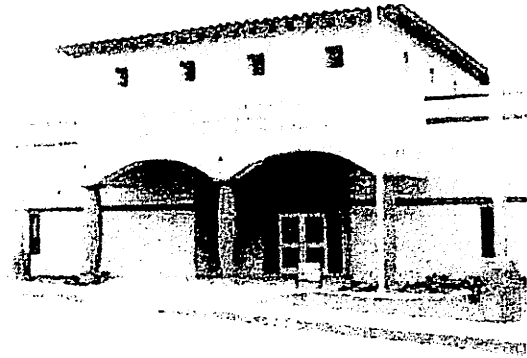



COUNTY *of* HIDALGO  
Precinct No. 2



*Guadalupe Rodríguez*  
County Commissioner

**MEMO**

TO: Commissioner's Court

FROM: Guadalupe Rodríguez   
Hidalgo County Right of Way Department

TE: June 3, 2013

RE: South McColl Offsite Drainage Project (Parcel # 4-B)  
Hidalgo County Irrigation District # 2

---

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

Appraised Value: \$ 2,900.00

Settlement Request: \$ 3,100.00

Difference to Landowner \$ 200.00

Commissioners Court Executive Session June 4, 2013

Approved; 

Not Approved; \_\_\_\_\_  
Hidalgo County Clerk  
100 West ESH Acres, Suite 43  
Phon: 787-78577  
Tel: 956-787-1891 Fax: 956-787-4036

Precinct 1 Clerk  
501 E. State St.  
Phon: TX 78517

**Board of Directors**

Allen Arnold  
*President*

J.D. Dreibelbis  
*Vice-President*

Fred Schuster  
*Secretary*

Karl Obst  
*Asst. Secretary*

M.G. Dyer  
*Member*

*Sonny Hinojosa, General Manager*

**Hidalgo County Irrigation District Number Two**

P.O. Box 6, San Juan, Texas 78589 (956) 787-1422 FAX (956) 781-7622

May 20, 2013

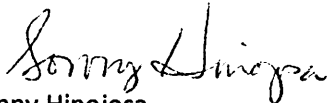
Jaime Salinas  
Right of Way Agent  
County of Hidalgo, Pct. #2  
300 W. Hall Acres, Suite G  
Pharr, TX 78577

RE: Parcel 4-B, South McColl Offsite Drainage Project

Dear Mr. Salinas:

The Board of Directors of the HCID#2 considered your offer of \$2,900 for the 0.145 acre tract from the above referenced Project. The Board did not accept the offer, but will accept \$3,100.

Please advise if the counter offer is acceptable.



Sonny Hinojosa  
General Manager

SH:asm

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

Address of Property: South McColl Road, approx. 516 lineal feet south of Thomas Road, Hidalgo County, Texas.      District Pharr      ROW CSJ: 0921-02-938

Property Owner: Hidalgo County Irrigation District Number      Parcel: 4B

Address of Property Owner: P.O. Box 6 San Juan, Texas 78589      Federal Project No: N/A

Occupant's Name: Vacant Agricultural

Whole:       Partial:       Acquisition      Highway: South McColl Offsite Drainage Project      County: Hidalgo County

**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.

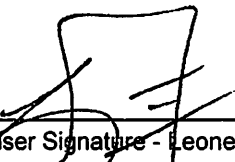
**Market Value**

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 \$2,900 as of November 24, 2009, based upon my independent appraisal and the exercise of my professional judgment; on November 24, 2009, (date)(s), I personally inspected in the field the property herein appraised; I afforded Hidalgo County Irrigation District Number 2, the property owner or the representative 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 November 23, 2009 (date)(s), 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 or officials of the Federal Highway Administration until authorized by County officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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


  
 Appraiser Signature - Leonel Garza III
   
 State Certified General Real Estate Appraiser - TX 1328375-General
   
 Certification Number
   
 January 12, 2010
   
 Date

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

### **Certificate of Appraisal**

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. The subject property was analyzed utilizing the Cost Approach to value which is a Sales Comparison Approach to the subject as if vacant and includes the estimated depreciated market value of real estate improvements 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 South McColl Offsite Drainage Project, a drainage project to be utilized in conjunction with the expansion of the existing road right-of-way of South McColl Road with the project limits being McColl Road to HCDD #1 South Floodwater Channel within the city of McAllen ETJ

The intended use of the report is to assist 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 Hidalgo County Irrigation District No. 2. 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. Mr. 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 November 20, 2009, Lupe Rodriguez on behalf of Hidalgo County Right-of-Way Department and Hidalgo County Precinct No. 2, 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 located at 130 E. Park Ave., Pharr, Texas. The scope of the assignment is to appraise the area as fee simple, to be acquired as indicated by the survey as of the date of on-site or off-site inspection as permitted by the owner of record. Market sales within the market area and comparable market areas are to 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. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection. This inspection is limited by the permissibility of the subject owner as per date of report. A copy of a certified letter of intent to inspect said property is located within the addenda of this appraisal report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right-of-way.

### **Purpose of the Appraisal Report**

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired by the County of Hidalgo, 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**

As per scope of the assignment 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."

**Accessibility To Subject Property**

The owner of record of the subject property, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property. The letter afforded the property owner the opportunity to accompany the appraiser during the on or off-site inspection of the subject property. A copy of the certified letter is located within the addenda of this report. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection proceeded off-site along existing road right-of-way. The property owner shall reserve the right to contact this office after the date of inspection for an additional on-site inspection in their presence.

**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 most eastern property boundary. 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 or encumbering easements. 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 3.039 acre tract of land as per survey. However, the subject property is part of a larger tract of land of which was considered for the analysis of the subject property unit value. Any existing road right-of-way or encumbering easements as indicated by the survey provided shall be excluded as per scope of the assignment. The area for the subject property as a whole is indicated as per survey provided by R. Gutierrez Engineering dated December 2, 2009. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 5.00 acres to 111.454 acres. These indicated economic unit values are used for the valuation of the irregular partial acquisition, as the part to be acquired does not constitute an economic unit. Therefore, the pro-rata part of the whole is applied to the partial acquisition for the market valuation of the subject property.

**Part To Be Acquired**

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 0.145 acres (6,316 square feet). The proposed acquisition is located east of the eastern frontage of McColl 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 single family residential use tract of land, which is based on the local market trends along McColl Road. This highest and best use is further explained on page 1.4 of this report.

<b>To Be Acquired (Net)</b>	<b>0.1450 Acres</b>
	<b>6,316 S.F.</b>

### **Legal Description of the Part To Be Acquired**

A 0.145 acre tract of land out of Lot 1, Block 22, Steele & Pershing Subdivision, Hidalgo County, Texas, Volume 8, Page 109-115, D.R.H.C. and described by metes and bounds. (See Page 1.8)

### **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. After a review of the remainder after the acquisition, no damages to the remainder were indicated.

