Form ROW-A-6
(Rev. 11/11)

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located at the northwestern corner of Curve Road and Dillon Road, Hidalgo County, Texas.	District: NA
Property Owner: County of Hidalgo	ROW CSJ: N/A
Address of Property Owner: P.O. Box 758, Edinburg, Texas 78540	Parcel: Aguilar Holding Pond No. 4
Occupant's Name: Vacant	Federal Project No: N/A
Whole: ☐ Partial: ☒ Acquisition	Highway: Curve Road County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulfur. 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 $1,234,146.67 as of July 25, 2013, based upon my independent appraisal and the exercise of my professional judgment; on July 25, 2013, (date)(s), I personally inspected in the field the property herein appraised; I afforded The County of Hidalgo the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on July 27, 2013, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of Hidalgo County Precinct #4, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

July 29, 2013
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

* A 6 *

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 and site improvements located within the part to be acquired. This is further explained within each section of the appraisal report.

Client & Intended User

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

Scope of the Assignment

By work order dated July 26, 2013 on behalf of the Hidalgo County Precinct No. 4, Hidalgo County Precinct No.4, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described in Hidalgo County Appraisal District property tax record 274789. Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue, Suite 1, McAllen, Texas. The office of Leonel Garza Jr. & Associates has been in operation for over 30 years of which Leonel Garza III, became owner of the family operation in 1998. Creating Leonel Garza Jr. & Associates LLC, Leonel Garza III specializes in right-of-way acquisition field for over 14 years. Various right-of-way projects have been performed in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County.

The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings and sales along SH 107 and local thoroughfares were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired, in the name of Hidalgo County. 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 which are not compensable and or may be handled through the Texas Department of Transportation Relocation Program. These items deemed compensable shall be included within the body of the report and itemized for clarity by the appraiser. Any improvements not located within the part to be acquired and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected by the acquisition.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate valuation of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, 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." If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 or leonel3@garza-associates.com for further explanation.

Accessibility To Subject Property

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. 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 as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

A survey of the property owners entire tract was provided in addition to information provided by Hidalgo County Appraisal District ID tax card 156730 was identified in the Carson Map Service under the Curry Subdivision Map recorded in the Hidalgo County Map Records Volume 2 page 23. As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The subject whole property consists of Lot 14, Block 4 of Curry Subdivision. Said tract is considered an economic unit as existing.

Economic Unit Analysis

The subject property shall be analyzed based on a 47.66 acre (2,076,070 square feet) tract of land as per survey provided by Quintanilla, Headley and Associates, Inc. dated May 22, 2013. As indicated Lot 14, Bloc 4 of R. B. Curry Survey No. 4 is considered to be economic unit for purposes of this report. The comparable sales used for the analysis of the subject property were selected based on their overall similarity to the subject property. These sales shall be utilized for determining the unit rate of the subject whole property.

Legal Description

A 47.66 acre tract of land being all of Lot 14, R.B.Curry Survey No. 4, Hidalgo County, Texas, According to the map or plat thereof recorded in Bolume 2, Page 23, Map Records, Hidalo County, Texas.

Property Tax Data

The property tax assessment was reviewed online and can be accessed via www.hidalgoad.org. According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas, the subject property was indicated to be under the ownership of The Hidalgo County with the following assessed valuation.

OWNER OF RECORD	COUNTY OF HIDALGO
PROPERTY TAX IDENTIFICATION NO.	156730
IMPROVEMENT VALUE	$0
LAND VALUE	$407,075
ASSESSED VALUE	$407,075
EXEMPTIONS	EX-XV

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. A survey of the subject property was not provided as per date of report. Therefore, the extraordinary assumption that no adverse easements nor encroachments are located within the subject property of which would affect the value of the whole. The subject property was observed to be similar in grade to the surrounding tracts along Curve Road. However, this appraiser is not an engineer and cannot certify to the topography nor drainage of the subject property as a whole and would recommend a study be performed in order to verify topography.

