



**REAL ESTATE APPRAISAL REPORT**  
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Southeast Corner of Ebony Street & Ivory Street, Hidalgo County, Texas  
 Property Owner: Norma Lydia Alvarez  
 Address of Property Owner: P.O. Box 338 Hidalgo, Texas 78557  
 Occupant's Name: Vacant

District: Pharr  
 ROW CSJ: N/A  
 Parcel: Lot 19  
 Federal Project No: N/A

Whole:  Partial:  Acquisition  
 Highway: N/A County: Hidalgo

**Purpose of the Appraisal**

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

**Market Value**

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

**Certificate of Appraiser**

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$20,629 as of September 20, 2012, based upon my independent appraisal and the exercise of my professional judgment; on September 20, 2012, (date)(s), I personally inspected in the field the property herein appraised; I afforded Norma Lydia Alvarez, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on September 15, 2012, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82<sup>nd</sup> Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? N/A (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$0.00.

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

Leonel Garza III  
Appraiser Signature

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

October 1, 2012  
Date

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

\_\_\_\_\_  
District Reviewing Appraiser

\_\_\_\_\_  
Date



### **Certificate of Appraisal**

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. The subject property was analyzed utilizing the Cost Approach to value which is a Sales Comparison Approach to the subject as 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.

### **Client & Intended User**

The client for this report is identified as Precinct No. 4 Honorable Hidalgo County Commissioner Joseph Palacios. The part to be acquired is for a drainage project of which will directly impact Hoehn Drive Subdivision. The intended use of the report is to assist Jesse Ozuna, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property as fee simple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Precinct No. 4, and may include governmental entities which may be participating in the project. Jesse Ozuna shall be the project manager for this project under the direction of Honorable Hector Joseph Palacios, County Commissioner of Precinct No. 4. Mr. Ozuna has a local office located at 1051 Doolittle Road Edinburg, Texas and can be contacted at (956) 383-3112.

### **Scope of the Assignment**

Leonel Garza Jr. & Associates LLC was requested to prepare an appraisal report of the part to be acquired by purchase order number 679424 dated August 9, 2012, on behalf of Hidalgo County Precinct No. 4. Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue Ste 1, McAllen, Texas. The office of Leonel Garza Jr. & Associates 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. Creating Leonel Garza Jr. & Associates LLC, Leonel Garza III has specialized in right-of-way acquisition field for over 13 years. Various right-of-way projects have been performed in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County.

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. The 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 writing). 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 sales 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 the project and the surrounding market area were also reviewed in order to determine the current market asking prices 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. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

### **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 whole property in order to determine the value of the proposed right-of-way to be acquired in the name of the County of Hidalgo. 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). These items deemed compensable shall be included within the body of the report and itemized for clarity by the appraiser. 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." Additionally, should the subject property be encumbered by public or private easements, said easement(s) value will be indicated based on their current use. 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 or leonel3@garza-associates.com 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. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection proceeded off-site along existing road right-of-way as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

### **Analysis of Subject As A Whole**

A survey of the property owners entire tract was not performed as the part to be acquired incorporates a portion of land located along the southern line of Ivory Street of which is at the intersection of Ebony Street at a cul de sac within the Hoehn Drive Subdivision. 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.

### **Economic Unit Analysis**

The subject property is a subdivided lot known as Lot 19 of Hoehn Drive Subdivision. The property shall be analyzed as a whole of which is a single family residential homesite. The comparable sales used for the analysis of the subject property as whole of which is the acquisition shall be compared to other similar single family residential lots in similar subdivisions. The proposed acquisition as a whole shall be utilized as the subject economic unit for purposes of this report.

**Part To Be Acquired**

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 7,150 square feet, as per the Hidalgo County Appraisal District as of August 20, 2012. The proposed acquisition, which is the subject of this report, shall be evaluated as a part of the whole as determined by the approaches to market value selected, Sales Comparison Approach. The subject shall be valued based on the highest and best use as a single family residential lot, which is based on the local market trends within the Hoehn Drive Subdivision. This highest and best use is further explained on page 3.1 of this report.