### **Property Tax Information**

No property tax information could be located for the subject property as the subject is owned and operated by the Hidalgo County Irrigation District No. 2, which is except from property taxes.

### **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 an environmental concerns exists. 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 it's marketability and or value. A survey of the remainder of the subject property was not provided nor necessary due to the acquisition being a whole taking. The extraordinary assumption that no 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 nor drainage of the subject property.

### **Utility Services Available**

The subject property is located in a region, which contains, water, water wells, electricity, and phone service, which is typical of the market area.

### **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 taking shall be included for compensation, unless it was determined by the appraiser that these item shall be affected or damaged by the proposed taking. In the event the selected items are determined to be compensable, then they shall be included within the cost approach section of this report. A value which shall be either the cost to cure and or the cost of replacement shall be delineated for each item for clarity.

### **Current Listing Status**

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

### **Estimated Marketing Time Period**

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

### **Exposure Time**

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

### **Statement of Highest & Best Use**

The subjects highest and best use as vacant and as if improved is indicated for single family residential development use. This type of use is concurrent with the recent trends located along McColl Road within Hidalgo County and nearby municipalities to the project including McAllen, Hidalgo, and Pharr. This highest and best use is based on the determined economic unit of the subject property as whole and the portion being acquired, in the name of the County of Hidalgo, Texas. It is determined that the part to be acquired does not itself constitute an economic unit and must be evaluated as part of the whole.

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 use 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 taking, excluding project influence as required by Standards Rule 1-4(f) under the Jurisdictional Exception provision as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). The highest and best use is analyzed for each of these scenarios as each parcel shall be evaluated before and after the proposed taking if applicable. In order to determine the highest and best use, research was performed within Hidalgo County with the corresponding municipalities located near the subject property. Since the subject lies within the extra territorial jurisdiction of the City McAllen, Texas municipal zoning ordinance restrictions are applicable to the subject as per date of appraisal. This office shall evaluate the subject properties based on the continuing trend along McColl Road and the existing ordinance which govern the subject property as existing of which should continue its use before and after the proposed right-of-way acquisition. Therefore, the highest and best use for single family residential development "as vacant" and "as if improved" would therefore be legally permissible as of the date of this report.

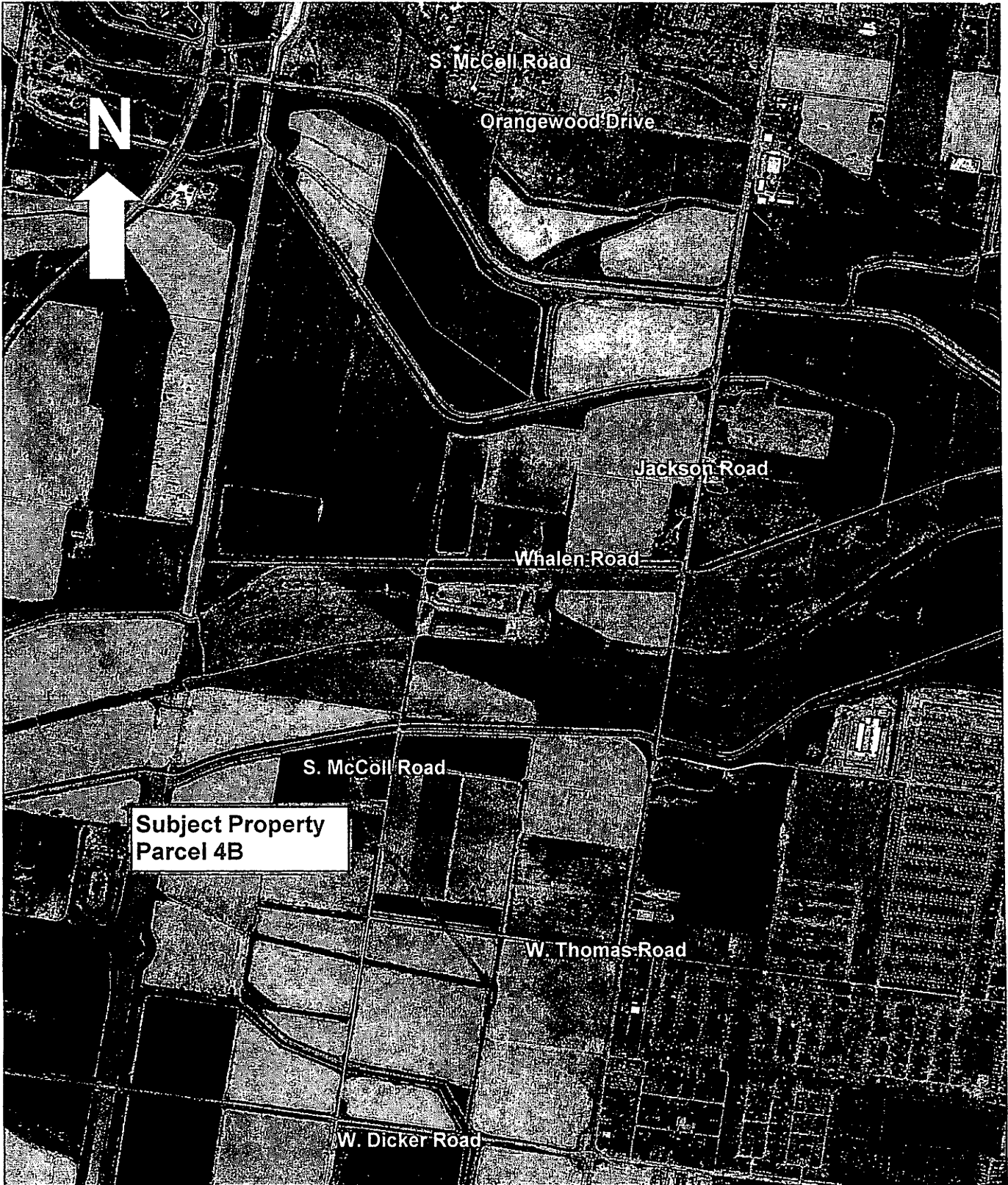
The physical characteristics of the subject property as a whole are typically found throughout the southern region of Hidalgo County. The subject property contains adequate land area and frontage along McColl Road to allow for future residential use development before and after the proposed acquisition. Based on the size and shape of the subject property as a whole and the remainder before and after the acquisition, the property shall maintain a single family residential development highest and best use. As for the part to be acquired, it contains limited use based on its proposed size and shape and therefore does not constitute an economic unit in itself and must be used in conjunction with the whole. Since the valuation of the part to be acquired is based on the pro-rata part of the whole, then the part to be acquired shall be evaluated with a similar highest and best use as the whole. This highest and best use shall not be affected for the remainder before and after the acquisition.