Utility Services Available

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

Personal Property

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

Current Listing Status

Based on the off-site inspection of the subject property 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.

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) months 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.

Site Improvements

As per scope of the assignment, any and all site improvements performed on the subject property in order to create the existing drainage detention pond shall be included within the valuation of the subject property. This inclusion of value is required for the overall Cost Approach to value for the subject property which is now been engineered and constructed to specific engineering specifications of which the original cost of said improvements of which include labor and materials is indicated to be $579,324.15.

LOCATION OF SUBJECT PROPERTY

www.googleearth.com

AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)

NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE RED DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY QUINTANILLA, HEADLEY AND ASSOCIATES, INC. AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THROUGH THE HIDALGO COUNTY APPRAISAL DISTRICT.

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: Aguilar Holding Pond No. 4

Local Address: : Located at the northwestern corner of Curve Road and Dillon Road, Hidalgo County, Texas.

Date Taken: July 25, 2013

Taken By: Leonel Garza III

Point which taken: Photo 1: Curve Road
Photo 2: Curve Road

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

Photo 1
View of Curve Road from SWC of Property

Photo 2
Southern Boundary from SWC of Curve Road

Point which taken: Photo 3: Curve Road
Photo 4: Curve Road

Looking: Photo 3: Western View
Photo 4: Northern View

Photo 3
View of Detention Pond

Photo 4
View of detention pond

DESCRIPTION OF PROPERTY:

The subject property, as a whole, is a 47.66 acre gross vacant tract of land located along at northwestern corner of Dillon Road and Curve Road in Hidalgo County, Texas. The subject property is currently being for an existing detention pond, designed and created by Hidalgo County, Texas. The subject property appeared to level and free of any obvious obstructions. The subject property lies within an area indicated to be in flood zone "B" as indicated by FEMA Flood Control Map No. 480334-0425-C. Several city utilities and services are available to the subject site, including water and electricity. The subject contains water and electrical services available which is typical for this market area.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along Curve Road is a mixture of sparse single family homes and agricultural use tracts of land. Leonel Garza Jr. & Associates LLC has inspected the market area along Curve Road and has found that the market contains limited growth, however, has the potential as demand for single family residential development increases in the San Carlos / La Blanca market area.

SITE ANALYSIS

Five Year Sales History:
The subject property is indicated to be under the ownership of The County of Hidalgo as indicated by a Warranty Deed (Doc No. 1984956). Further investigation of the subject's history through the Hidalgo County Appraisal District and the Hidalgo County Clerk's Office confirmed the current owner of record to be The County of Hidalgo. The subject property was transferred from Theodora Jaqueline Aguilar aka Theodora Jacqueline Aguilar (Grantor) to County of Hidalgo, Texas (Grantee) on March 16, 2009. Therefore, the subject has been in the name of The County of Hidalgo for over one (1) years.

Legal Description:
Lot 14, Block 4, R.B. Curry Survey No. 4, situated in Hidalgo County, Texas.

Legal Description: (Part to be Acquired)
A 47.66 acre tract of land being all of Lot 14, R.B. Curry Survey No. 4, Hidalgo County, Texas, according to the Map or plat thereof recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas, and according to Warranty Deed Recorded under County clerk's Document Number 1984956, Official Records, Hidalgo County, Texas.

Improvements:
During the off-site inspection of the subject property no building improvements were indicated within the part to be acquired. Any utilities located within the part to be acquired of which are affected by the acquisition, shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

