

COUNTY *of* HIDALGO  
Precinct No. 2



*Hector "Tito" Palacios*  
County Commissioner

**MEMO**

TO: Commissioner's Court

FROM: Jaime Salinas,  
Hidalgo County Right of Way Department

TE: August 27, 2012

RE: Minnesota Drainage Project (Parcel # 4)  
Melida Ramirez

---

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

Appraised Value: \$ 4,103.00

Settlement Request: \$ 5,353.00

Difference to Landowner \$ 1,250.00

Commissioners Court Executive Session August <sup>27</sup>28, 2012

Approved;  8/27/12

Not Approved;  
Administration Office  
300 West Hall Acres, Suite G  
Pharr, TX 78577  
Tel: 956-787-1891 Fax: 956-787-4683

Precinct 2 Shop  
301 E. State St.  
Pharr, TX 78517

8/27/12

To Whom it may concern:

I received the offer of \$4103<sup>00</sup> for the property listed above and I am not in agreement. I am requesting \$5353<sup>00</sup> for the property which I believe is a reasonable settlement. It is a difference of only \$1250<sup>00</sup> from your offer of \$4103.

x Gilbert Ramirez

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

Address of Property: Northern frontage of Minnesota Road,  
Located west of Hibiscus Drive, San Juan, Texas. District: NA  
Property Owner: Melida Ramirez ROW CSJ: N/A  
Address of Property Owner: 500 E Minnesota Road, San Parcel: 4  
Juan, Texas 78589  
Occupant's Name: Melida Ramirez Federal Project No: N/A  
Highway: Minnesota Drain County: Hidalgo  
Ditch  
Whole:  Partial:  Acquisition

**Purpose of the Appraisal**

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

**Market Value**

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

**Certificate of Appraiser**

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$4,103.00 as of June 6, 2011, based upon my independent appraisal and the exercise of my professional judgment; on February 2, 2012 & June 6, 2012,(date)(s), I personally inspected in the field the property herein appraised; I afforded Melida Ramirez, 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 February 2, 2012, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the County of Hidalgo or officials of the Federal Highway Administration until authorized by County officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III  
Appraiser Signature

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

June 6, 2012  
Date

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

District Reviewing Appraiser Date



### **Certificate of Appraisal**

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. The subject property was analyzed utilizing the Cost Approach to value which is a Sales Comparison Approach to the subject as vacant and includes the estimated depreciated market value of real estate improvements and site improvements located within the part to be acquired. This is further explained within each section of the appraisal report.

### **Client & Intended User**

The client for this report is identified as Hidalgo County Right-of-Way under the direction of Precinct No. 2 Honorable Hidalgo County Commissioner Hector "Tito" Palacios. The part to be acquired is for the expansion of an existing drain ditch centrally located between Owassa Road and Minnesota Road. The intended use of the report is to assist Jaime Salinas, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property as fee simple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include governmental entities which may be participating in the project. Jaime Salinas shall be the project manager for this project under the direction of Honorable Hector "Tito" Palacios, County Commissioner of Precinct No. 2. Mr. Salinas has a local office located at 301 E. State Street, Pharr, Texas and can be contacted at (956) 283-8134.

### **Scope of the Assignment**

By work order number 674046 dated April 19, 2012 on behalf of the Hidalgo County Right-of-Way Department and Hidalgo County Precinct No. 2, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by R. Gutierrez Engineering Corporation located at 317 East Park Avenue, Pharr, Texas. The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings along Minnesota Road, Owassa Road, and the surrounding market area were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

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

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired in the name of the County of Hidalgo. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). The area to be acquired may contain personal property items which are not compensable and or may be handled through negotiations. These items deemed compensable shall be included within the body of the report and itemized for clarity by the appraiser. Any improvements not located within the part to be acquired and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser, as they are not affected by the acquisition.

### **Property Rights Appraised**

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." As per scope of the assignment, this is the manor of which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 or leonel3@garza-associates.com for further explanation.

### **Accessibility**

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. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. A copy of the certified letter is located within the addenda of this report. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

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

A survey of the property owners entire tract was not performed as the part to be acquired incorporates a portion of land located along the northern property line north of the northern frontage of Minnesota Road. As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the survey provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property less any existing road right-of-way. Based on the inspection of the subject property and the evaluation of the subject as a whole, the remainder shall not be affected by the part to be acquired and therefore shall not be included within the valuation of this report.

