

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

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

Owner of Record: Hidalgo County

July 15, 2013
(Date of Report)

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

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

July 15, 2013

Hidalgo County Purchasing Department
C/o: Marty Salazar, Purchasing
1102 N. Doolittle Road
Edinburg, Texas 78540

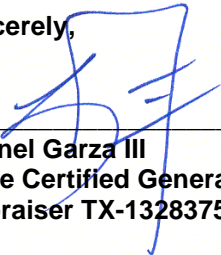
RE: 1102 N. Doolittle Road, Edinburg, Texas (A tract of land containing 3.49 acres out of Lot Fifteen (15), Section 245 of the Texas-Mexican Railway Company's Survey of lands in Hidalgo County, TX)

Mrs. Salazar:

In accordance with your request, we present our restricted use appraisal report of the industrial use property located at the 900 block of N. Doolittle Road in Edinburg, Texas. This appraisal report shall establish the fee simple market valuation of the subject property to be used for analysis as determined by Hidalgo County as per scope of the assignment. The assignment is to establish the current market valuation of the underlying land value of the subject property in its present state and to be reported in a restricted use report for the sole use for analysis by Hidalgo County. This report shall be utilized for the proposed purchase of the underlying land area from Hidalgo County Drainage District No. 1. This report, which is intended to comply with the reporting requirements set forth under Standard Rule 1 and 2-2 (c) of the Uniform Standards of Professional Appraisal Practice for a Restrict Use Appraisal. This letter along with the assumption & limiting conditions and certification shall be attached herewith. This appraiser has carefully studied and analyzed factors pertinent to the valuation of the estimate of value as per scope. The report has been written as per scope in a restricted use format of which limits the use of the report to the intended client only. The appraiser's opinions and conclusions set forth in the report may not be understood properly without additional information provided within the appraisers work file. It should be understood by the client and intended user that this report is limited to the scope of the assignment and information provided by Hidalgo County Purchasing & the Law Offices of Atlas & Hall. This report shall comply with the specific approach to value requested by Hidalgo County Purchasing Department for purposes of this report. This is a restricted use appraisal report does not include any personal property, advertisement signs etc., unless specified to be included as per scope of the assignment. From the facts in this report, the market value of the subject property as of July 12, 2013 is indicated to be: \$190,030.

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

Sincerely,



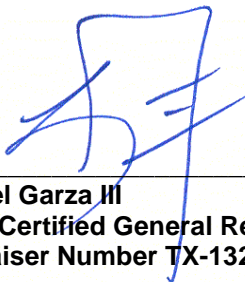
Leonel Garza III
State Certified General Real Estate
Appraiser TX-1328375-General

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

Certification

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

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



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

Assumptions and Limiting Conditions

This report has been prepared with the following general assumptions:

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

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

Purpose of The Appraisal

This appraisal is prepared for the purpose of estimating the market value of the fee simple estate of the subject property, as defined in within this restricted use report, as of July 12, 2013. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases, or operating agreements. The purpose is further defined as for internal use by Hidalgo County Purchasing Department.

Client & Intended Use of Appraisal

The client for this report is identified as Hidalgo County Purchasing Department C/o. Hon. Steve Crane of the Law Offices of Atlas & Hall. The intended use of the report is to assist Hidalgo County Purchasing Department in the determination of a current fair market valuation of the underlying land and improvement value of the subject property. This appraisal was performed in which improvements were included.

