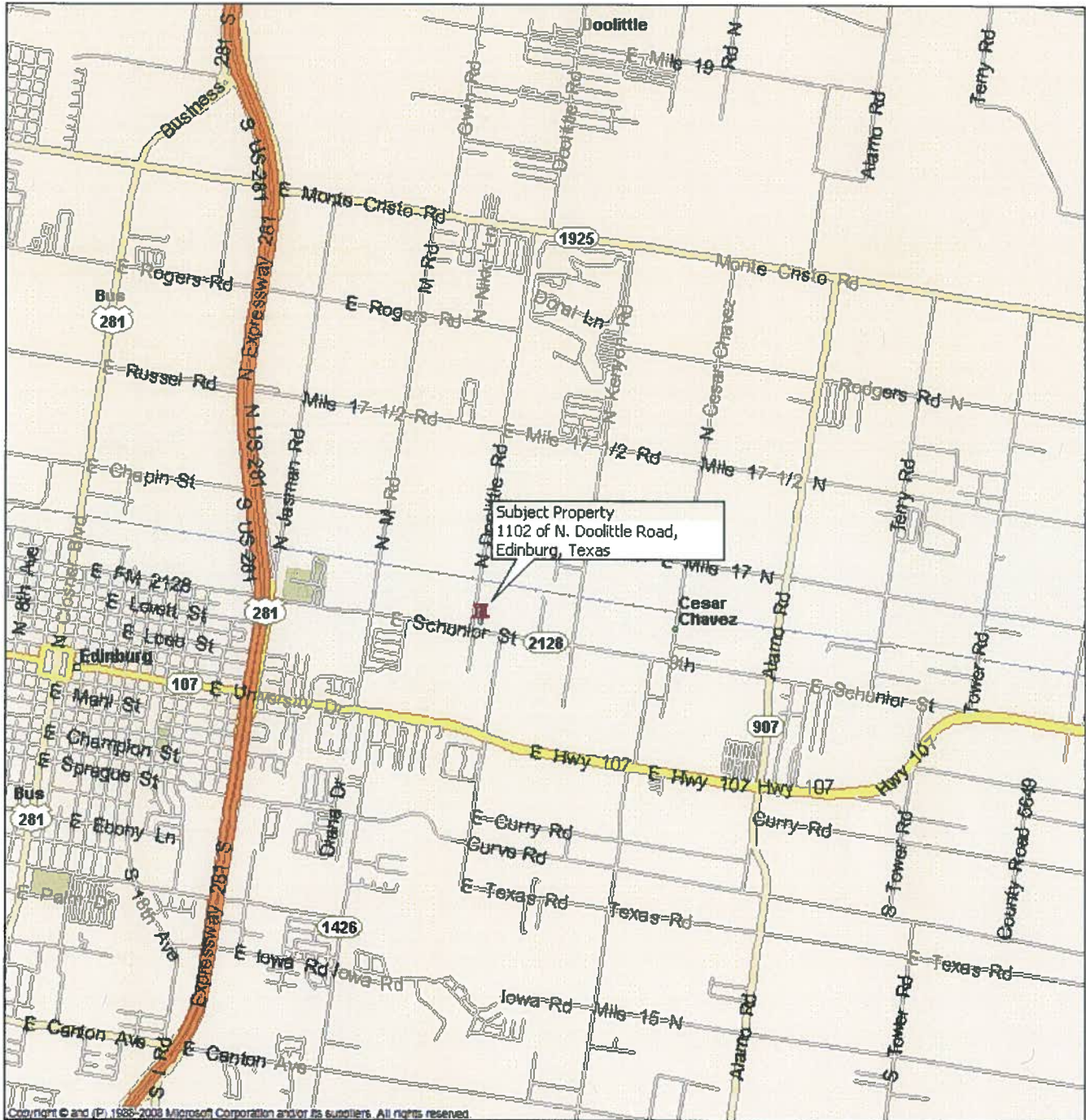
Definition Of Market Value

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

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

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

Subject Location Map



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Aerial Map of Subject Property