### **Economic Unit Analysis**

During the analysis of the subject property it was determined that the overall land area of 5.00 acres shall be utilized as the economic unit of the subject property for the analysis of the part to be acquired. This land area is indicative of the market trends within the immediate area and shall be utilized for the direct sales comparison approach to value in order to determine the current market value of the whole. Once the unit rate for the subject is established, a pro-rata part of the whole is applied the determination of the part to be acquired. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition were indicated to have an economic unit range of 10.00 acres to 21.09 acres.

**Part To Be Acquired**

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 0.213 acres (9,278 square feet). The part to be acquired is encumbered by a 0.098 acre drainage ditch, leaving a net 0.115 acre (5,009 square feet) of land. The proposed acquisition has approximately 165' lineal feet of frontage along the northern property line of the subject property. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use for single family residential development. This use is based on the local market trends along Minnesota Road and Owassa Road. This highest and best use is further explained on page 3.1 of this report.

<b>To Be Acquired</b>	<b>0.213 Acres</b>
	<b>9,278 Square Feet</b>

**Legal Description: Part To Be Acquired**

Being a 0.213 acre of an acre of land out of the West 5.00 acres if the East 10.00 acres of the West 20.00 acres of Lot 8, Block 47, Alamo Land Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas.

**Remainder Before and After Acquisition**

The remainder, before and after the acquisition, is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired.

**Property Tax Data**

According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas and accessed via internet [www.hidalgoad.org](http://www.hidalgoad.org). The subject property was indicated to be under the ownership of Melida Ramirez. This was found under the tax account A1800-00-047-0008-10.

OWNER OF RECORD	MELIDA RAMIREZ
PROPERTY TAX IDENTIFICATION NO.	112810
IMPROVEMENT VALUE	\$66,573
LAND VALUE	\$28,271
ASSESSED VALUE	\$94,844
EXEMPTIONS	HS, OV65

### **General Site Assessment Statement**

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed to be generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property. Further research through the FEMA Mapping Service indicated the subject property is located within a flood prone area designated as Zone "AH" as indicated by FEMA Panel No. 4803340425C.

### **Utility Services Available**

The subject property is located in a region, which contains, water, electricity, cable, and phone service, which is typical of the market area. As per the Utilities Department of San Juan, municipal water lines are located along Minnesota Road. These lines are located along Minnesota Road from Raul Longoria Road to Primavera Subdivision, which marks the current City of San Juan city limits. The land east of Primavera Subdivision is within the City of San Juan's Extra Territorial Jurisdiction (ETJ), however water is supplied by North Alamo Water Supply. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