Highest & Best Use Analysis:
The subjects highest and best use as vacant and as if improved is indicated for agricultural use of which includes the use as a detention pond for an irrigation and or drainage system. This type of use is concurrent with the recent trends located along Curve Road within the Cities of San Carlos and La Blanca, Texas. This highest and best use is based on the determined economic unit of the subject property as whole as constructed. 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 agricultural, municipal and or county use for detention or irrigation detention based on several factors. These factors that are taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, 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 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). In order to determine the highest and best use, research was performed within the Cities of San Carlos and La Blanca to determine the legal permissibility of land use along Curve Road and neighboring thoroughfares within the County of Hidalgo. This office shall evaluate the subject property based on the continued agricultural use tract and or existing detention pond as designed. The County of Hidalgo does not contain municipal zoning restriction in the area. Therefore, the use as a detention pond and or agricultural use shall be permissible as of the date of this report. The financial feasibility and maximally productivity use of the subject property is based on the continued growth along Curve Road and neighboring thoroughfares which includes single family residential, commercial retail, light to heavy industrial use, and general agricultural. Based on the continued growth along Curve Road, it is estimated that the subject can be financially feasible to contain a continued agricultural use and or use for a detention pond as designed which will benefit the immediate market area as improved. After careful review of the four approaches to the highest and best use test, it is concluded that the subject property "as vacant" shall be for agricultural use and or municipal/governmental use as a detention pond as existing.

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Theodora Jaqueline Aguilar aka Theodora Jacqueline Aguilar	Alamo Heights, LTD	Alamo Heights, LTD	Alamo Heights, LTD
Grantee	County of Hidalgo	Solorganics, LLC.	Laura Lilia Lubin	Propilusion Investments, LLC
Date	March 16, 2009	February 28, 2011	September 7, 2010	June 10, 2010
Sales Price	$ -	$ 125,000	$ 300,000	$ 300,000
Unit Price	$ - / Ac	$ 12,500 / Acre	$ 14,225 / Acre	$ 15,000 / Acre
Relative Location	Average	Superior -5%	Superior -15%	Superior -15%
Lot Location	Corner	Similar 0%	Similar 0%	Similar 0%
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Similar 0%	Similar 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	Water / Electricity / Phone	Similar 0%	Similar 0%	Similar 0%
Frontage	Curve Road	Minnesota Road, West of Cesar Chavez Road. 0%	Owassa Road, West of Cesar Chavez Road. 0%	Minnesota Road, West of Cesar Chavez Road. 0%
Size of Tract (Acre)	47.66 Ac	10.00 Ac 0%	21.090 Ac 0%	20.00 Ac 0%
Net Adjustments		-5%	-15%	-15%
Indicated Unit Value		$ 11,875 / Ac	$ 12,091 / Ac	$ 12,750 / Ac

Estimated Unit Value of Fee Simple Area **$ 12,250 / Ac**

Estimated Value by Sales Comparison Approach **(47.66 Ac x $12,250/Acre)** **$ 583,835**
(Includes Part To Be Acquired Only)- Fee Land

COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: Aguilar Holding Pond No. 4 Highway: Curve Road

County: Hidalgo ROW CSJ: N/A

Land Sale ☒ Improved Sale ☐ Rental Data ☐

Grantor/Lessor: Alamo Heights, LTD. Grantee/Lessee: Solorganics, LLC.

Date: February 28, 2011 Recording Information: Document No. 2188730 Date: February 28, 2011

Address: Located along the southern side of Minnesota Road, west of Cesar Chavez Road, San Juan, Texas Zip Code: 78589

Legal Description: The east one-half ½ of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 24 and 26, Map Records, Hidalgo County, Texas.

Confirmed Price: $ 125,000 Verified with: MLS# A136429s

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 10.00 Acres Unit Price: $ 12,500 per acre

Type Street: Asphalt Paved – Minnesota Road Utilities: All Utilities Available

Improvement(s) Description: None

Improvement(s) Size: N/A (GBA): N/A (NRA): N/A Unit Price as Improved $: N/A

Condition and Functional Design: N/A

Current Use: Vacant –Agricultural Row Crop Highest & Best Use: Single Family Residential Development

Date of Inspection: February 2, 2012 Zoning: N/A Date of Inspection: January 26, 2012

Attach additional information as necessary:

Appraiser: Leonel Garza III July 29, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: Aguilar Holding Pond No. 4 Highway: Curve Road