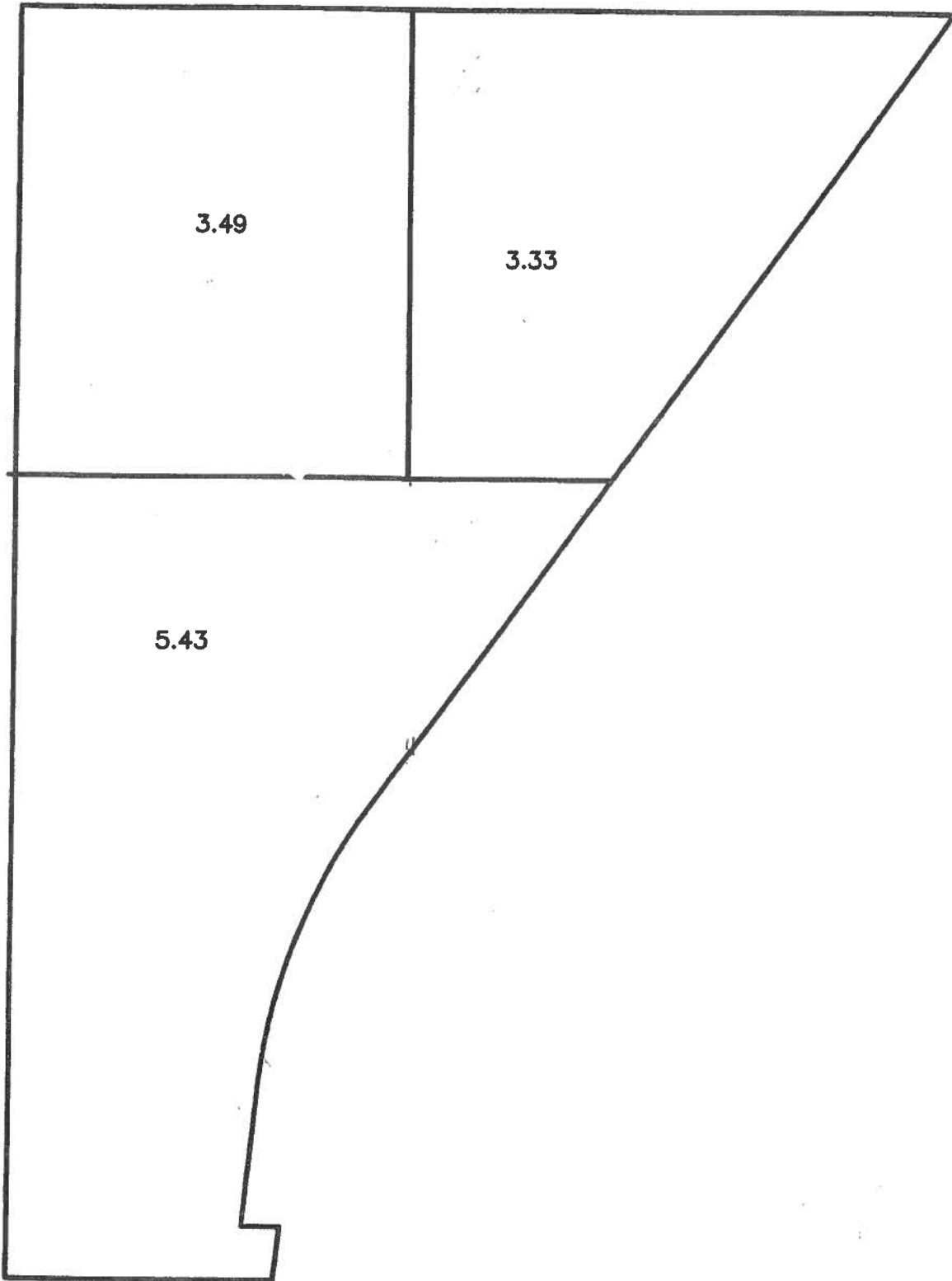


Aerial Map of Subject Property