Scope of the Assignment

As per original Purchase Order # 653312 dated February 24, 2011, Martha L. Salazar of Hidalgo County Purchasing Department requested for Leonel Garza Jr. & Associates LLC to prepare a restricted use appraisal report of the fee simple estate of the subject property described within this report. As of July 12, 2013, Hidalgo County Purchasing Department requested a new appraisal with the revised scope to be delivered on July 15, 2013. The client has identified that the report shall be a restricted use report with an analysis of a specific approach to market value selected by the client and verified by this appraiser to be the most applicable approach. This report shall establish the current market value under the existing market conditions "as is" with its current improvements. It is noted as of the date of this report that the economic situation of the nation and that of the Lower Rio Grande Valley, may affect the market value within the next 12 to 18 months. This report is based on the extraordinary assumption that the real estate and financial market will stabilize within the next 12 months. The subject neighborhood shall be inspected as to observe any external obsolescence or economic factors, which may be pertinent to the subject property's valuation. Market sales within the market area and comparable market areas were identified and analyzed for comparability and for reliability in determining the estimated market value of the subject property. The appraisal report shall indicate the "As Is" of the subject property as per inspection date of on-site visit, July 12, 2013.

Property Rights Appraised

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

Certificate of Appraisal

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation.

Identification of Personal Property

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

Definition Of Market Value

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

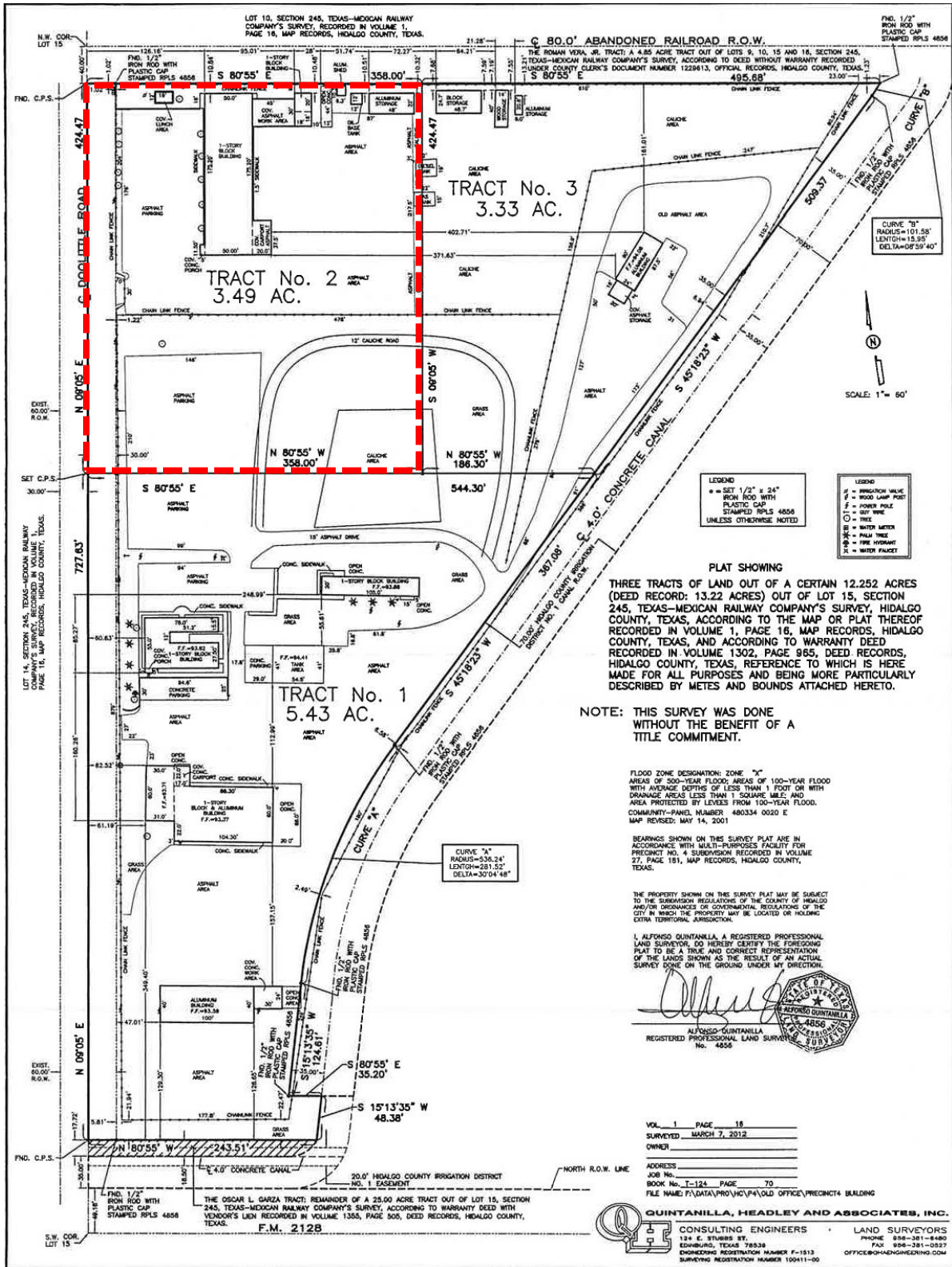
1. *Buyer and Seller are typically motivated*
2. *Both parties are well informed or well advised, and each-acting in what they consider their own best interest.*
3. *A reasonable time is allowed for exposure in the open market.*
4. *Payment is made in terms of cash in U.S. Dollars or in terms of financial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