<b>To Be Acquired</b>	<b>0.1641 Acres</b>
	<b>7,150 Square Feet</b>

**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 subject property, no remainder shall exist as the subject is a whole acquisition, therefore, no damages are indicated.

**Property Tax Data**

The property tax assessment was reviewed online and can be accessed via [www.hidalgoad.org](http://www.hidalgoad.org). After review of property taxing information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas, the subject properties taxing information was unable to be located. The subject property is indicated to be under the ownership of Norma Lydia Alvarez under account no. H3830-00-000-0019-00 with an assessed value of \$17,516.

**General Site Assessment Statement**

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. 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 to be generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property.

**Utility Services Available**

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

**Identification of Personal Property**

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

### **Current Listing Status**

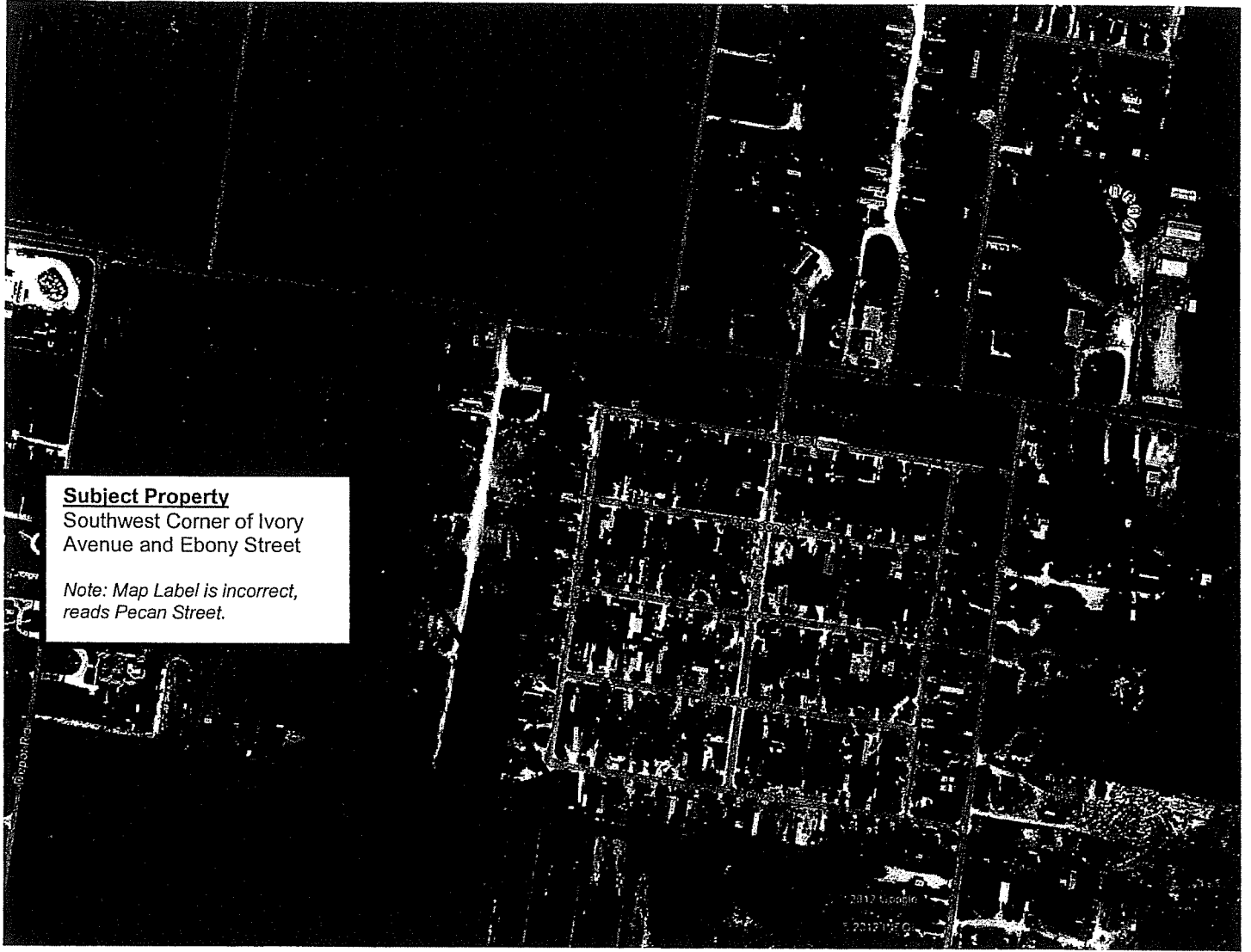
Based on the off-site inspection of the subject property a "For Sale" sign was located on the subject property. However the sign indicated a house for sale other than the subject property. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