The financial feasibility and maximally productive use of the subject property is based on the growth trends along McColl Road include agricultural, residential, small retail developments and light industrial use. Based on the stable growth along McColl Road and nearby Jackson Road, it is estimated that the subject can be financially feasible to contain single family residential development use "as vacant" and "as if improved". This determination of financial feasibility and productivity is also attributed to the remainder before and after the acquisition which will not be affected nor damaged as a result of the part to be acquired.

After careful review of the four approaches to the highest and best use test, it is concluded that the subject property "as vacant" and "as if improved" shall be for single family residential development use. This conclusion is correlated to the subject property as a whole and selected economic unit.

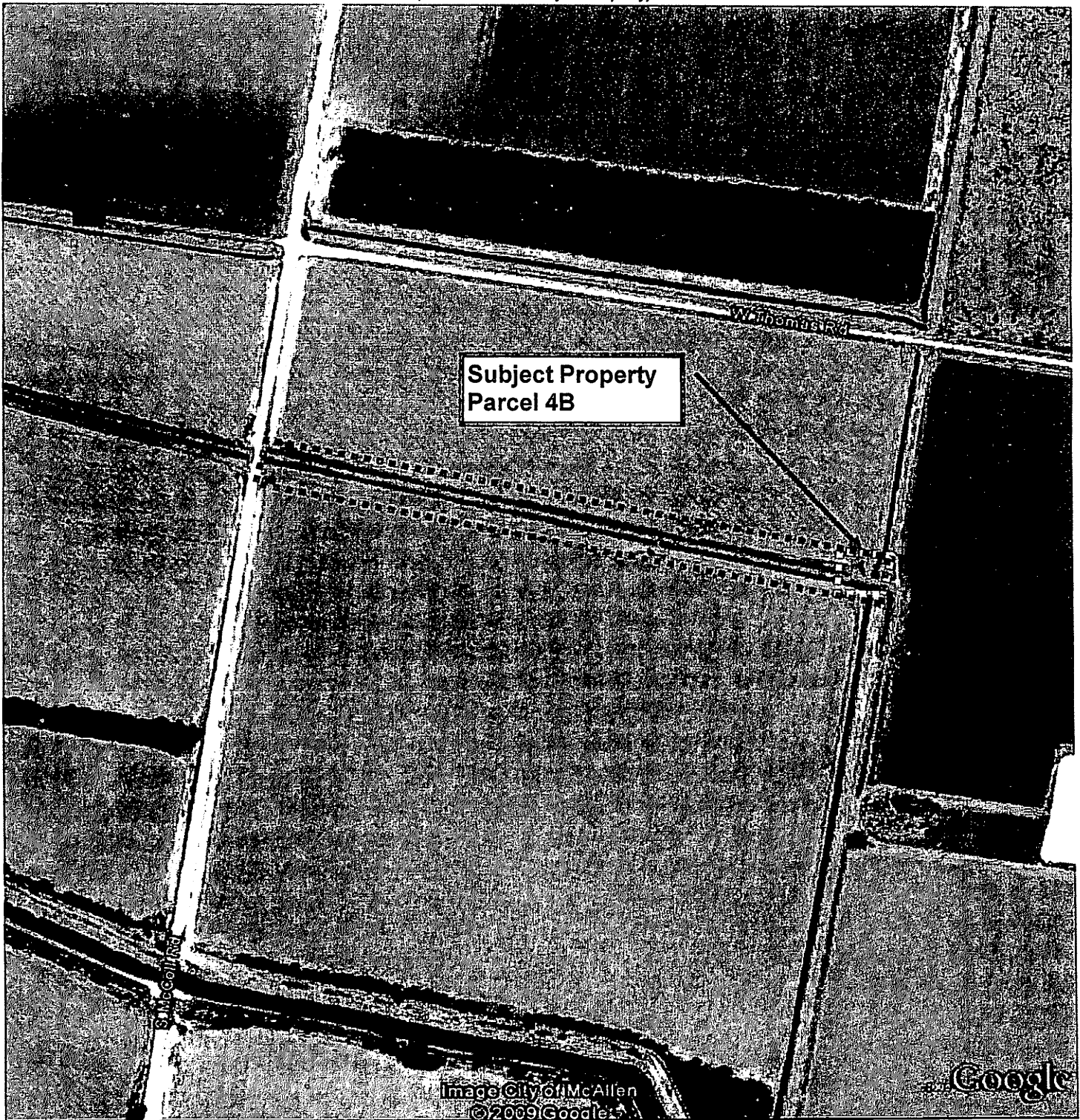


**AERIAL PHOTOGRAPH OF SUBJECT PROPERTY**



# AERIAL PHOTOGRAPH OF SUBJECT

(Closer View of Subject Property)



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

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

**COUNTY: HIDALGO**

**Eng03.024  
Dec. 01, 2009  
Parcel 4B  
Page 1 of 2**

**HIGHWAY: South McColl Off-Site Drainage Project**

**PROJECT LIMITS: McColl Road to HCDD #1 South Floodwater Channel**

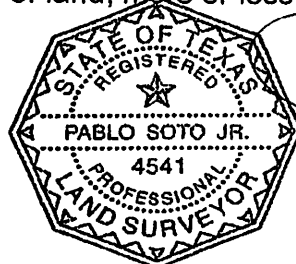
**EXHIBIT "A"**

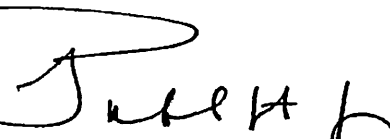
**FIELD NOTES FOR PARCEL – 4B**

Being a 0.145-acre tract of land more or less out of a 3.039-acre tract of land out of Lot 1, Block 22, Steele & Pershing Subdivision, Hidalgo County, Texas, as recorded in Volume 8, Pages 109~115, Deed Records, Hidalgo County, Texas. Said 3.039-acre tract of land is vested to Hidalgo County Irrigation District Number Two from W. E. Pope et ux, by virtue of a Warranty Deed dated April 23, 1925, and recorded in Volume 191, Page 335, Deed Records, Hidalgo County, Texas. Said 0.145-acre tract of land being more particularly described by metes and bounds as follows;

**Commencing** at a Cotton Picker Spindle found at the Northeast corner of Lot 1, **THENCE**, South 08 degrees 32 minutes 50 seconds West, with the East line of Lot 1, a distance of 604.85 feet to a No. 4 rebar set at the Northeast corner of said 3.039-acre tract of land, for the Northeast corner and **POINT OF BEGINNING** of the tract herein described;

1. **THENCE**, continuing South 08 degrees 32 minutes 50 seconds West, with the East line of said Lot 1 and East line of said 3.039-acre tract of land, a distance of 84.15 feet to a No. 4 rebar set at the Southeast corner of said 3.039-acre tract of land, for the Southeast corner of the tract herein described;
2. **THENCE**, North 78 degrees 03 minutes 24 seconds West, with the South line of said 3.039-acre tract, a distance of 75.13 feet to a No. 4 rebar set on the Proposed West Right of Way line of South McColl Off-Site Drainage, for the Southwest corner of the tract herein described;
3. **THENCE**, North 08 degrees 32 minutes 50 seconds East, with the Proposed West Right of Way line of said South McColl Off-Site Drainage, a distance of 84.15 feet to a No. 4 rebar set on the North line of said 3.039-acre tract of land, for the Northwest corner of the tract herein described;
4. **THENCE**, South 78 degrees 03 minutes 24 seconds East, with the North line of said 3.039-acre tract of land, a distance of 75.13 feet to the **POINT OF BEGINNING** and containing 0.145-acres of land, more or less.