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

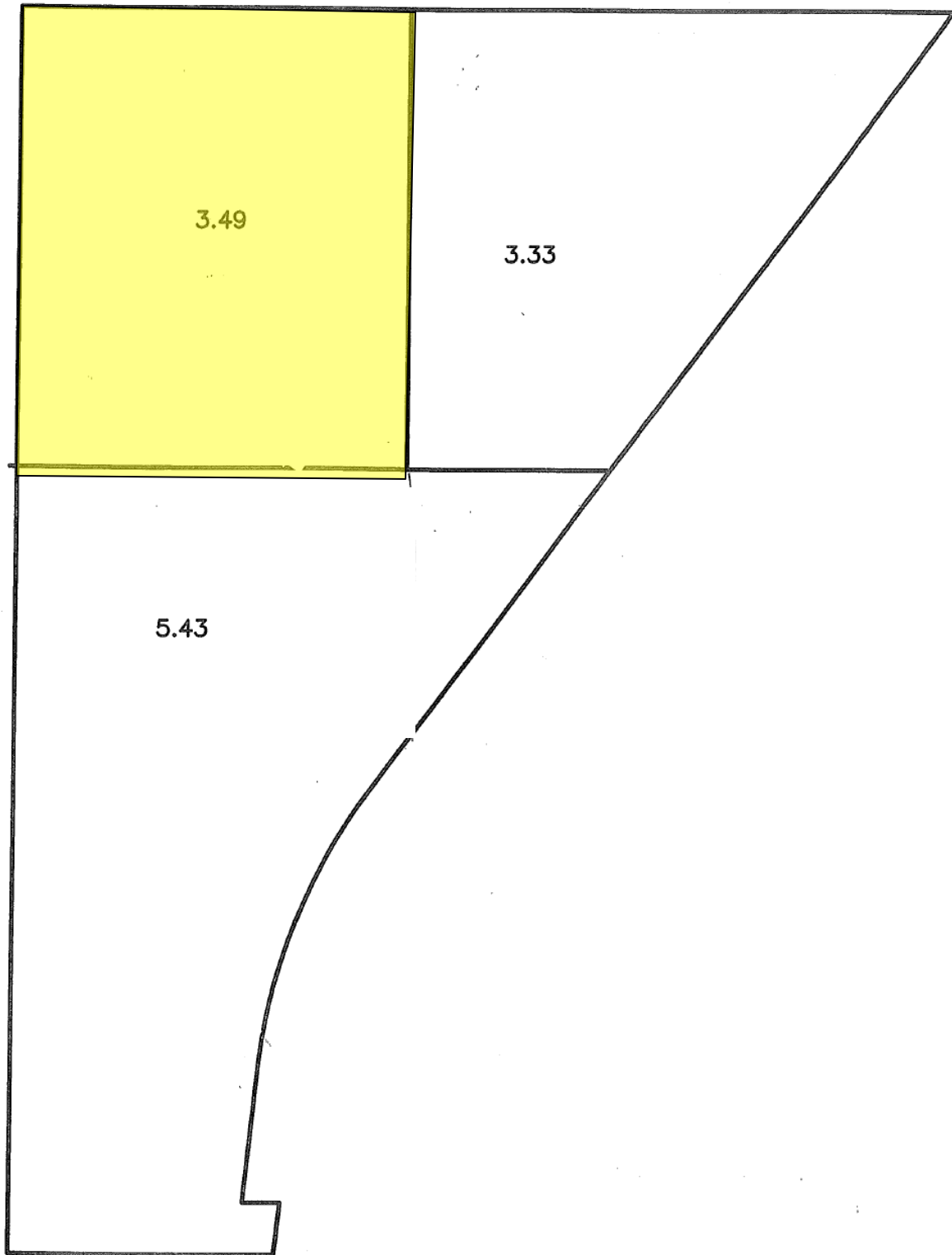
Aerial Map of Subject Property



Survey of Subject Property and Adjacent Properties



Land Division of Subject and Adjacent Properties



Property Description & Analysis

The subject property is a gross 3.49 acre industrial use tract located along the eastern frontage of Doolittle Road, north of East Schunior Street, Edinburg, Texas. The subject property is rectangular in shape and has approximately 424.47' lineal feet of frontage along Doolittle Road, within the City of Edinburg, Texas. The subject property is currently utilized by the County of Hidalgo for Precinct #4 maintenance shop area and adjacent to the Hidalgo County Drainage District No. 1 office and maintenance shop. However, the purpose of this report is to value that portion of property utilized by Precinct No. 4. During the appraisal process the properties municipal zoning and flood plain are checked through the City of Edinburg and thru FEMA. According to the City of Edinburg Zoning Map, the property is indicated to be located in an area zoned for industrial use. This municipal zoning is consistent and the subjects highest and best use. As per the FEMA Mapping Service (www.fema.gov) has indicated the property is located within an area designated as Flood Zone "X", as recorded in Flood Panel Number 480338 0020 E. This zoning designation indicates that the subject area is not prone to flooding and no certificate of elevation is required.

Owner of Record _____ County of Hidalgo, Texas

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

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

Legal Description _____ A tract of land containing 3.49 acres out of Lot Fifteen (15), Section 245 of the Texas-Mexican Railway Company's Survey of lands in Hidalgo County, Texas