County: Hidalgo ROW CSJ: N/A

Land Sale ☒ Improved Sale ☐ Rental Data ☐

Grantor/Lessor: Alamo Heights, LTD. Grantee/Lessee: Laura Lilian Lubin

Date: September 7, 2010 Recording Information: Document No. 2141729 Date: September 7, 2010

Address: Located along the southern side of Owassa Road, west of Cesar Chavez Road, San Juan, Texas Zip Code: 78589

Legal Description: The east one-half ½ of Lot 2, Block 47, Alamo Land and Sugar Company Subdivision, hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 24 and 26, Map Records, Hidalgo County, Texas.

Confirmed Price $: 300,000 Verified with: MLS# A136423 & A136421

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: Acres 21.09 (Gross) / 918,680 Square Foot Unit Price as Vacant: $14,225 per acre

Type Street: Asphalt Paved – Owassa Road Utilities: All Available

Improvement(s) Description: N/A

Improvement(s) Size: N/A (GBA): N/A (NRA): N/A Unit Price as Improved $: N/A

Condition and Functional Design: N/A

Current Use: Vacant –Agricultural Row Cropping Highest & Best Use: Single Family Residential Development

Date of Inspection: February 2, 2012 Zoning: N/A Date of Inspection: January 26, 2012

Attach additional information as necessary:

Appraiser: Leonel Garza III July 29, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: 21 | Parcel No.: Aguilar Holding Pond No. 4 | Highway: Curve Road

County: Hidalgo | ROW CSJ: N/A

Land Sale ☒ Improved Sale ☐ Rental Data ☐

Grantor/Lessor: Alamo Heights, LTD. Grantee/Lessee: Propilusion Investments, LLC.

Date: June 10, 2010 Recording Information: Document No. 2119853 Key Map: N/A

Address: Located along the northern side of Minnesota Road, west of Cesar Chavez Road, San Juan, Texas Zip Code: 78589

Legal Description: The east one-half ½ of Lot 7, Block 47, Alamo Land and Sugar Company Subdivision, hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 24 and 26, Map Records, Hidalgo County, Texas.

Confirmed Price $: 300,000 Verified with: MLS# A136426 & A136424

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: Acres 20.00 (Gross) / 871,200 Square Foot Unit Price as Vacant: $15,000 per acre