  
**PABLO SOTO, JR. - R.P.L.S. No. 4541**  
**DATE: 12/2/09**

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

THOMAS RD.

P.O.C.  
NE Corner of Lot 1, Block 22,  
Steele & Pershing Subdivision,  
Vol. 8, Pg. 109-115, D.R.H.C.

FND.  
C.P.S.

Scale 1" = 60'  
BEARING BASIS AS PER  
TEXAS STATE PLANE  
COORDINATE SYSTEM

**LOT 1, BLOCK 22,  
STEELE & PERSHING  
SUBDIVISION  
VOL. 8, PAGES 109-115, D.R.H.C**

Owner: Kathleen S. Wild  
General Warranty Deed with Vendor's Lien  
Document No. 514758, O.R.H.C.

Owner: W.D. Moschel  
(As to an undivided 1/2 interest)  
Substitute Trustee's Deed  
Vol. 1691, Pg. 599, D.R.H.C.  
Kathleen S. Wild  
(As to an undivided 1/2 interest)  
Warranty Deed  
Document No. 1518628, O.R.H.C.

**PROPOSED SOUTH MCCOLL  
OFF-SITE DRAINAGE PROJECT  
PARCEL 4B  
A 0.145 ACRE TRACT OF LAND  
OUT OF LOT 1, BLOCK 22,  
STEELE & PERSHING SUBDIVISION,  
HIDALGO COUNTY, TEXAS.  
VOLUME 8, PAGE 109-115, D.R.H.C.**

**PARCEL 4B**

OWNER: Hidalgo County Irrigation District  
Number Two, Warranty Deed recorded in Volume  
191, Page 335, D.R.H.C.

DESCRIPTION: A 3.039-acre tract of land out  
of Lot 1, Block 22, Steele and Pershing  
Subdivision, Hidalgo County, Texas, according to  
the map thereof recorded in Volume 8, Pages  
109-115, Deed Records, Hidalgo County, Texas.

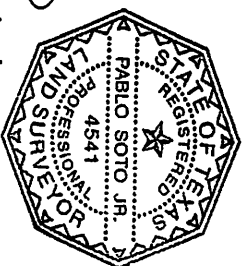
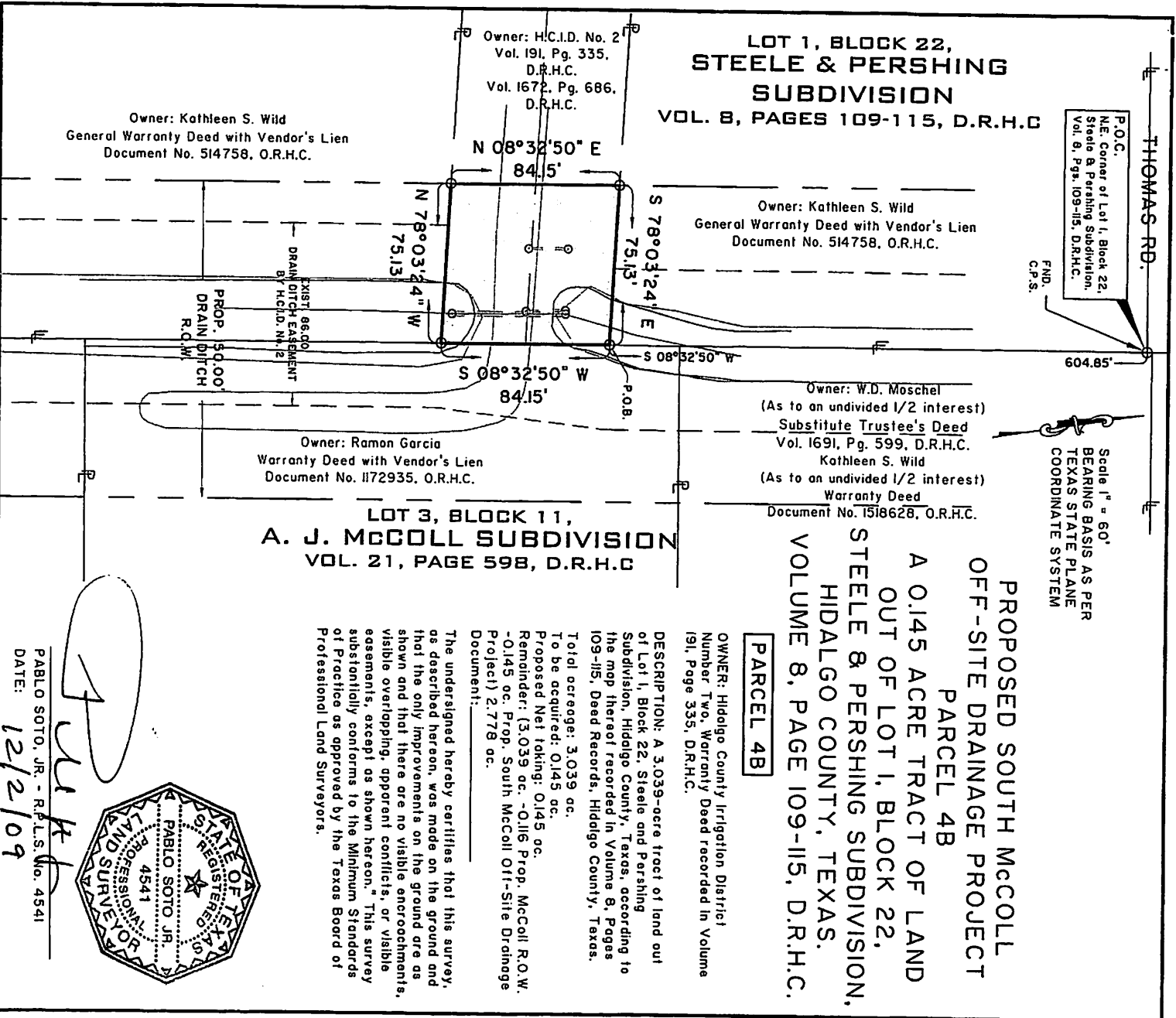
Total acreage: 3.039 ac.  
To be acquired: 0.145 ac.  
Proposed Net taking: 0.145 ac.  
Remainder: (3.039 ac. - 0.146 Prop. McCall R.O.W.  
- 0.145 ac. Prop. South McCall Off-Site Drainage  
Project) 2.778 ac.  
Document: \_\_\_\_\_

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

Owner: Kathleen S. Wild  
General Warranty Deed with Vendor's Lien  
Document No. 514758, O.R.H.C.