Gross Land Area _____ ±3.49 Acres (152,024 square feet)

Land Dimensions _____ Rectangular in shape

Frontage _____ 424.47 lineal feet of frontage along the eastern frontage of Doolittle Road, Edinburg, Texas.

Topography _____ Level and typical of the market area

Municipal Zoning Ordinance _____ Industrial

Utilities Available _____ All municipal utilities available

Flood Zone Map No. _____ 480338 0020 E

Flood Zone Designation _____ Zone "X"

Encroachments or Easements _____ None Indicated

Site Improvements _____ Multiple metal sheds and canopies throughout property

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

Highest & Best Use As Improved _____ Light Industrial Use

Property Tax Data:

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

Real Property Tax Assessment _____ \$ 504,290

Assessed Land Value _____ \$ 49,790

Assessed Building Improvements _____ \$ 454,500

Vacant Land Comparable Sales

Land Sale No. 1

Type of Property	Commercial / Light Industrial
Current Use:	Vacant
Date of Sale:	January 18, 2013
Address:	The property is located on the east side of US Highway 281, just north of FM 2812 in Edinburg, Texas.
Consideration:	\$1,400,000
Size of Tract:	10.07 Acres (438,649 square feet)
Unit Sales Price:	\$ 139,027 / Acre \$ 3.19 / Square Feet
Grantor:	Rogelio Sagredo and Yolanda Sagredo
Grantee:	Love's Travel Stops & Country Stores, Inc
Terms & Conditions:	Cash to Seller
Legal Description:	Lot R, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, as per map or plate thereof recorded in Volume 8, Pages 18-19 and amended in Volume 8 Pages 28-29, Map Records, Hidalgo County, Texas
Recording Information:	Document No. 2382608, Hidalgo County, Texas
Confirmation:	Leonel Garza Jr. & Associates LLC with MLS #A144944