### **Identification of Personal Property**

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

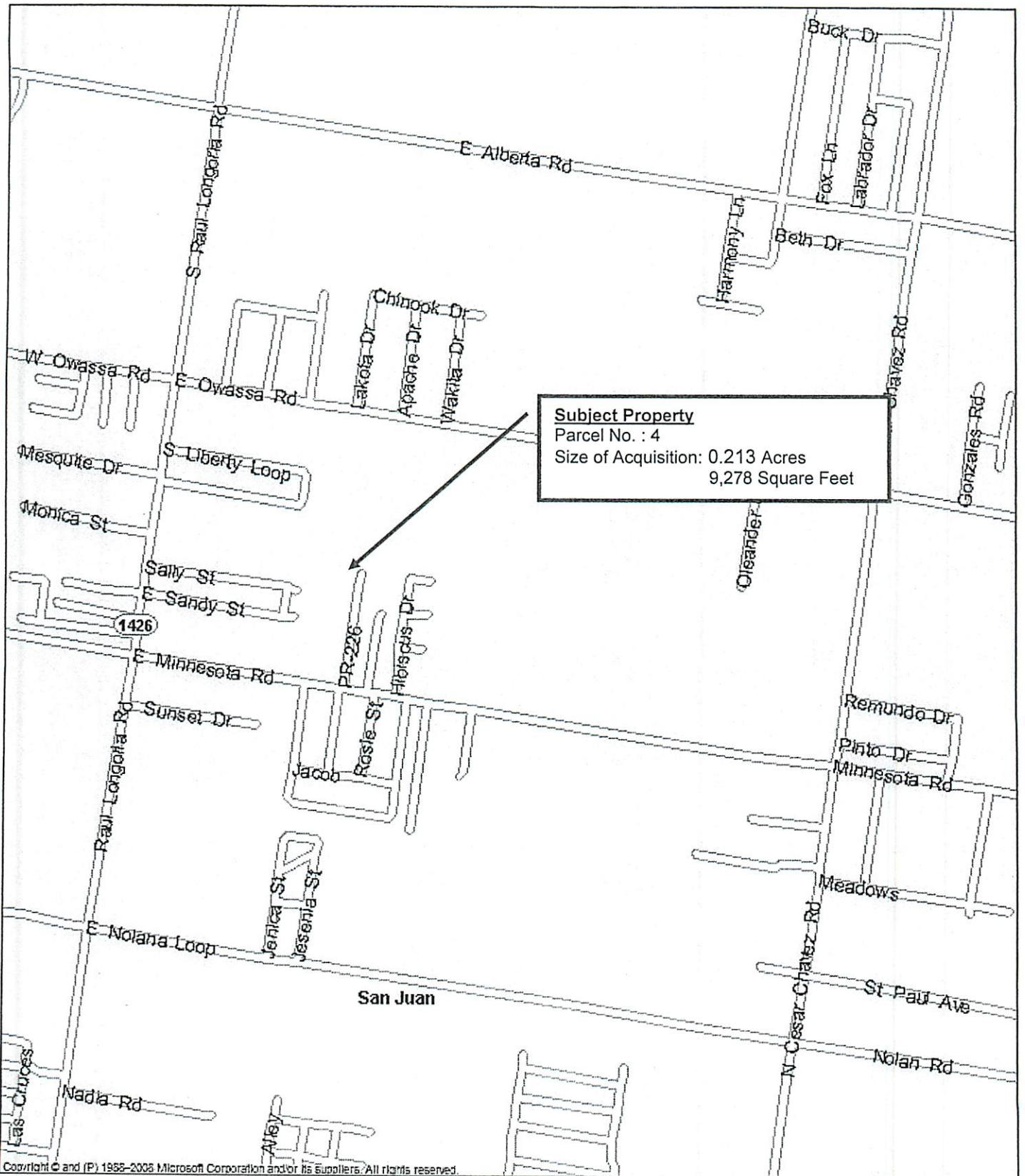
### **Current Listing Status**

Based on the off-site inspection of the subject property 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) month exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