Type Street: Asphalt Paved – Minnesota Road Utilities: All Available

Improvement(s) Description: N/A

Improvement(s) Size: N/A (GBA): N/A (NRA): N/A Unit Price as Improved $: N/A

Condition and Functional Design: N/A

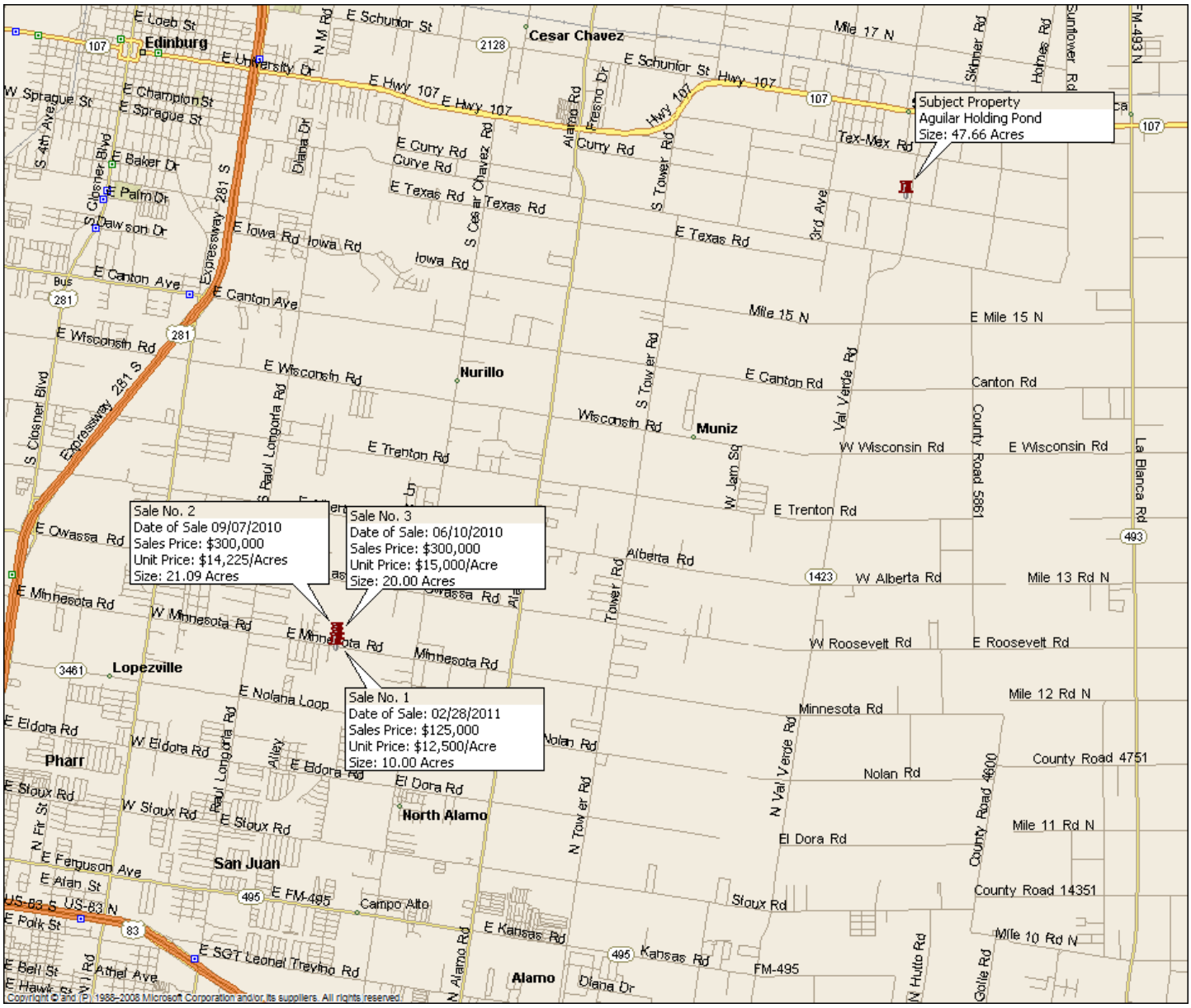
Current Use: Vacant –Agricultural Row Cropping Highest & Best Use: Single Family Residential Development

Date of Inspection: February 2, 2012 Zoning: N/A Flood Plain: Zone "AH"

Attach additional information as necessary: The subject property is a vacant tract of land located along the northern side of Minnesota Road, east of Raul Longoria. The subject property is indicated to be the east half of Lot 7. The subject property dimensions are approximately ±695 lf x ±1,320 lf, with ±695 lineal feet of frontage along Minnesota Road.

Appraiser: Leonel Garza III July 29, 2013
Date

COMPARABLE SALES MAP



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the potential sale of said property. The local market and extended market was searched for comparable sales of which contained similar frontage along Minnesota Road, Owassa Road and other similar and intersecting thoroughfares. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified as limited sales have occurred over the past 3 years due to the overall economic downturn of the general real estate market. Several sales were located within this parameter of which had occurred within the past four 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. Due to the similarity of the comparables to the subject property, limited adjustments to the indicated unit price were indicated for each of the comparable sales. An unadjusted unit range of market value of $12,500 to $15,000 per acre was indicated with an adjusted range of $11,875 per acre to $12,750 per acre for the subject property as fee simple estate. Based on the existing developments and surrounding land use within the immediate market area, a unit value near the mid range was selected; $12,250 per acre for fee land area. As per scope of the assignment the subject property is to be purchased as as constructed. Based on a cost approach to valuation the following is the indicated market value of the subject property with improvements:

AGUILAR TRACT	47.66 ACRES X $12,250/ACRE	$ 583,835.00
	PLUS SITE IMPROVEMENTS	$ 650,311.67
	TOTAL	**$ 1,234,146.67**

ESTIMATED VALUE OF ACQUISITION

Land:	**47.66 Acre**	**@**	**$ 12,250**	**Per Acre**	**Fee Simple**	**$**	**583,835.00**

Improvements:	*Detention Pond Construction Cost (As Provided By Client)*	**$**	**650,311.67**
		$	**-**
		$	**-**
		$	**-**
		$	**-**
		$	**-**
		$	**-**
		$	**-**
		$	**-**
	Total Improvements	**$**	**650,312**

TOTAL ESTIMATED VALUE	**$**	**1,234,146.67**
Cost To Cure Damages	**$**	**-**
Estimated Total Compensation	**$**	**1,234,146.67**

ADDENDUM

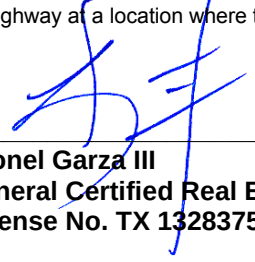
1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Hidalgo County Appraisal District Card
5. Warranty Deed

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).*
- I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.
- Thomas M. Davis, State Certified General Real Estate Appraiser s with Leonel Garza Jr. & Associates LLC both provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.
- No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an associate member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation. Leonel Garza III is designated as a Master Real Estate Appraiser through the National Association of Master Appraisers.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan
- The office of Leonel Garza Jr. & Associates LLC has not appraised the subject property within the last five (5) years from the date of this report.
- This appraisal has been completed with the extraordinary assumption, that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and or by way of the Access Management Policy enacted by the State of Texas. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:

  "(d) In estimating injury or benefit under Subsection C, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owners experiences in common with the general community, *including circuity of travel and diversion of traffic.* In this subsection, 'direct access' to the remainder after the state's means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway"



Leonel Garza III
General Certified Real Estate Appraiser
License No. 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. 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 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.

8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

9. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.

11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

General Limiting Conditions:

1. Any allocation of the total value of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

2. Possession of this report, or a copy thereof, does not carry with it the right of publication.

3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

4. Neither all or any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

5. If the property rights appraised are the “Leased Fee Estate”, then the Final Indicated Market Value Estimate is based on the continued performance under the lease terms.

6. The original and one copy of this report have been signed in blue ink. Any other copy, which is not signed in blue may have been altered, and this appraiser is not responsible for its contents or value indicated.

Assumptions and Interpretations Made by Appraiser of the Marketing Period

1. Indicated Marketing Time: Begins with the date of value estimate and the exposure time indicated.

2. Exposure to the Open Market: Listing the property on the market for sale with a Realtor, member of Multiple Listing Service, or a licensed Real Estate Broker, that will properly expose the property to the Market. This appraiser does not consider a sign placed by a bank on the property as proper marketing. If the property is presently listed for sale on the market, this appraiser must be notified prior to the completion of the appraisal.

3. Exposure Time: The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

QUALIFICATIONS OF APPRAISER – LEONEL GARZA III

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years. Leonel Garza III continued the family business since 1998, 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 in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

Graduate, 1995, Texas A&M University, College Station, Texas (Bachelor of Science in Biomedical Science)
Graduate, 1991 McAllen Memorial High School, McAllen, Texas

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 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

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2014 (Active)

Public Service Organizations

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

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

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

Chairman & 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.

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.

Board Member of the City of McAllen Traffic Board
Makes recommendations to the City Commission in order to reduce and eliminate traffic congestion and flow throughout the City . (Elected Vice Chairman 01/26/10 to 02/30/12)

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.

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.

Other Work Experience

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

- Commercial and residential property manager throughout the City of McAllen & Pharr, Texas.
- Licensed Property Tax Consultant Since 2000.
- Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998. Appointed by Governor George W. Bush for two (2) terms.