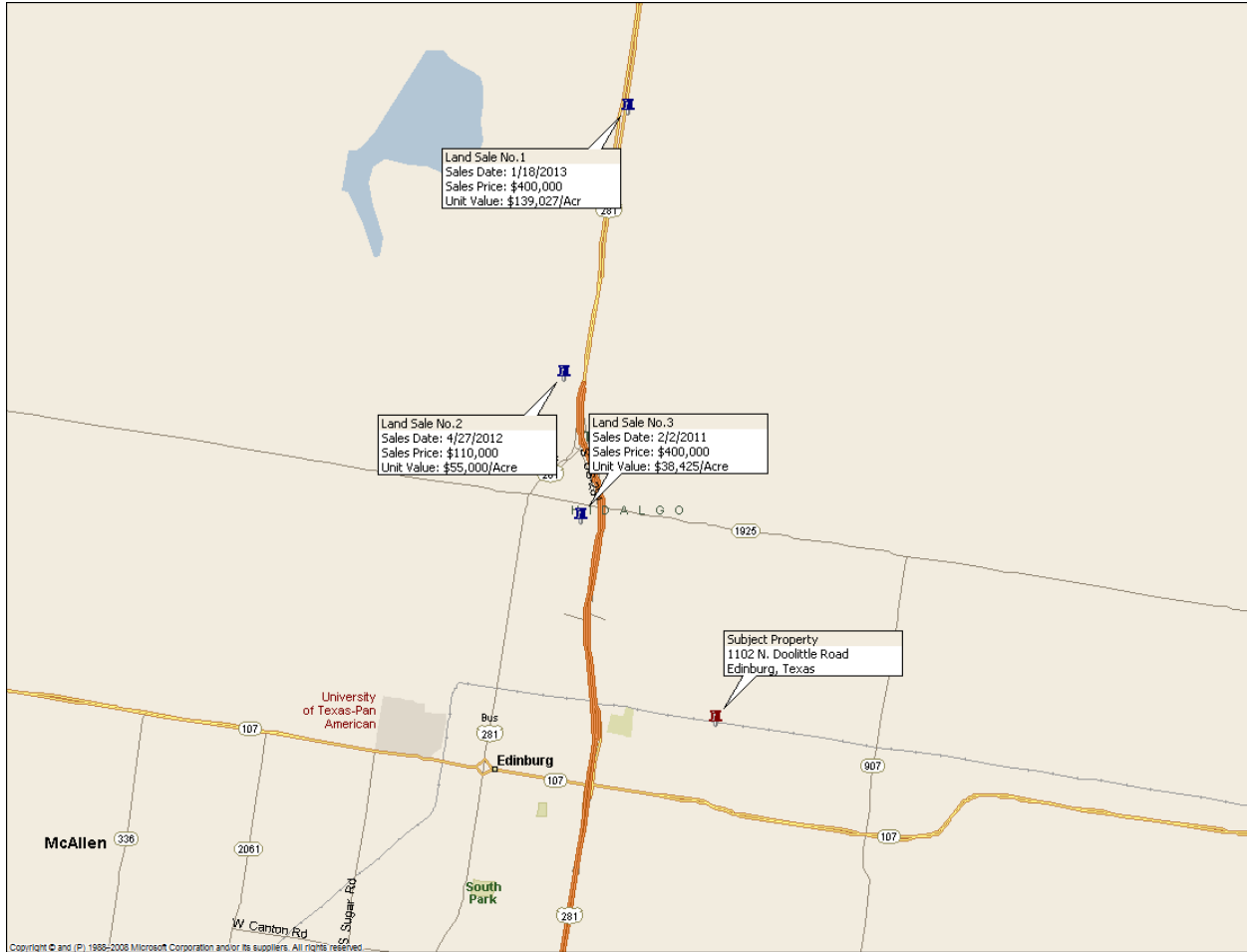
Land Sale No. 2

Type of Property: Commercial / Light Industrial
Current Use: Vacant
Date of Sale: April 27, 2012
Location: The property is located on the Denkhaus Boulevard just north of CR 4001 in Edinburg, Texas
Legal Description: A 2.00 acre tract of land, more or less, being out of Block 39, Santa Cruz Ranch Subdivision, Hidalgo County, Texas, according to the map recorded in Volume Z, Page 161, Deed Records in the Office of the County Clerk of Hidalgo County, Texas
Consideration: \$110,000
Size of Tract: 2.00 Acres (87,120 square feet)
Unit Price: \$ 55,000 / Acre
\$ 1.26 / Square Feet
Grantor: First Border Storage, LLC
Grantee: Edgar Guajardo
Terms: Cash to Seller
Recording Information: Document No. 2305791 of the Deed Records of Hidalgo County, Texas
Confirmation: Leonel Garza Jr. & Associates with MLS No. A144376

Land Sale No. 3

Type of Property	Commercial / Light Industrial
Current Use:	Vacant
Date of Sale:	February 2, 2011
Address:	The property is located on the east side of Roegiers Road just north of Monte Cristo Road in Edinburg, Texas
Legal Description:	A 10.86 acre tract of land being the South ½ of the West 21.72 acres of Lot 4 and a 0.42 acre tract of land out of Lot 5, Section 243, Texas-Mexican Railway Company Survey, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 16, Map Records, Hidalgo County, Texas.
Consideration:	\$400,000
Size of Tract:	10.41 acre (453,460 square feet)
Unit Sales Price:	\$ 38,425 / square foot \$ 0.88 / Square Feet
Grantor:	Compass Bank
Grantee:	Arguindegui Investments, LTD
Terms & Conditions:	Cash to Seller
Recording Information:	Document No. 2179064, Hidalgo County, Texas
Confirmation:	Leonel Garza Jr. & Associates with MLS No.A138475

Comparable Sales Map



Comparable Sales Analysis Grid & Reconciliation of Value

Comparables Subject	Sales Price	Size	Unit Value	Date of Sale
		152,024 Square Feet		
Sale No. 1	\$ 1,400,000	438,649 Square Feet	\$ 3.19 / Sf	January 18, 2013
Sale No. 2	\$ 110,000	87,120 Square Feet	\$ 1.26 / Sf	April 27, 2012
Sale No. 3	\$ 400,000	453,460 Square Feet	\$ 0.88 / Sf	February 2, 2011