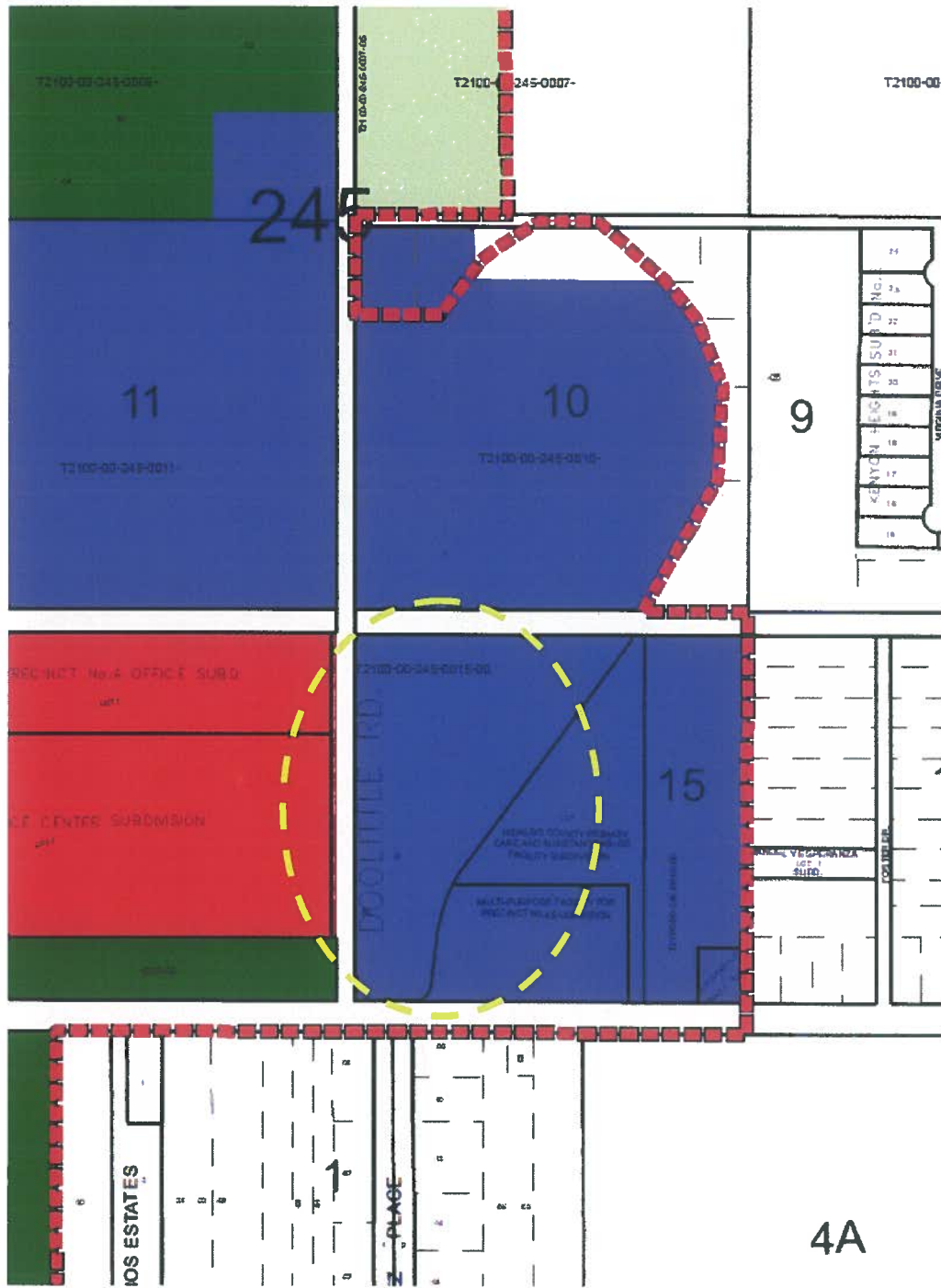


Note: Report Value is "As Vacant"