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

This certificate, printed 14-AUG-2010, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business' application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

Paul A. Gibson

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

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

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies and universities are encouraged to validate HUB certification prior to issuing a notice of award by accessing the Internet (http://www.window.state.tx.us/procurement//cmbl/hubonly.html) or by contacting the HUB Program at (888) 863-5881 or (512) 463-5872.

HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 156730 COUNTY OF HIDALGO for Year 2013

Property

Account

Property ID:	156730	Legal Description:	CURRY-ALL LOT 14 BLK 4 47.67AC GR 42.85AC NET
Geographic ID:	C9800-00-004-0014-00	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	CURVE RD	Mapsco:	
Neighborhood:	CURRY	Map ID:	VOL 2 PG 23
Neighborhood CD:	C980000		

Owner

Name:	COUNTY OF HIDALGO	Owner ID:	715630
Mailing Address:	PO BOX 758 EDINBURG, TX 78540-0758	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$407,075	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$407,075	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$407,075	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$407,075	

Taxing Jurisdiction

Owner: COUNTY OF HIDALGO
% Ownership: 100.0000000000%
Total Value: $407,075

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$407,075	$0	$0.00
DR1	DRAINAGE DISTRICT #1	0.075000	$407,075	$0	$0.00
FD3	EMS DIST #03	0.030000	$407,075	$0	$0.00
GHD	HIDALGO COUNTY	0.590000	$407,075	$0	$0.00
JCC	SOUTH TEXAS COLLEGE	0.150700	$407,075	$0	$0.00
R15	ROAD DIST 15	0.000000	$407,075	$0	$0.00

SEB	EDINBURG ISD	1.239800	$407,075	$0	$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	$407,075	$0	$0.00
	Total Tax Rate:	2.134700			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$8,689.83

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	42.8500	1866546.00	0.00	0.00	$407,075	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$0	$407,075	0	407,075	$0	$407,075
2012	$0	$407,075	0	407,075	$0	$407,075
2011	$0	$535,625	0	535,625	$0	$535,625
2010	$0	$535,625	0	535,625	$0	$535,625
2009	$0	$535,625	0	535,625	$0	$535,625
2008	$0	$222,820	17,954	17,954	$0	$17,954
2007	$0	$222,820	17,097	17,097	$0	$17,097
2006	$0	$222,820	17,140	17,140	$0	$17,140
2005	$0	$222,820	17,311	17,311	$0	$17,311
2004	$0	$222,820	17,140	17,140	$0	$17,140
2003	$0	$128,550	17,097	17,097	$0	$17,097

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/1/2009 12:00:00 AM	WD	WARRANTY DEED	AGUILAR THEODORA	COUNTY OF HIDALG			1984956
2	9/11/2007 12:00:00 AM	GFD	GIFT DEED	AGUILAR UVALDO	AGUILAR THEODORA			1804482
3	4/27/2007 12:00:00 AM	WD	WARRANTY DEED	FLORES ALFONSO &	AGUILAR UVALDO			1751185

WARRANTY DEED (PAGE 1 OF 2)

Doc-1984956

Charge to VLTC
GF: 115,227

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

WARRANTY DEED

Date: **March 16, 2009**

Grantor: **THEODORA JAQUELINE AGUILAR a/k/a THEODORA JACQUELINE AGUILAR**

Grantor's Mailing Address (including county): **P.O. Box 58**
La Blanca, Hidalgo County, Texas 78558

Grantee: **COUNTY OF HIDALGO, TEXAS**

Grantee's Mailing Address (including county): **P.O. Box 758**
Edinburg, Hidalgo County, Texas 78540

Consideration: **Ten and NO/100 Dollars ($10.00) and other valuable consideration**

Property (including any improvements):

A 47.66 acre tract of land, more or less, and being all of Lot 14, R.B. CURRY SURVEY No. 4, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas, and according to Gift Deed recorded under Document Number 1804482, Official Records of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows:

Beginning at a cotton picker spindle set in the centerline of Dillon Road and within the right of way of Curve Road for the Southeast corner of Lot 14 and the Southeast corner of this tract.