### **Exposure Time**

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

# AERIAL PHOTOGRAPH & LOCATION MAP

Google Earth



# AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

*Google Earth (Closer View of Subject Property)*



**Subject Property**  
Southwest Corner of Ivory  
Avenue and Ebony Street

*Note: Map Label is incorrect, reads  
Pecan Street.*

© 2012 Google  
© 2012 ESRI

**PHOTOGRAPHS OF SUBJECT PROPERTY**  
Include Each Major Improvements

Parcel No.: Lot 19

Local Address: Southwest Corner of Ivory Street &  
Ebony Street, Hidalgo County, Texas  
Taken By: Leonel Garza III

Date Taken: September 20, 2012

Point which taken: Photo 1: Ivory Street  
Photo 2: Ivory Street

Looking: Photo 1: Southern View  
Photo 2: Southern View



**Photo 1**  
View of subject property



**Photo 2**  
View of subject property

Point which taken: Photo 3: Ebony Street  
Photo 4: Ivory Street

Looking: Photo 3: Northern View  
Photo 4: Eastern View



**Photo 3**  
Northern view of Ebony Street



**Photo 4**  
Eastern view of Ivory Street

**DESCRIPTION OF PROPERTY:**

The subject is located within the Hoehn Drive Subdivision, which is along the southern side of Monte Cristo Road, west of Hoehn Drive in the western boundaries of the city of Edinburg and northern boundaries of the city of McAllen. The subject property, as a whole, is a vacant tract of land located at the southeast corner of Ivory Street and Ebony Street within a cul de sac. The subject as a whole is a 7,150 square foot lot of which contains perimeter chain-link fencing and a small gazebo. 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.

**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. The property was transferred from Val Verde Development (Grantor) to Norma Alvarez (Grantee) on December 23, 1997 and recorded under Warranty Deed With Vendors Lien Document No. 644365.

**Legal Description: (Whole Property)**

Lot 19, Hoehn Drive Subdivision, Hidalgo County, Texas.

**Legal Description: (Part to be Acquired)**

Lot 19, Hoehn Drive Subdivision, Hidalgo County, Texas

**Improvements:**

The subject contained perimeter chain-link fencing and a gazebo of which is located within the acquisition area. As per the client contributory value of site improvements shall be valued if deemed compensable. No further damages are indicated for the remainder. 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 private 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 & Best Use Analysis:**

The subject's highest and best use as vacant is indicated for single family residential use. This type of use is concurrent with the recent trends located along Hoehn Drive and within the Hoehn Drive Subdivision. 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 single family 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 as required by the Texas Department of Transportation 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. As for the subject, the review of each of the approaches to the Highest and Best Use the subject is confirmed to be for continued single family residential use.