UPDATED LAND DIVISION



City of Edinburg Zoning Map of Subject Property



UDC Official Zoning Map

Legend

- | | | | |
|------------------------|-------------------------------|------------------------------|------------------|
| City Boundary | Commercial, Neighborhood | Neighborhood Conservation MH | Urban University |
| Agriculture | Industrial | Suburban Residential | |
| Auto-Urban Residential | Neighborhood Conservation 5 | Urban Center | |
| Commercial, General | Neighborhood Conservation 7.1 | Urban Residential | |

Property Description & Analysis

The subject property is a gross ±12.33 (±11.459 net) acre industrial use tract located along the eastern frontage of Doolittle Road, north of E. Schunior Street, Edinburg, Texas. The subject property is irregular in shape and has approximately 1,192.10' lineal feet of frontage along Doolittle Road, within the City of Edinburg, Texas. The subject property is currently utilized by the County of Hidalgo for Precinct # 4 maintenance shop area along with the Hidalgo County Drainage District No. 1 office and maintenance shop. However, the purpose of this report is to value the whole property and exclude all site and building improvements from the valuation as per scope of the assignment. During the appraisal process the properties municipal zoning and flood plain are checked through the City of Edinburg and thru FEMA. According to the City of Edinburg Zoning Map, the property is indicated to located in an area zoned for industrial use. This municipal zoning is consistent and the subjects highest and best use. As per the FEMA Mapping Service (www.fema.gov) has indicated the property is located within an area designated as Flood Zone "X", as recorded in Flood Panel Number 480338 0020 E. This zoning designation indicates that the subject area is not prone to flooding and no certificate of elevation is required. The analysis of the subject property was to also include the valuation of the subject property as a whole with recognition to the various values each part of the subject would be if subdivided in a particular manner of which is consistent with the market. This appraiser worked with Quintanilla Headley & Associates to determine the land areas into three (3) specific partitions of which are as Tract 1, Tract 2 and Tract 3.

Owner of Record _____ County of Hidalgo, Texas

Ownership History _____ The subject property was acquired by the County of Hidalgo on November 17, 1971. As per HCAD the Grantor is unknown. Further review with the Hidalgo County Deed Records is needed. The subject property has been under the name of the County of Hidalgo for over Forty (40) years.

Physical Location _____ The subject property is located along the eastern side of Doolittle Road, North of Schunior Road, Edinburg Texas.

Legal Description _____ A tract of land containing 13.22 acres out of Lot Fifteen (15), Section 245 of the Texas-Mexican Railway Company's Survey of lands in Hidalgo County, Texas.

Gross Land Area _____ ±12.33 Acres

Net Land Area _____ ±11.459 Acres

Land Dimensions _____ Irregular in shape

Frontage _____ 1,192.10' lineal feet of frontage along the eastern frontage of Doolittle Road, Edinburg, Texas.

Topography _____ Level and typical of the market area

Municipal Zoning Ordinance _____ Industrial

Utilities Available _____ All municipal utilities available

Flood Zone Map No. _____ 480338 0020 E

Flood Zone Designation _____ Zone "X"

Encroachments or Easements _____ None Indicated (Subject To Survey)

Site Improvements _____ Multiple metal sheds and canopies throughout property.

Marketing Time Period _____ Twelve (12) to Twenty-Four (24) Months

Highest & Best Use As Improved _____ Light Industrial Use – Subdivided into smaller tracts.

Property Tax Data:

Real Property Tax Property Identification No. __ T2100-00-245-0015-00

Real Property Tax Assessment _____ \$ 572,112

Assessed Land Value _____ \$117,612

Assessed Building Improvements _____ \$454,500

The following pages shall begin the analysis of the subject underlying land value.