THENCE, North 79 degrees, 57 minutes, 20 seconds West, along the South line of Lot 14 and within the right of way of Curve Road, a distance of 1,742.57 feet to a ½ inch iron rod found for the Southwest corner of Lot 14 and the Southwest corner of this tract.

THENCE; North 09 degrees, 14 minutes East, along the West line of Lot 14, passing a ½ inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set at 15.00 feet for the North right of way line of Curve Road, passing a ½ inch iron rod 24 inches in length with plastic cap stamped RPLS 4856 set at 1,058.00 feet for the South line of a drain ditch easement, a total distance of 1,178.00 feet to a point for the Northwest corner of Lot 14 and the Northwest corner of this tract.

THENCE; South 80 degrees, 51 minutes East, along the North line of Lot 14, passing at 1,722.40 feet the West right of way line of Dillon Road, a total distance of 1,742.40 feet to a cotton picker spindle set in the centerline of Dillon Road for the Northeast corner of Lot 14 and the Northeast corner of this tract.

THENCE, South 09 degrees, 14 minutes West, along the East line of Lot 14 and the centerline of Dillon Road, a distance of 1,205.20 feet to the POINT OF BEGINNING.

Reservations from Conveyance: **NONE**

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

1. **Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.**
2. **Roads, easements and reservations as shown on the map and dedication of R.B. Curry Survey 1, 2, 3 & 4, recorded in Volume 2, Page 23, Map Records of Hidalgo County, Texas.**
3. **Easements for canal rights-of-way as shown by instruments recorded in Volume 253, Pages 103 and 423, Deed Records of Hidalgo County, Texas.**
4. **Road easement and drainage ditch as disclosed by instrument dated March 16, 1987, recorded in Volume 2421, Page 942, Official Records of Hidalgo County, Texas.**
5. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by V.C. Thompson to McCollum Oil Company, dated March 9, 1943, recorded in Volume 49, Page 143, Oil and Gas Records of Hidalgo County, Texas.**
6. **Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Martin Keiffer to La Gloria Corporation, dated March 9, 1944, recorded in Volume 65, Page 81, Oil and Gas Records of Hidalgo County, Texas.**

WARRANTY DEED (PAGE 2 OF 2)

Doc-1984956

7. **Terms, stipulations and conditions contained in Memorandum of Oil, Gas and Mineral Lease executed by Alfonso Flores and wife, Ofelia G. Flores to Buckaroo Fuel Company, L.L.C., dated April 26, 2007, filed April 26, 2007 under Document Number 1750754, Official Records of Hidalgo County, Texas.**

8. **Mineral and/or royalty reservation contained in deed dated April 18, 2007, filed April 27, 2007 under Document Number 1751185, Official Records of Hidalgo County, Texas.**

9. **Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.**

10. **Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.**

11. **Rights or claims by Hidalgo County Irrigation District No. 1 as to the North 50 feet of this property.**

12. **Standby fees, taxes and assessments by any taxing authority for the year 2009, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.**

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

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

THEODORA JAQUELINE AGUILAR
a/k/a THEODORA JACQUELINE AGUILAR

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on March 20, 2009 by **THEODORA JAQUELINE AGUILAR a/k/a THEODORA JACQUELINE AGUILAR.**

BELIA N. SAENZ
MY COMMISSION EXPIRES
June 15, 2009

NOTARY PUBLIC - STATE OF TEXAS

AFTER RECORDING RETURN TO :
COUNTY OF HIDALGO, TEXAS
P.O. Box 758
Edinburg, Texas 78540

PREPARED IN THE LAW OFFICE OF:
L.G. 'JERRY' CANALES
217 W. Cano Street
Edinburg, Texas 78539
File No.: 115227