**A. Settlement Statement**

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 130796	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

<b>D. Name &amp; Address of Borrower</b> County of Hidalgo, Texas 2802 S. Bus. Hwy 281 Edinburg, TX 78541	<b>E. Name &amp; Address of Seller</b> Norma Lydia Alvarez 1409 Calle Espaa Pharr, TX 78577	<b>F. Name &amp; Address of Lender</b>
--	--	--

<b>G. Property Location</b>  Hoehn Drive Subdivision, Lot 19, Hidalgo County Ivory Street Edinburg, TX	<b>H. Settlement Agent Name</b> Valley Land Title Co. 612 W. Nolana Ste. #570 McAllen, TX 78504 Tax ID: 20-4064406	<b>I. Settlement Date</b> 12/7/2012 Fund:
	<b>Place of Settlement</b> Valley Land Title Co. 217 W. Cano Edinburg, TX 78539	

<b>J. Summary of Borrower's Transaction</b>		<b>K. Summary of Seller's Transaction</b>	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$17,500.00	401. Contract Sales Price	\$17,500.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$320.00	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City property taxes		406. City property taxes	
107. County property taxes 12/08/12 thru 12/31/12	\$10.28	407. County property taxes 12/08/12 thru 12/31/12	\$10.28
108. Annual assessments		408. Annual assessments	
109. School property taxes 12/08/12 thru 12/31/12	\$14.24	409. School property taxes 12/08/12 thru 12/31/12	\$14.24
110. Water District Taxes		410. Water District Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$17,844.52</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$17,524.52</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money	\$1,000.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$875.01
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Rollback Taxes on Subdivision	\$38.03
207.		507. 2012 County & School Taxes	\$373.91
208.		508. 1995-2011 County & School Taxes	\$7,761.79
209.		509. 1983-1998 Water District Taxes	\$1,166.05
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. Annual assessments		512. Annual assessments	
213. School property taxes		513. School property taxes	
214. Water District Taxes		514. Water District Taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$1,000.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$10,214.79</b>
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross Amount due from borrower (line 120)	\$17,844.52	601. Gross Amount due to seller (line 420)	\$17,524.52
302. Less amounts paid by/for borrower (line 220)	\$1,000.00	602. Less reductions in amt. due seller (line 520)	\$10,214.79
<b>303. Cash From Borrower</b>	<b>\$16,844.52</b>	<b>603. Cash To Seller</b>	<b>\$7,309.73</b>

RECEIVED  
 12/11/12  
 10:00 AM  
 12/11/12

**L. Settlement Charges**

			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price	\$17,500.00	@ % = \$0.00		
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
703. Commission Paid at Settlement			\$0.00	\$0.00
704. The following persons, firms or	to			
705. corporation s received a portion	to			
706. of the real estate commission amount	to			
707. shown above:	to			
<b>800. Items Payable in Connection with Loan</b>				
801. Loan Origination Fee %	to			
802. Loan Discount %	to			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Mortgage Insurance Application	to			
807. Assumption Fee	to			
<b>900. Items Required by Lender To Be Paid in Advance</b>				
901. Interest from 12/7/2012 to 1/1/2013 @ \$0/day				
902. Mortgage Insurance Premium for months	to			
903. Hazard Insurance Premium for years	to			
<b>1000. Reserves Deposited With Lender</b>				
1001. Hazard insurance	months @	per month		
1002. Mortgage insurance	months @	per month		
1003. City property taxes	months @	per month		
1004. County property taxes	months @	\$13.06 per month		
1005. Annual assessments	months @	per month		
1006. School property taxes	months @	\$18.10 per month		
1007. Water District taxes	months @	per month		
1008. HOA Dues	months @	per month		
<b>1011. Aggregate Adjustment</b>				
<b>1100. Title Charges</b>				
1101. Settlement or closing fee	to			
1102. Abstract or title search	to			
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to L. G. "Jerry" Canales			\$200.00
1106. Notary fees	to			
1107. Attorney's fees	to			
(includes above iteins numbers:	)			
1108. Title insurance	to Valley Land Title Co.			\$281.00
(includes above iteins numbers:	)			
1109. Lender's coverage	\$0.00/\$0.00 .			
1110. Owner's coverage	\$17,500.00/\$281.00			
1111. Escrow fee	to Valley Land Title Co.		\$300.00	\$300.00
1112. State of Texas policy guaranty fee.	to Valley Land Title Co.-Guaranty Fee Escrow Account			\$2.00
1113. Tax Service Fee	to Hidalgo County Property Tax Service			\$92.01
<b>1200. Government Recording and Transfer Charges</b>				
1201. Recording Fees Deed \$20.00 ; Mortgage ; Rel	to Valley Land Title Co.		\$20.00	
1202. City/county tax/stamps Deed ; Mortgage	to			
1203. State tax/stamps Deed ; Mortgage	to			
1204.	to			
<b>1300. Additional Settlement Charges</b>				
1301. Survey	to			
1302. Pest Inspection	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$320.00	\$875.01