Vacant Land Comparable Sales

Land Sale No. 1



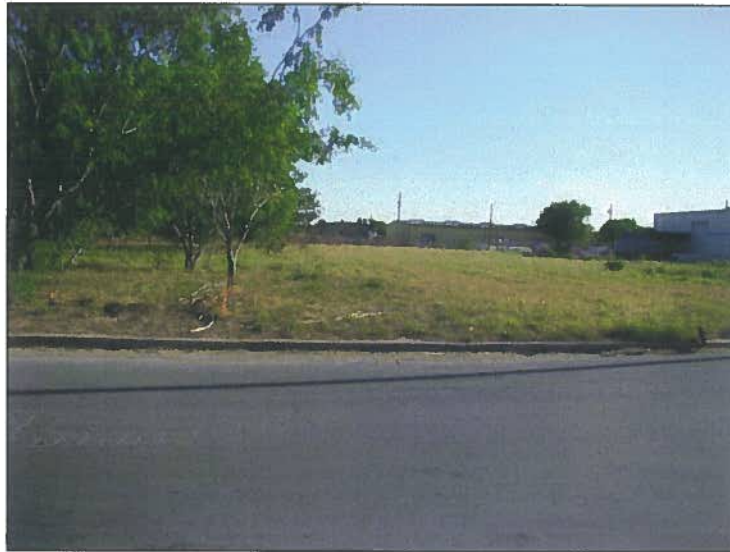
Type of Property	Light Industrial
Current Use:	Vacant
Date of Sale:	July 25, 2008
Address:	The property is located at the northwest corner of US Highway 281 and Independence Road in Edinburg, Texas.
Consideration:	\$ 750,000
Size of Tract:	±4.017 Acres
Unit Sales Price:	\$ 4.29 / s.f. – Gross
Grantor:	Richard A. Garza
Grantee:	Washington Creek Development, LLC
Terms & Conditions:	Cash to Seller
Legal Description:	All of Lot 1, JW Edinburg Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas, as per map or plate thereof recorded in Volume 55, Pages 126, Deed Records, Hidalgo County, Texas.
Site & Area Description:	The subject property is located at the northwest corner of US Highway 281 and Independence Road in Edinburg, Texas. The property is square in shape with a dimension of 350.0' x 500.0' and 350.0' lineal feet of frontage along the west side of US Highway 281 and 500.0' lineal feet of frontage along the north side of Independence Road. Subject is being marketed as an light industrial tract of land with frontage to Highway 281.
Recording Information:	Document No.1916983, Hidalgo County, Texas.
Confirmation:	Leonel Garza Jr. & Associates LLC with MLS #109533