# LOCATION MAP OF SUBJECT PROPERTY

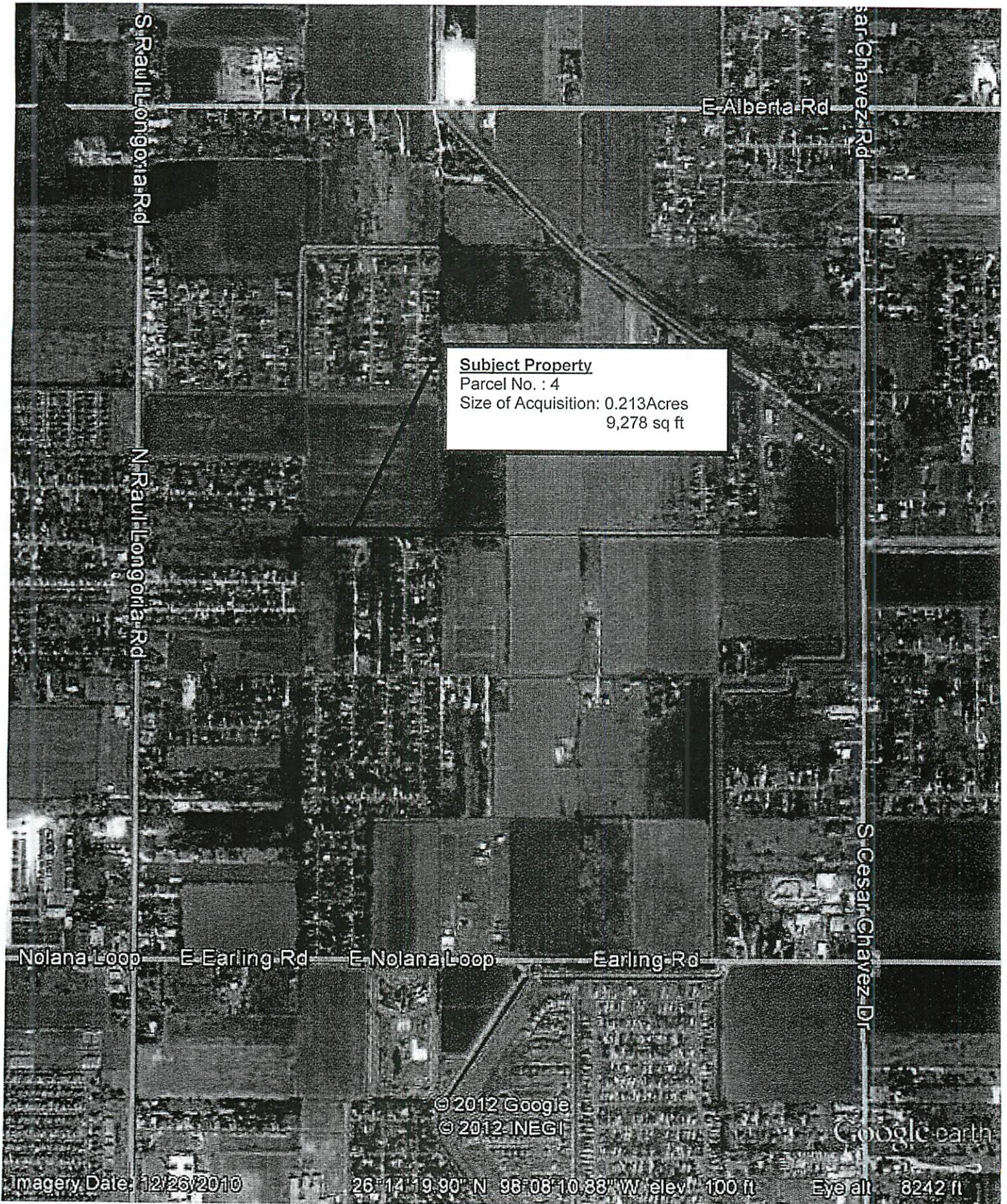


Copyright © and (P) 1985-2005 Microsoft Corporation and/or its Suppliers. All rights reserved.

Microsoft® MapPoint 2006 (13.00.15.2800)

# AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



# 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 YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY R. GUTIERREZ ENGINEERING CORPORATION AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

FIELD NOTES OF PART TO BE ACQUIRED (Page 1 of 3)

County: Hidalgo

Eng09.001  
September 23, 2011

Ditch: Minnesota Drainage Ditch

Sheet 1 of 3

Project Limits: From the FM 495 Drainage Ditch West Approximately 5025 feet between Lots 1-8, Block 47, Alamo Land and Sugar Company Subdivision

(EXHIBIT-A)  
FIELD NOTES FOR PARCEL -4

Being a 0.213 of an acre of land out of the West 5.00-acres of the East 10.00-acres of the West 20.00-acres of Lot 8, Block 47, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said 5.00-acres is vested to Melida Ramirez from Enrique Medina, Sr., and wife Agripina P. Medina, by virtue of a Warranty Deed dated July 23, 1984, recorded in Volume 2010, Page 392, Official Records of Hidalgo County, Texas. Said 0.213 of an acre of land being more particularly described by metes and bounds as follows;

**Commencing** at the Northwest corner of Lot 8, Block 47, Alamo Land and Sugar Company Subdivision; **Thence**, South 81 degrees 25 minutes 00 seconds East, with the North line of Lot 8, Block 47, Alamo Land and Sugar Company Subdivision, a distance of 330.00 feet to the Northwest corner of this tract of land and the **POINT OF BEGINNING**;

**THENCE**, continuing South 81 degrees 25 minutes 00 seconds East, with the North line of said Lot 8, Block 47, a distance of 165.00 feet to the Northeast corner of this tract of land;

**THENCE**, South 08 degrees 35 minutes 00 seconds West, with the East line of the West 5.00-acres of the East 10.00-acres of the West 20.00-acres of said Lot 8, Block 47 and parallel to the West line of said Lot 8, Block 47, a distance of 37.50 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southeast corner of this tract of land;

**THENCE**, South 85 degrees 46 minutes 45 seconds West, with the Proposed South Right of Way line of the Minnesota Drainage, a distance of 169.21 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the West line of said West 5.00-acres of the East 10.00-acres of the West 20.00-acres of land of said Lot 8, Block 47, for the Southwest corner of this tract of land;

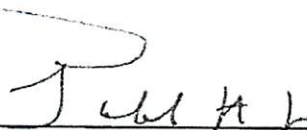
**THENCE**, North 08 degrees 35 minutes 00 seconds East, with the West line of said West 5.00-acres of and East 10.00-acres of the West 20.00-acre of said Lot 8, Block 47 and parallel to the West line of said Lot 8, Block 47, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 0.213 of an acre of land of which 0.098 of an acre of land lies within the existing Drainage Ditch and leaving a **Net Taking of 0.115** of an acre of land, more or less.

FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 3)

Sheet 2 of 3

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



  
Pablo Soto, Jr. – R.P.L.S. No. 4541

Date: 09-23-2011

Revised: 5/9/12



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

Parcel No.: 4

Date Taken: February 2, 2012

Local Address: Northern frontage of Minnesota Road,  
Located west of Hibiscus Drive, San Juan, Texas.  
Taken By: Leonel Garza III

Point which taken: Photo 1: Minnesota Road  
Point which taken: Photo 2: Existing Drainage ROW

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

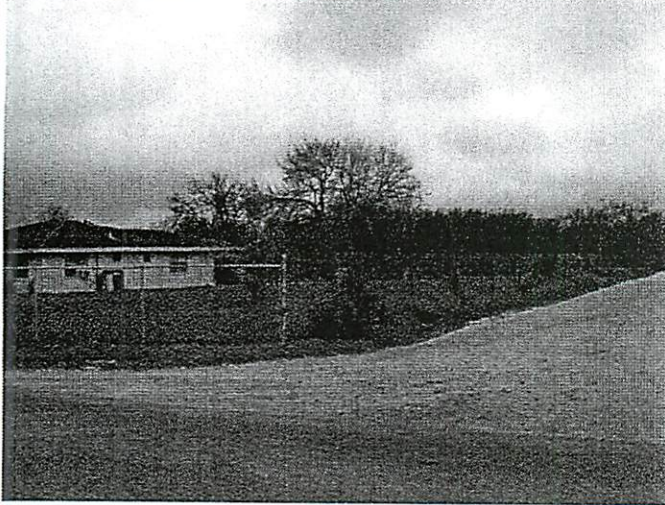


Photo 1

Northern view of the entrance to subject property. The property is located at the end of a gated road.



Photo 2

Eastern view of the part to be acquired.

Point which taken: Photo 3: Existing Drainage ROW  
Point which taken: Photo 4: Minnesota Road ROW

Looking: Photo 3: Western View  
Looking: Photo 4: Eastern View



Photo 3

Western view of part to be acquired.



Photo 4

Eastern view of Minnesota Road.

**DESCRIPTION OF PROPERTY:**

The subject property is a 5.00 acre use tract of land located along the northern frontage of Minnesota Road in Hidalgo County, Texas. The subject property improvements are based on off-site inspection and information gathered from the Hidalgo County Appraisal District. The subject property is located in an area of the county of which contains potable water services, electrical and phone service available. The property is level and typical of the market area. According to the FEMA Mapping Service Panel No. 4803340425C the property is located in an area indicated as Flood Zone "AH". The area to be acquired was surveyed by R. Gutierrez Engineering Corporation on September 23, 2011 and revised on May 9, 2012 of which indicates the part to be acquired is approximately 0.213 acres. The part to be acquired includes 0.098 acres which are located within a 20.00' private drainage ditch along the southern property line of the subject. The part to be acquired is owned in fee simple of which no easements were indicated by survey. Therefore, the part to be acquired shall be valued at 100% of market value as indicated from the direct sales comparison approach. This value shall be utilized in the negotiations for purchase of said proposed right-of-way in the name of the County of Hidalgo.

**AREA OR NEIGHBORHOOD ANALYSIS:**

The subject neighborhood along Minnesota Road and Owassa Road is a mixture of single family homes, single family residential developments and agricultural use. Located west of the project is Raul Longoria Road, a major thoroughfare within the City of San Juan for northern and southern traffic. Development along the frontage of Raul Longoria is primarily utilized for "C-2" General Business as indicated by the current City of San Juan Zoning Map. Land area to the east and west of Raul Longoria Road along neighboring thoroughfares are being developed into "R-S" Single Family Residential Districts. Other zoning district in the immediate market area includes the southern frontage of Owassa Road, from Raul Longoria to Cesar Chavez Road to be zoned for a both "R-MH" Manufactured Home District and "R-S" Single Family Residential Districts. Several properties along Owassa Road and Minnesota Road have sold recently and area being held for future residential development. Leonel Garza Jr. & Associates LLC has inspected the market area along several roadways including Owassa Road and Minnesota Road, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (3) three years.

**SITE ANALYSIS:****Five Year Sales History:**

During the course of the appraisal, it was determined via the Hidalgo County Appraisal District that the subject property is being assessed under the ownership of Melida Ramirez. The property was transferred from Enrique Medina, Sr. and Agripina P. Medina (Grantor) to Melida Ramirez (Grantee) on July 23, 1984. This information was verified with title information provided by the client. A copy of the Hidalgo County Appraisal District card is located in the Addenda of this report.