Owner: Ramon Garcia  
Warranty Deed with Vendor's Lien  
Document No. 1172935, O.R.H.C.

**LOT 3, BLOCK 11,  
A. J. MCCOLL SUBDIVISION  
VOL. 21, PAGE 59B, D.R.H.C**



PABLO SOTO, JR. - R.L.S. No. 4541  
DATE: 12/2/09

JOB No.: ENG03.024

DATE: 12/01/09

DRAWN BY: J.H.F.

PAGE 3 OF 3

**R. Gutierrez Engineering Corp. • 130 E. Park Ave. • Pharr, Tx. • (956) 782-2557**

Area to Be Acquired = Yellow Highlighted Area / Existing Easement = Green Highlighted Area

**PHOTOGRAPHS OF SUBJECT PROPERTY**

Parcel No.: 4B

Local Address: South McColl Road, approx. 516 lineal feet south of Thomas Road, Hidalgo County, Texas.

Date Taken: November 24, 2009

Taken By: Leonel Garza III

1. Point from which taken: Photo 1: NEC of Subject  
Photo 2: NWC of Subject

Looking: Photo 1: West  
Photo 2: Southeast

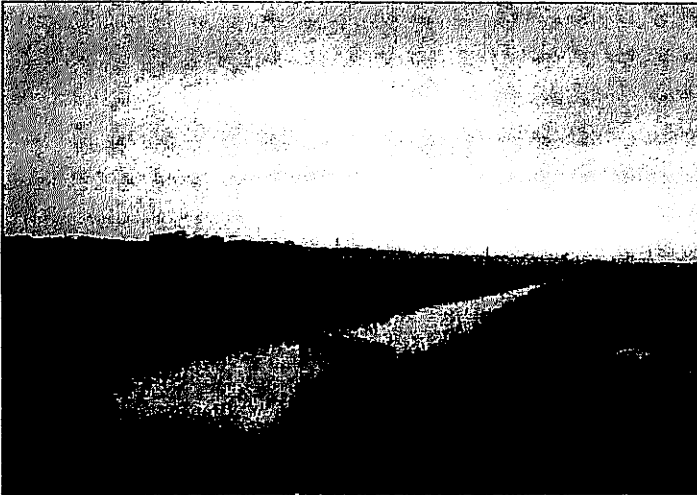


Photo 1

Southwestern view of subject whole property from the NEC of subject property.



Photo 2

Southeastern view of subject property from the most northern property boundary.

2. Point from which taken: Photo 3: Northern Boundry  
Photo 4: SEC of Subject

Looking: Photo 3: South  
Photo 4: West



Photo 3

Southern view of the subject property taken from the most northern property boundary.

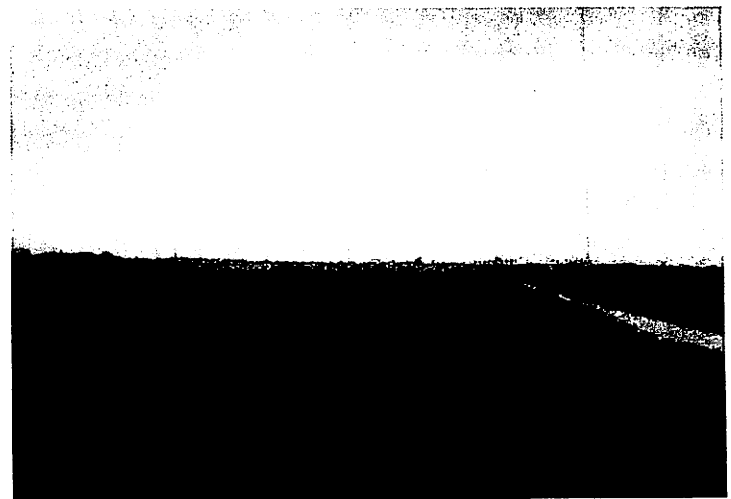


Photo 4

Western view of existing irrigation canal from the subjects most eastern property boundary.

**DESCRIPTION OF PROPERTY:**

The subject property, as a whole, is a 3.039 gross acre vacant tract of land out of a larger adjoining tract located along the east line of McColl Road in the County of Hidalgo, Texas. The subject property is currently being utilized for irrigation canal purposes. According to the survey provided by R. Gutierrez Engineering Corporation, dated December 2, 2009, the part to be acquired is approximately 0.145 acres (6,316 square feet) located along the most eastern property boundary of the subject whole property. Access to the subject whole property is via McColl Road, a county maintained caliche paved road. Based on the area indicated by the survey provided the subject of this report shall be utilized as the economic unit of the subject property for valuation. 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, Texas

**AREA OR NEIGHBORHOOD ANALYSIS:**

The subject neighborhood along South McColl Road is primarily utilized for agricultural purposes south of Orangewood Drive and north of Dicker Road. Several properties along South McColl Road are in a state of development as new subdivisions are being created due to the increase in demand in the area. Leonel Garza Jr. & Associates LLC has inspected the market area along South McColl Road and has found this type of development consistent with the overall market trends in the City of Pharr and neighboring City of McAllen and City of Hidalgo. Commercial development is primarily found to the east on US Highway 281 (Cage Boulevard) and south along Old Military Highway, which is also indicative of the growing market.

**SITE ANALYSIS:**

**Five Year Sales History:**

The subject property is indicated to be under the ownership of Hidalgo County Irrigation District No. 2, as indicated by survey and field notes provided by R. Gutierrez Engineering. Further investigation of the subject property at the Hidalgo County Clerks office indicated that Hidalgo County Irrigation District Number Two (Grantee) acquired the property from W.E. Pope et ux (Grantor), by virtue of a Warranty Deed, recorded under Volume 191, Page 335, dated April 23, 1925. Therefore the subject property has been under the ownership of Hidalgo County Irrigation District Number Two for at least eighty-four (84) years.

**Legal Description:  
(Whole Property)**

A 3.039 gross acre tract of land out of Lot 1, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas, according to the map thereof recorded in Volume 8, Page 109-115, Deed Records, Hidalgo County, Texas.

**Legal Description:  
(Part To Be Acquired)**

A 0.145 acre tract of land out of Lot 1, Block 22, Steele & Pershing Subdivision, Hidalgo County, Texas, Volume 8, Page 109-115, D.R.H.C.