Land Sale No. 2



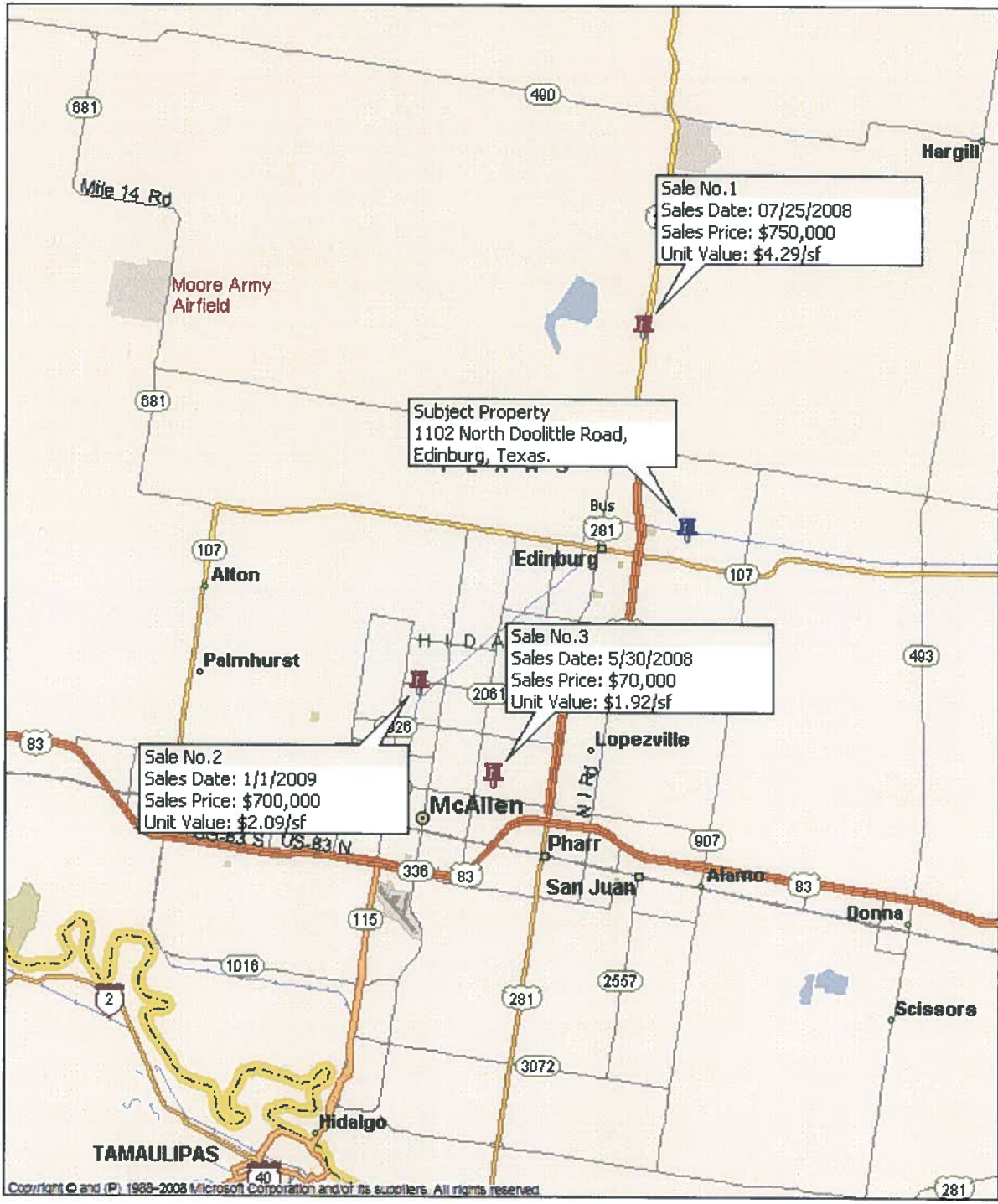
Type of Property: Light Industrial Land
Current Use: Vacant
Date of Sale: January 1, 2009
Location: Located at the end of Industrial Drive on the south side of the street in McAllen, Texas.
Legal Description: All of Lot Eight (8), McAllen Northwest Industrial Subdivision No.2, an addition to the City of McAllen, Hidalgo County, Texas, according to a map or plat recorded in Volume 34, Page 43, Map Records, Hidalgo County, Texas.
Consideration: \$700,000
Size of Tract: ±7.70 Acres
Unit Price: \$2.09 / square foot
Grantor: Production Credit Association of South Texas
Grantee: Candelario X. Ontiveras and wife, Melissa L. Ontiveros
Terms: Cash to Seller
Site & Area Description: A vacant tract of land located on Industrial Drive. The site has access to all city of McAllen utilities which includes water and sewer. The sale has approximately 510.33' lineal of frontage along the south side of Industrial Drive. The subject property is an irregular shaped tract of land, which is "L" shaped. The property is zoned "I-1" Light Industrial District. The subject is an irregular shaped tract of land of which does not contain frontage on a primary thoroughfare within the City of McAllen. The tracts is the most comparable to the subject property because of the types of development surrounding the tract and the limited visibility similar to the subject of this report.
Recording Information: Document 813925 of the Deed Records of Hidalgo County, Texas.
Confirmation: Leonel Garza Jr. & Associates with MLS No. 123820