	Subject	Sale No. 1	Sale No. 2	Sale No. 3			
Sales Price	\$ -	\$ 1,400,000	\$ 110,000	\$ 400,000			
Size of Sale	152,024 Acres	438,649 Acres	87,120 Acres	453,460 Acres			
Unit Price		\$ 3.19 / Sf	\$ 1.26 / Sf	\$ 0.88 / Sf			
Date of Sale		January 18, 2013	April 27, 2012	February 2, 2011			
City Location	Edinburg, TX	Edinburg, TX	McAllen, TX	McAllen, TX			
Financing Terms	Conventional	Conventional	0%	Conventional	0%		
Conditions of Sale	Arm Length	Arms Length	0%	Arms Length	0%		
Time & Market Conditions	Average	Average	0%	Average	0%		
Relative Location	Average	Superior	-30%	Superior	-15%	Similar	-15%
Street Access	Doolittle Road	US 281 Hwy	-40%	Denkhaus Blvd	0%	Roegiers Road	0%
Site Utility	Average	Similar	0%	Similar	0%	Inferior	20%
Water & Sewer	All Municipal Available	All Municipal Available	0%	Water Only	5%	All Municipal Available	0%
Topography	Level & Typical of Market	Similar	0%	Similar	0%	Similar	0%
Lot Location	Interior Tract	Interior Tract	0%	Interior Tract	0%	Interior Tract	0%
Size Adjustment	152,024 Sq Ft	10.07 Acres	10%	2.00 Acres	-5%	10.41 Acres	10%
Total Adjustment		\$ (1.91)	-60%	\$ (0.19)	-15%	\$ 0.13	15%
Adjusted Unit Value		\$ 1.28 / Sf		\$ 1.07 / Sf		\$ 1.01 / Sf	
Mean Adjusted Unit Value						\$ 1.12 / Sf	
Selected Unit Rate						\$ 1.10 / Sf	
Calculated Land Value						\$ 167,226	
Maintenance Building	(8,760 sq ft x \$18.25 @ 95% Depreciation)					\$ 7,994	
Storage Shed	(1,056 sq ft x \$8.80 @ 95% Depreciation)					\$ 465	
Asphalt Pavement	(86,800 sq ft x \$3.25 @ 95% Depreciation)					\$ 14,105	
Caliche Pavement	(6,300 sq ft x \$0.75 @ 95% Depreciation)					\$ 236	
Combined Market Value						\$ 190,026	
Appraised Market Value (Rounded)						\$ 190,030	

Based on land sales that have occurred within the market area of the subject property, adjustments were made to each sale for comparability purposes. After adjustment a unit range of value of \$1.01 per square foot to \$1.28 per square foot was indicated. Based on the relative location of the subject property, a value near the mean of the adjusted range, indicated to be \$1.10/square foot was utilized the subject whole property as described and as per scope of assignment. As well as the land the improvements located onsite were value. The included improvements area an 8,760 square foot maintenance building, 1,056 square foot storage shed, 86,800 square feet of asphalt pavement and 6,300 square feet of caliche pavement. After combining the land value of \$167,226 and the depreciated site improvement value of \$22,800, a combined market value of \$190,026 was calculated and rounded to 190,030.

Qualifications of Appraiser – Leonel Garza III

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

Leonel Garza III has continued the family business, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

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

Graduate, 1991 McAllen Memorial High School, McAllen, Texas


Licenses

State Certified General Real Estate Appraiser

Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014 (Active)

State Certified Property Tax Consultant

Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2014 (Active)

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Texas 78711-2188 Certified General Real Estate Appraiser		
Number:	TX 1328375 G	
Issued:	01/03/2013	Expires: 12/31/2014
Appraiser:	LEONEL GARZA III	
<small>Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.</small>		
		 <small>Douglas E. Oldmixon Commissioner</small>

Public Service Organizations

Associate Member of the Appraisal Institute

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

National Association of Master Appraisers

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

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

Board Member of the City of McAllen Planning and Zoning Board

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

Chairman of the Hidalgo County Subdivision Advisory Board

This county board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and or opinions from the Texas State Attorney General's Office, are conducted in the development of proposed subdivision within the County of Hidalgo and or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The boards secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo. (Appointed in 1998 – Present)

Chairman of the Hidalgo County Building Line of Adjustments

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

Member of The McAllen Palm City Lions Club

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

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

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

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

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

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee

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

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

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

Former Member of the Pharr Municipal Park Charter Committee

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

WORK EXPERIENCE

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since 1998

Texas Property Tax Consultant since 2002

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

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

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

Flood Zone Designations

 **FEMA** **Map Service Center**
Product Catalog | Map Search | Quick Order | Digital Post Office | Help [Log on](#)
Home > FEMA%20Flood%20Zone%20Designations

Definitions of FEMA Flood Zone Designations

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

Moderate to Low Risk Areas

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

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

High Risk Areas

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

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

High Risk - Coastal Areas

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

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

Undetermined Risk Areas

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

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