**Legal Description: [Whole Property]**

The West 5.00 acres out of the East 10.00 acres of the West 20.00 acres of Lot 8, Block 47, Alamo Land and Sugar Company Subdivision, as per map recorded in Volume1, Pages 24-26, Map Records of Hidalgo County, Texas.

**Legal Description: [Part To Be Acquired]**

Being a 0.213 of an acre of land out of the West 5.00 acres of the East 10.00 acres of the West 20.00 acres of Lot 8, Block 47, Alamo Land Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas.

**Improvements:**

During the off-site inspection of the subject property no building improvements were indicated within the part to be acquired. The subject property contains several site improvements which are located within the proposed acquisition, those improvements are itemized on page 5.0 of this report. Site improvements are valued based on their depreciated cost value at the time of appraisal. In the event structural or site improvements must be re-established within the remainder, a cost to cure shall apply and be added to the compensation of the part to be acquired. In addition, any utilities located within the acquisition area shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

**Highest & Best Use Analysis:**

The subject's highest and best use as vacant is indicated for residential development. This type of use is concurrent with the recent trends located along Minnesota Road within Hidalgo County, Texas. This highest and best use is based on the determined economic unit of the subject property as whole which is being acquired in the name of the County of Hidalgo. When a property is evaluated, the highest and best use must always be considered. In the current case, the highest and best use of the whole is determined to be for residential developmental use based on several factors. Factors taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, by the Appraisal Institute as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and there results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The scope of the assignment is to evaluate the subject property as a whole, part to be acquired, and the remainder before and after the acquisition, while excluding project influence as required by the County of Hidalgo and is reported under the conditions set forth by Standards Rule 1-4(f) under the Jurisdictional Exception provision as defined by the Uniform Standards of Professional Appraisal Practice (USPAP).

**VALUATION OF PART TO BE ACQUIRED**

**LAND VALUATION**  
**Representative Comparable Sales**

	<b>Subject</b>	<b>Comp. No. 1</b>	<b>Comp. No. 2</b>	<b>Comp. No. 3</b>
Grantor	Enrique Medina, Sr. and Agripina P. Medina	Alamo Heights, LTD	Alamo Heights, LTD	Alamo Heights, LTD
Grantee	Melida Ramirez	Sologanics, LLC.	Laura Lilia Lubin	Propilusion Investments, LLC
Date	July 23, 1984	February 28, 2011	September 7, 2010	June 10, 2010
Sales Price	\$ -	\$ 125,000	\$ 300,000	\$ 300,000
Unit Price	\$ - / Acre	\$ 12,500 / Acre	\$ 14,225 / Acre	\$ 15,000 / Acre
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Similar 0%	Similar 0%	Similar 0%
Lot Location	Interior Tract	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	All Utilities Available	Similar 0%	Similar 0%	Similar 0%
Frontage	Minnesota 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)	5.00 Acre	10.00 Ac 0%	21.090 Ac 0%	20.00 Ac 0%
Net Adjustments		0%	0%	0%
Indicated Unit Value		\$ 12,500 / Acre	\$ 14,225 / Acre	\$ 15,000 / Acre
<b>Estimated Unit Value of Fee Simple Area</b>				<b>\$ 15,000 / Acre</b>
<b>Estimated Value by Sales Comparison Approach</b>		<b>(0.213 Acres x \$15,000/Acre)</b>		<b>\$ 3,195</b>
<i>(Includes Part To Be Acquired Only)- Fee Land</i>				



### COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 Highway: Minnesota Drain Ditch  
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

Key Map: N/A

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 1/2 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

Flood Plain: Zone “AH”

Attach additional information as necessary.