Land Sale No. 3



Type of Property: Light Industrial Lot
Current Use: Vacant
Date of Sale: May 30, 2008
Address: Located on the south side of Upas Avenue west of Jackson Road in McAllen, Texas.
Legal Description: All of Lot Nine (9), Northeast Industrial Subdivision, an addition to the City of McAllen, Hidalgo County, Texas, according to a map or plat, therefore recorded in Volume 23, Page 43, Map Records, Hidalgo County, Texas.
Consideration: \$ 70,000
Size of Tract (Gross): ±36,396 square feet
Unit Sales Price: \$ 1.92 / square foot
Grantor: Compass Bank
Grantee: Mary E. Cavazos
Terms & Conditions: Cash to Seller
Site & Area Description: Vacant interior tract of land located on the south side of Upas Avenue west of Jackson Road in McAllen, Texas, with all City of McAllen municipal utilities available. It was indicated by the City of McAllen Planning and Zoning Department that the property is currently zoned "I-1" Light Industrial District. According to FEMA Flood Panel No. 480343 0005C dated November 2, 1982 the subject property is located in Zone "B" which is not prone to flooding or standing water. The property dimensions are 108' x 337' with 108' lineal feet of frontage along the south side of Upas Avenue.
Recording Information: Document No. 1899394, Hidalgo County, Texas.
Confirmation: Leonel Garza Jr. & Associates with MLS No.115451

Comparable Sales Map



Comparable Sales Analysis Grid & Reconciliation of Value

	Subject	Sale No. 1		Sale No. 2		Sale No. 3	
Sales Price	\$ -	\$ 750,000		\$ 700,000		\$ 70,000	
Size of Sale	11.459 Acres	4.02 Acres		7.70 Acres		0.84 Acres	
Unit Price		\$ 4.29 / Sf		\$ 2.09 / Sf		\$ 1.92 / Sf	
Date of Sale		July 25, 2008		January 1, 2009		May 30, 2008	
City Location	Edinburg, TX	Edinburg, TX		McAllen, TX		McAllen, TX	
Financing Terms	Conventional	Conventional	0%	Conventional	0%	Conventional	0%
Conditions of Sale	Arm Length	Arms Length	0%	Arms Length	0%	Arms Length	0%
Time & Market Conditions	Average	Average	0%	Average	0%	Average	0%
Relative Location	Average	Superior	-50%	Superior	-40%	Superior	-35%
Street Access	Doolittle Road	US 281 and Independence Road	-10%	Industrial Drive	0%	Upas Avenue	0%
Site Utility	Average	Similar	0%	Similar	0%	Similar	0%
Water & Sewer	Electricity / Water / Phone	Similar	0%	All Municipal Available	-5%	All Municipal Available	-5%
Topography	Level & Typical of Market	Similar	0%	Similar	0%	Similar	0%
Lot Location	Interior Tract	Corner	0%	Interior Tract	0%	Interior Tract	0%
Size Adjustment	11.459 Acres	4.02 Acres	-10%	7.70 Acres	-5%	0.84 Acres	-15%
Total Adjustment		\$ (3.00)	-70%	\$ (1.04)	-50%	\$ (1.06)	-55%
Adjusted Unit Value		\$ 1.29 / Sf		\$ 1.04 / Sf		\$ 0.87 / Sf	
Mean Adjusted Unit Value						\$ 1.06 / Sf	
TRACT 1 = 5.43 Acres - Frontage @ \$1.25/square foot						\$ 295,663	
TRACT 2 = 3.49 Acres - Frontage @ \$1.25/square foot						\$ 190,030	
TRACT 3 = 3.33 Acres - Remainder Interior @ \$0.62/square foot						\$ 89,933	
						TOTAL LAND VALUE \$ 575,626	

Based on other land sales that have occurred along major thoroughfares in the McAllen/Edinburg market, adjustments were made to each sale for comparability purposes. After adjustment a unit range of value of \$0.87 per square foot to \$1.29 per square foot was indicated. Based on the assignment, this appraiser has determined that three (3) unit values are determined for the subject property, based on this appraisers division of the subject property as per scope. Based on the relative location of the subject property, a value near the upper end of the adjusted range to value of \$1.25/square foot is indicated for Tract 1 & 2. A value indicated below the unit range was selected due to the irregular shape of the subject property and the interior depth from Doolittle Road. These unit values shall be applied to the market valuation of each segment. Recent land sales in the area are limited. Since the original date of appraisal 12 months ago, few new sales of a light industrial type use have occurred of which were considered comparable to the subject property with the type of irregular shape and the overall location. Therefore the appraisal is based on the above comparables selected as the most reliable for determining market value of the underlying land value as per scope. After a review of comparable sales in the market and a review of the subject property to be divided for future purchase. I have determined the following:

Tract 1: 5.43 Acres

This tract is valued at \$1.25/sf or (\$54,450/Acre). This land area encompasses multiple building and site improvements of which are indicated to be owned by the Drainage District. As per scope of the assignment, the appraisal report is being prepared under the premise that all improvements within this section are owned and operated by the Drainage District and shall not be included in the valuation of the subject property.