**Improvements:**

During the off-site inspection of the subject property no building nor site improvements were indicated within the part to be acquired. Any utilities located within the part to be acquired 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: Single Family Residential Development**

**VALUATION OF PART TO BE ACQUIRED**

**LAND VALUATION**

**Representative Comparable Sales**

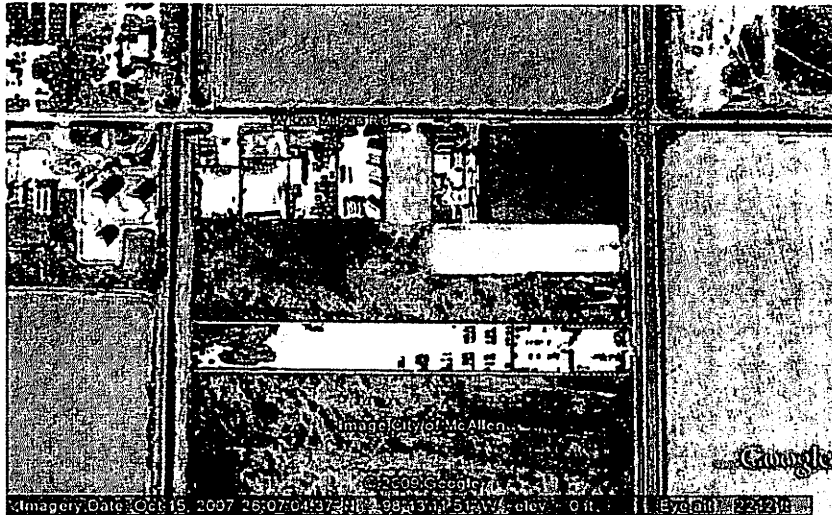
	<b>Subject</b>	<b>Comp. No. 1</b>	<b>Comp. No. 2</b>	<b>Comp. No. 3</b>
Grantor	<u>W.E. Pope et ux</u>	<u>Manuel Ramos Espinosa, and wife, Maria Guadalupe Santos</u>	<u>A.V.L., L.P. and Fred Harms</u>	<u>Mike Theser Estate Partnership</u>
Grantee	<u>Hidalgo County Irrigation District Number 2</u>	<u>Dufromex, LLC.</u>	<u>Capstone Land holdings, LTD.</u>	<u>Alberto Marin, Ilan Israely and Abraham Gottlieb</u>
Date	<u>April 23, 1925</u>	<u>November 13, 2009</u>	<u>March 10, 2008</u>	<u>May 21, 2008</u>
Unit Price	<u>                    / Ac</u>	<u>\$ 75,000 / Ac</u>	<u>\$ 29,918 / Ac</u>	<u>\$ 39,927 / Ac</u>
Conditions of Sale	<u>Cash To Seller</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Market Conditions	<u>Average</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Physical Characteristics	<u>Limited Use</u>	<u>Superior -25%</u>	<u>Superior -25%</u>	<u>Superior -25%</u>
Relative Location	<u>Average</u>	<u>Superior -30%</u>	<u>Superior -30%</u>	<u>Superior -30%</u>
Lot Location	<u>Interior Tract</u>	<u>Interior Tract 0%</u>	<u>Interior Tract 0%</u>	<u>Interior Tract 0%</u>
Financing	<u>Conventional</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Available Utilities	<u>Water / Electricity / Phone</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Street Access / Frontage	<u>McCull Road</u>	<u>Jackson Road, South of Las Milpas Road 0%</u>	<u>10th Street, South of Dicker Road 0%</u>	<u>10th Street, South of Dicker Road 0%</u>
Size of Tract	<u>3.039 Ac</u>	<u>5.0 Ac 0%</u>	<u>13.37 Ac 0%</u>	<u>111.454 Ac 0%</u>
Net Adjustments		<u>Δ -55%</u>	<u>Δ -55%</u>	<u>Δ -55%</u>
Indicated Unit Value		<u>\$ 33,750 / Ac</u>	<u>\$ 13,463 / Ac</u>	<u>\$ 17,967 / Ac</u>
<b>Estimated Unit Value of Fee Simple Area</b>				<b>\$ 20,000 / Acre</b>
<b>Estimated Fee Value by Sales Comparison Approach</b>	<b>(0.145 Acres x \$20,000/Acre)</b>			<b>\$ 2,900</b>
<b>(Includes Part To Be Acquired Only)</b>				

Due to the unique physical characteristics of the subject property and the assemblage with the adjoining tract no adjustment for size was allocated for this parcel.

**COMPARABLE DATA SUPPLEMENT**

District: Pharr Parcel No.: 4B Highway: South McColl County: Hidalgo ROW CSJ 0921-02-938

Land Sale  Improved Sale  Rental Data



Grantor/Lessor: Manuel Ramos Espinosa, and wife, Maria Guadalupe Santos Grantee/Lessee: Dufromex, LLC.

Date: November 13, 2009 Recording Information: Document# 2052292 Key Map: N/A

Address: Located along the western side of South Jackson Road, south of Las Milpas Road in Pharr, Texas. Zip Code: N/A

Legal Description: All of Lot 2, Karlo Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 42, Page 94, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price \$: 375,000 Verified with: MLS# e118431s

Terms and Conditions of Sale: Cash to Seller

Rental Data: NA

Land Size: 5.00 Acres Unit Price as Vacant \$: 75,000 per acre

Type Street: Asphalt Paved Utilities: All Municipal Utilities Available

Improvement(s) Description: N/A

Improvement(s) Size: NA (GBA) NA (NRA) Unit Price as Improved \$: NA

Condition and Functional Design: NA

Current Use: Vacant Highest & Best Use: Commercial Development

Date of Inspection: November 23, 2009 Zoning: N/A Flood Plain: N/A

Attach additional information as necessary.  
 The sale is a vacant tract of land located along the western side of South Jackson Road, located just south of Las Milpas Road. The property contains 159 lineal feet of frontage along S. Jackson Road with a depth of 1,338 lineal feet.