Appraiser: Leonel Garza III  
(Typed, not signed)

June 6, 2012  
Date

### COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 Highway: Minnesota Drain Ditch  
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 1/2 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  
(Typed, not signed)

June 6, 2012  
Date

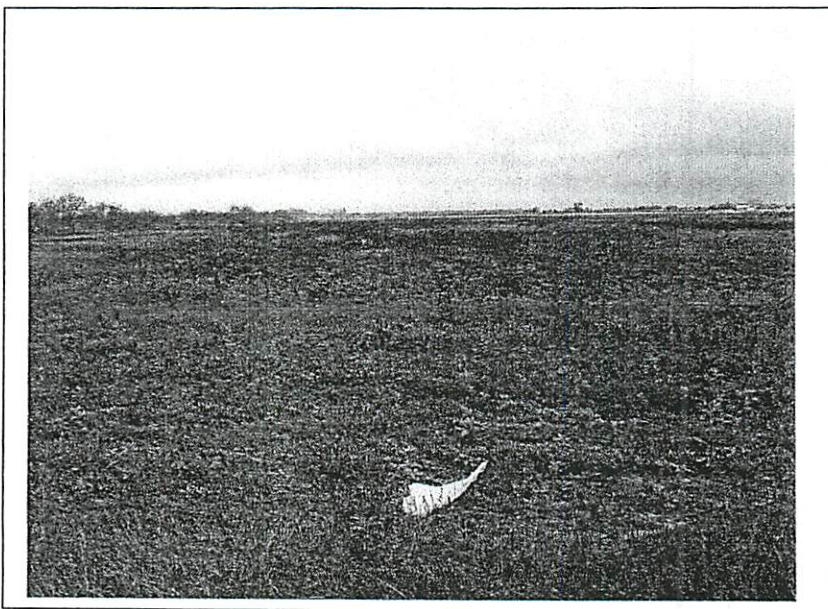
### COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 Highway: Minnesota Drain Ditch  
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 1/2 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”

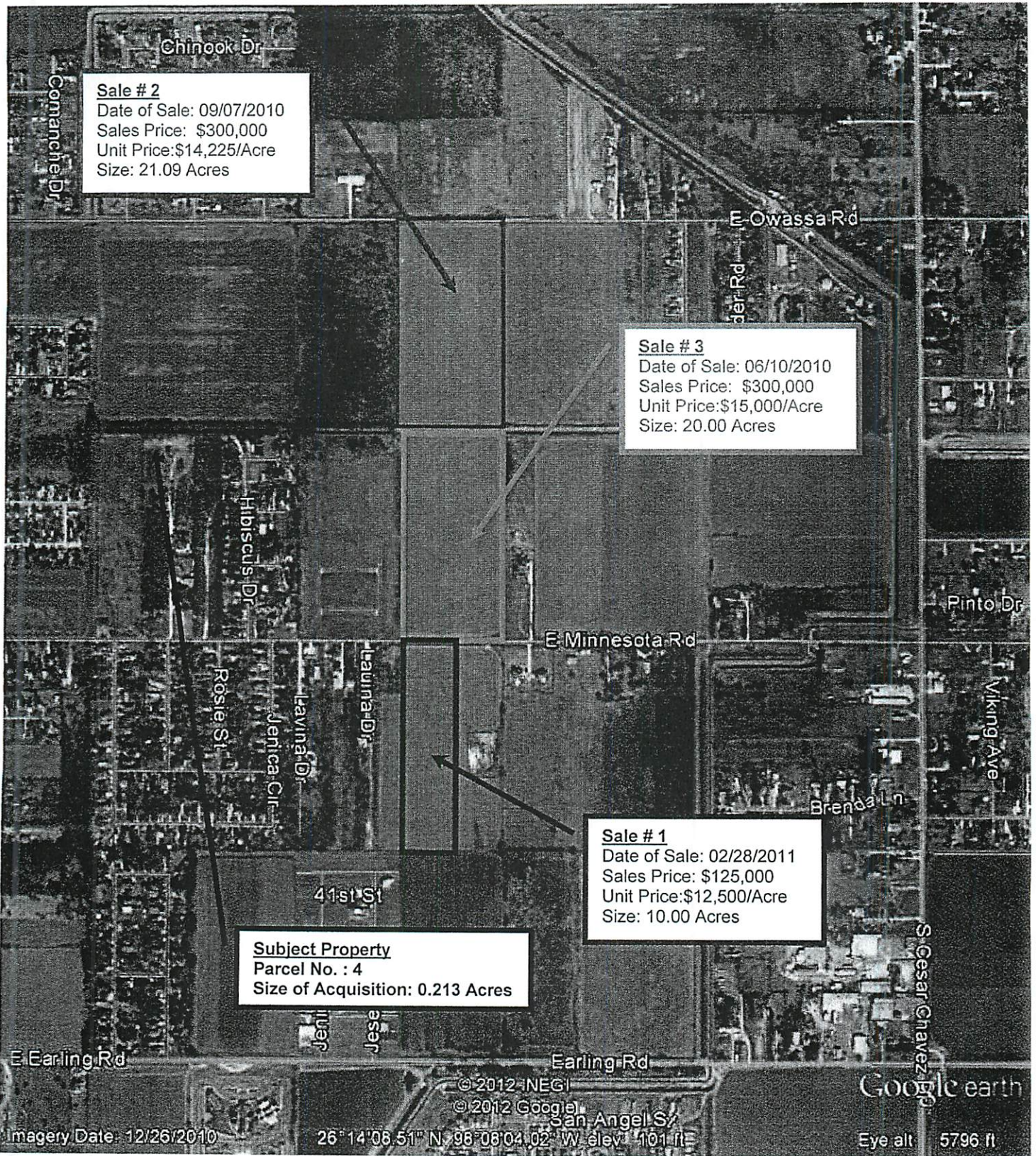
Attach additional information as necessary.