Previous Editions are Obsolete

2012 FEB 5 PM 3:14

Charge to VLTC  
GF: 130,796/PG

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER 'S LICENSE NUMBER.**

## WARRANTY DEED

Date: December 7, 2012

Grantor: NORMA LYDIA ALVAREZ AND HUSBAND, ANDRES CERDA

Grantor's Mailing Address (including county): 1409 Calle Espana  
Pharr, Hidalgo County, Texas 78577

Grantee: COUNTY OF HIDALGO, TEXAS

Grantee's Mailing Address (including county): 2818 E. Bus. Hwy. 281  
Edinburg, Hidalgo County, Texas 78539

Consideration: Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

All of Lot 19, HOEHN DRIVE SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 23, Page 59, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: To the Extent they validly exist:

- Restrictive covenants as set forth in instrument recorded in Volume 23, Page 59, Map Records of Hidalgo County, Texas.
- Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.
- Minimum floor elevations setback lines; 20 foot front; 15 foot rear; 6 foot sides; 15 foot utility easement across the South side and restrictions as shown on the map of Hoehn Drive Subdivision, recorded in Volume 23, Page 59, Map Records of Hidalgo County, Texas and as shown on survey, dated August 2, 2012, Job No. 10411-00 and prepared by Alfonso Quintanilla, RPLS No. 4856.
- Rights or claims, if any, of adjoining property owner in and to that portion of insured property lying between the chain link fence and block fence and North and East property line, as shown on survey, dated August 2, 2012 and prepared by Alfonso Quintanilla, RPLS No. 4856.
- Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated November 15, 1949, recorded in Volume 675, Page 637, Deed Records of Hidalgo County, Texas.
- Terms, stipulations and conditions contained in instrument executed by Hidalgo County Irrigation District No.1, dated April 11, 2000, filed April 12, 2000 under Document Number 863156, Official Records of Hidalgo Hidalgo County, Texas.
- Subject to the terms of Water Service Agreement with Sharyland Water Supply Corporation as set out by instrument dated August 3, 1987, recorded in Volume 2479, Page 392, Official Records of Hidalgo County, Texas.
- Mineral and/or royalty reservation contained in deed dated February 11, 1994, filed July 7, 1994 under Document Number 396498, Official Records of Hidalgo County, Texas.
- Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years, the payment of which Grantee assumes.

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

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

\_\_\_\_\_  
**NORMA LYDIA ALVAREZ**

\_\_\_\_\_  
**ANDRES CERDA**

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of December, 2012 by **NORMA LYDIA ALVAREZ.**

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on the \_\_\_\_\_ day of December, 2012 by **ANDRES CERDA.**

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF TEXAS

**AFTER RECORDING RETURN TO :**  
**COUNTY OF HIDALGO**  
**2818 E. Bus. Hwy. 281**  
**Edinburg, Texas 78539**

**PREPARED IN THE LAW OFFICE OF:**  
**L.G. 'JERRY' CANALES**  
**217 W. Cano**  
**Edinburg, Texas 78539**  
**File No.: 130796**

DEC 13 2012  
11:00 AM  
NOTARY PUBLIC