Appraiser: Leonel Garza III January 12, 2010  
 (Typed, not signed) Date

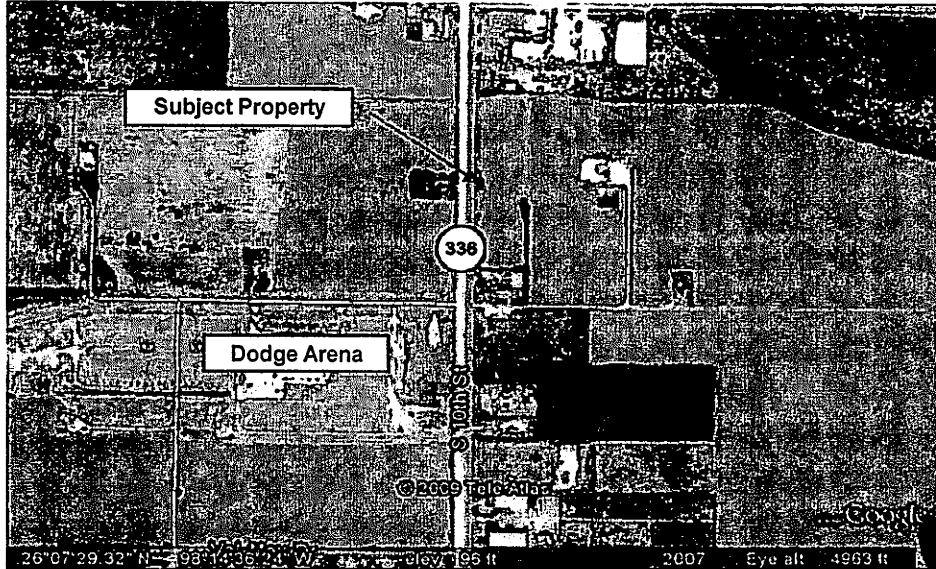
**COMPARABLE DATA SUPPLEMENT**

District: Pharr Parcel No.: 4B Highway: South McColl County: Hidalgo ROW CSJ 0921-02-938

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: A.V.L., L.P. and Fred Harms Grantee/Lessee: Capstone Land holdings, LTD.  
 Date: March 10, 2008 Recording Information: Doc. #1870469 Key Map: N/A  
 Address: Located along the eastern frontage of South 10<sup>th</sup> Street, South of FM 3072, Hidalgo County, Texas. Zip Code: 78557  
 Legal Description: A tract of land out of Lots 15, Section 3, Hidalgo Canal Company Subdivision, map reference: "Q", page 177, Deed Records of Hidalgo County, Texas.  
 Confirmed Price \$: 400,000 Verified with: MLS# A117724s  
 Terms and Conditions of Sale: Cash to Seller  
 Rental Data: NA  
 Land Size: 13.37 Acres Unit Price as Vacant \$: 29,918 / per acre  
 Type Street: Asphalt Paved – 10<sup>th</sup> Street Utilities: Utilities Available  
 Improvement(s) Description: None  
 Improvement(s) Size: NA (GBA) NA (NRA) Unit Price as Improved \$: NA  
 Condition and Functional Design: NA  
 Current Use: Vacant Tract of Land Highest & Best Use: Commercial  
 Date of Inspection: November 23, 2009 Zoning: "C-1" – Central Business Dist. Flood Plain:

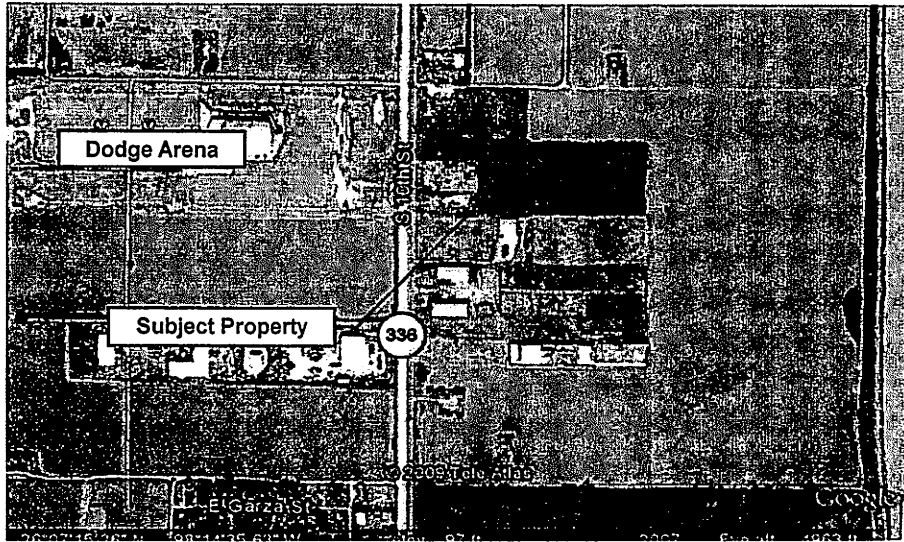
Attach additional information as necessary.  
 The sale is a 13.37 acre vacant tract of land located along the eastern frontage of South 10<sup>th</sup> Street, Hidalgo County, Texas. The subject property is an irregular shaped tract of land with frontage along South 10th Street and an unnamed county road. The subject property is located across from the Dodge Arena entertainment facility.

Appraiser: Leonel Garza III January 12, 2010  
 (Typed, not signed) Date

**COMPARABLE DATA SUPPLEMENT**

District: Pharr Parcel No.: 4B Highway: South McColl County: Hidalgo ROW CSJ 0921-02-938

Land Sale  Improved Sale  Rental Data



Grantor/Lessor: Mike Theser Estate Partnership Grantee/Lessee: Alberto Marin, Ilan Israely and Abraham Gottlieb  
 Date: May 21, 2008 Recording Information: Doc. #1895626 Key Map: N/A

Address: Located along the eastern frontage of South 10<sup>th</sup> Street, South of Fm 3072, Hidalgo County, Texas. Zip Code: 78557

Legal Description: A tract of land containing 111.454 acres, situated in Hidalgo County, Texas and also being a part or portion of Lots 1, 2, 7, and 8, Section 2, Hidalgo Canal Company Subdivision, map reference: "Q", page 177, H.C.D.R., and said 111.454. Save and Except, a 0.67 acre tract of land out of Lot 7, previously conveyed to the State of Texas, respectively by instrument dated December 23, 1963, recorded in Volume 1078, Page 383 and 386, Deed Records of Hidalgo County, Texas.

Confirmed Price \$: 4,450,000 Verified with: MLS# A112854s

Terms and Conditions of Sale: Cash to Seller

Rental Data: NA

Land Size: 111.454 Acres Unit Price as Vacant \$: 39,927 / Acre

Type Street: Asphalt Paved – 10<sup>th</sup> Street Utilities: Utilities Available

Improvement(s) Description: None

Improvement(s) Size: NA (GBA) NA (NRA) Unit Price as Improved \$: NA

Condition and Functional Design: NA

Current Use: Vacant tract of land Highest & Best Use: Commercial

Date of Inspection: March 25, 2009 Zoning: "C-1" – Central Business Dist. Flood Plain:

Attach additional information as necessary.  
 The sale is a large vacant 111.454 acres Gross (106.508 acres Net) tract of land located along the eastern frontage of South 10<sup>th</sup> Street, just south of FM 3072. The subject property is an irregular shaped tract of land with frontage along South 10th Street and an unnamed county road. The subject property is located across from the Dodge Arena entertainment facility.