Appraised Value = 5.43 Acres or 236,530 square feet x \$1.25/sf = \$295,663

Tract 2: 3.49 Acres

This tract is valued at \$1.25/sf or (\$54,450/Acre). This land area encompasses multiple building and site improvements of which are indicated to be owned by the Drainage District. As per scope of the assignment, the appraisal report is being prepared under the premise that all improvements within this section are owned and operated by the Drainage District and shall not be included in the valuation of the subject property.

Appraised Value = 3.49 Acres or 152,024 square feet x \$1.25/sf = \$190,030

Tract 3: 3.33 Acres

This tract is valued at \$0.62/sf or (\$27,225/Acre). This land area encompasses multiple building and site improvements of which are indicated to be owned by the Drainage District. As per scope of the assignment, the appraisal report is being prepared under the premise that all improvements within this section are owned and operated by the Drainage District and shall not be included in the valuation of the subject property.

Appraised Value = 3.33 Acres or 145,054 square feet x \$0.62/sf = \$89,933

Total Land Valuation:

Tract 1 (Southern Frontage):	\$295,663
Tract 2 (Northern Frontage):	\$190,030
Tract 3 (Northeastern Corner):	\$ 89,933
Market Value (Land Only)	\$575,626

Qualifications of Appraiser – Leonel Garza III

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. The company was founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years. Leonel Garza Jr. was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998 and was appointed by Governor George W. Bush to this position for two (2) terms.

Leonel Garza III has continued the family business, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers 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

Expires: June 16, 2012 (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)

Board Member of the City of McAllen Planning and Zoning Board

This board is charged with submitting reports, plans, and recommendations to the City Commission for the orderly growth, development, and welfare of the City. They review and make recommendations on zoning change requests, conditional use permits for longer than one year, and variances to Subdivision Ordinance requirements for development.

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. (Appointed in 1998 – Present)

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Texas 78711-2188 Certified General Real Estate Appraiser			
Number:	TX 1328375 G	Expires:	12/31/2012
Issued:	12/13/2010		
Appraiser:	LEONEL GARZA III		
<small>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.</small>			
			 Douglas E. Oldenizon Commissioner

Chairman of the Hidalgo County Building Line of Adjustments

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

Member of The McAllen Palm City Lions Club

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

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 worldwide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

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

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

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee

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

Former Member of the City of McAllen Building Board of Adjustments and Appeals

The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants.

Former Member of the Pharr Municipal Park Charter Committee

Appointed in 1998-1999, our goal was to establish a 103 acre master planned recreational park to the City of Pharr during our membership with the City of Pharr Leadership Class X.

WORK EXPERIENCE

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since 1998

Texas Property Tax Consultant since 2002

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

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

Appraiser Trainee from 1995-1998 under the sponsorship of Leonel Garza Jr.

Flood Zone Designations



FEMA

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Definitions of FEMA Flood Zone Designations

Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area.

Moderate to Low Risk Areas

In communities that participate in the NFIP, flood insurance is available to all property owners and renters in these zones:

ZONE	DESCRIPTION
B and X (shaded)	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. Are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.

High Risk Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
A1-30	These are known as numbered A Zones (e.g., A7 or A14). This is the base floodplain where the FIRM shows a BFE (old format).
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.

High Risk - Coastal Areas

In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to all of these zones:

ZONE	DESCRIPTION
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE, V1 - 30	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

<https://msc.fema.gov/webapp/wcs/stores/servlet/info?storeId=10001&catalogId=10001&langId=-1&content=floodZones&title=FEMA%2520Flood%2520Zone%2520Designations>