Appraiser: Leonel Garza III January 12, 2010  
 (Typed, not signed) Date



**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 McColl 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 western frontage of Jackson Road, south of Las Milpas Road within the County of Hidalgo, Texas. Due to the superior site utility of the sale a -25% downward adjustment was indicated as the subject property area is currently utilized for an irrigation canal. The sale is located in an area superior to the subject property, as such an adjustment of -30% is indicated for the superior location of the comparable sale. No other adjustments were indicated for the comparable sale. After a review of this sale, the adjusted unit value for the subject property is indicated to be \$45,000 per acre.

Sale No. 2 is located east of the eastern frontage of South 10<sup>th</sup> Street, south of Dicker Road within the County of Hidalgo, Texas. Due to the superior site utility of the sale a -25% downward adjustment was indicated as the subject property area is currently utilized for an irrigation canal. The sale is located in an area superior to the subject property, as such an adjustment of -30% is indicated for the superior location of the comparable sale. A final adjustment of +5% was indicated for size. No other adjustments were indicated for the comparable sale. After a review of this sale, the adjusted unit value for the subject property is indicated to be \$19,447 per acre.

Sale No. 3 is located along the eastern frontage of South 10<sup>th</sup> Street, south of Dicker Road within the County of Hidalgo, Texas. Due to the superior site utility of the sale a -25% downward adjustment was indicated as the subject property area is currently utilized for an irrigation canal. The sale is located in an area superior to the subject property, as such an adjustment of -30% is indicated for the superior location of the comparable sale. A final adjustment of +15% was indicated for size. No other adjustments were indicated for the comparable sale. After a review of this sale, the adjusted unit value for the subject property is indicated to be \$29,945 per acre.

Reviewing the comparable sales selected, an unadjusted range of market unit value of \$29,918 per acre to \$75,000 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 \$17,967 per acre to \$33,750 per acre was determined. Based on the subject property location along McColl Road. A value near the lower end of the adjusted range was selected for the subject property, \$20,000 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

## Certification of Appraisal


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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (2008-2009 Edition)*.
- I have made a personal on-site visit of the property that is the subject of this report.
- 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. Personal Assistant Adrian Perez, aided in the physical measuring of the subject property only.
- 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 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, or the approval of a loan.



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



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**Luis Carlos 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

### Education

Graduate, 1995, Texas A&M University, College Station, Texas (Bachelor of Science in Biomedical Science)

Graduate, 1991 McAllen Memorial High School, McAllen, Texas

### Licenses

#### **State Certified General Real Estate Appraiser**

Number TX - 1328375-General

Licensed Since December 31, 1998

Expires: December 31, 2010 (Active)

#### **State Certified Property Tax Consultant**

Number TX - 00003181

Licensed Since May 20, 2002

June 16, 2008 through June 16, 2010 (Active)

### Public Service Organizations

#### **Associate Member of the Appraisal Institute (Not MAI Designated)**

Currently taking courses toward the designation of MAI through the Appraisal Institute.

#### **National Association of Master Appraisers**

Designated as a Master Senior Appraiser in 2006 by the National Association of Master Appraisers. This designation is obtained through educational requirements and experience.

#### **Associate Member of the International Right of Way Association (IRWA) (Member # 7899430)**

#### **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.

#### **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.

#### **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.

#### **Former Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council**

The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events world wide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

#### **Former Vice Chairman of the City of McAllen Ambulance Advisory Committee**

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

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

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

#### **Former Member of the Pharr Municipal Park Charter Committee**

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

**Work Experience**

- Employee of Leonel Garza Jr. & Associates since 1990
- State Certified General Real Estate Appraiser since December 31, 1998
- Owner of G-3 Construction which primary focus is custom commercial and multifamily residential construction.
- 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.

**Clients For Which Appraisals Have Been Prepared By This Appraiser**

Banks	Bankruptcy Courts	Cities of:	
Attorneys	Homeowners	Alamo	Cameron County
Retailers	Rancher	Alton	Hidalgo County
Doctors	National Franchises	Edinburg	Starr County
Oil Companies	Estate Planners	Hidalgo	
Farmers	Texas Department of	Mercedes	
Mortgage Companies	Transportation	Mission	
Hotel Franchises		McAllen	
US Department of Interior		Pharr	
		San Juan	
		Progresso	

**Type of Appraisals Which Have Been Prepared By This Office**

Caliche Pits / Land Fills	Apartment Complexes	Agricultural Land
Commercial Lots	Automobile Agencies	Bar / Lounges
Convenience Stores	Mini-Storage Units	Grocery Stores
Farms & Ranches	Mobile Home Park Subdivision	Multi-Tenant Retail
Industrial (McAllen Foreign Trade Zone)	Motels / Hotels	Multi-Tenant Offices
Industrial Subdivisions	Ranches	Residential
Medical Offices	Residential Subdivisions	Vacant Residential Lots
Retail Commercial Strips	Restaurants	Veterinary Clinics
Warehouses	Right of Way Acquisitions	
	Truck Stops	

**Areas Where Appraised Properties Have Been Performed By This Office**

Alamo	Edcouch	Alice	Austin
Beeville	Hargill	Georgewest	Donna
Elsa	Harlingen	Kingsville	Edinburg
Mission	Hidalgo	McAllen	La Feria
New Braunfels	Los Ebanos	Palmview	La Joya
Progresso	Port Isabel	San Antonio	Mercedes
Rio Grande City	South Padre Island	Sullivan City	San Juan
Roma	Zapata	McCook	Weslaco

## QUALIFICATIONS OF APPRAISER - LUIS CARLOS GARZA

### Education

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

### Licenses Held

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

### Public Service Organization

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

### Work Experience

- Employee of Leonel Garza Jr. and Associates since 2004

**CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD**

**Leonel Garza Jr. & Associates LLC**  
*Appraisal Services*

State Certified General Real Estate Appraiser  
Real Estate Property Tax Consultant

1419 Dove, Suite 1 - McAllen, Texas 78504  
(956) 687-7295 (24 hour answering service) Fax (956) 687-9236

November 20, 2009

Parcel No 4B  
Hidalgo County Irrigation District Number Two  
P.O. Box 6  
San Juan, Texas 78589

To Whom It May Concern:

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Right-of-Way Department, to appraise various properties along South McColl Road, for the purpose of acquiring additional right-of-way. The purpose of such "right-of-way" is for the expansion of a drainage system for the future expansion of South McColl Road. The project limits for the expansion is just Dicker Road North to Orangewood South Subdivision. The County of Hidalgo is interested in acquiring a portion of the eastern side of your property for this expansion in the name of the Hidalgo County in fee simple. Marked on the attached exhibit is the portion of land, which is to be appraised and purchased. This is the beginning process for future negotiations to acquire the land. Our office will inspect the subject property from the existing right-of-way on the week of November 23, 2009. If you or your representative 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 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 prior to the proposed inspection date. Thank you.

Sincerely,

  
\_\_\_\_\_  
Leonel Garza Jr.  
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