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  
(Typed, not signed)

June 6, 2012  
Date

COMPARABLE SALES MAP (Subject Property)



**Explanation of Adjustments with Reconciliation:**

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar frontage along 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. 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, no adjustments to the indicated unit price were indicated for each of the comparable sales. An unadjusted unit range of market value of \$12,500 per acre to \$15,000 per acre was indicated for the subject property as fee simple. Based on the existing developments and surrounding land use within the immediate market area, a unit value near the upper end of the adjusted range was selected, \$15,000 per acre. Based on this unit rate, the part to be acquired is calculated as follows:

$$0.213 \text{ Acres} \times \$15,000 / \text{Acre} = \$3,195.00$$




## ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. 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 current *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- 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 Davis, State Certified General Real Estate Appraiser with Leonel Garza Jr. & Associates LLC 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
- 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 82<sup>nd</sup> Regular Legislative Session as follows:
- "(d) In estimating injury or benefit under Subsection ©, 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 in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

### General Limiting Conditions:

1. Any allocation of the total value of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all or any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. If the property rights appraised are the "Leased Fee Estate", then the Final Indicated Market Value Estimate is based on the continued performance under the lease terms.
6. The original and one copy of this report have been signed in blue ink. Any other copy, which is not signed in blue may have been altered, and this appraiser is not responsible for its contents or value indicated.

### Assumptions and Interpretations Made by Appraiser of the Marketing Period

1. Indicated Marketing Time: Begins with the date of value estimate and the exposure time indicated.
2. Exposure to the Open Market: Listing the property on the market for sale with a Realtor, member of Multiple Listing Service, or a licensed Real Estate Broker, that will properly expose the property to the Market. This appraiser does not consider a sign placed by a bank on the property as proper marketing. If the property is presently listed for sale on the market, this appraiser must be notified prior to the completion of the appraisal.
3. Exposure Time: The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

## QUALIFICATIONS OF APPRAISER

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 upon his passing in 1998. Leonel Garza III continued the family business to this day, 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, 2012 (Active)

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

Number TX - 00003181  
Licensed Since May 20, 2002  
Expires: June 16, 2012 (Active)

### Public Service Organizations

#### **Associate Member of the Appraisal Institute**

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

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

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

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

#### **Board Member of the City of McAllen Planning and Zoning Board**

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

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

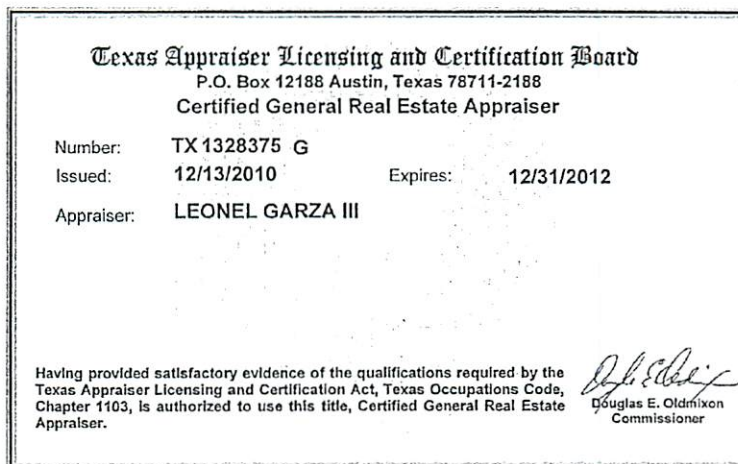
This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction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

#### **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.



**Vice Chairman 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)

**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 worldwide 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.

**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.

A handwritten signature in cursive script that reads "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/cmb1/hubonly.html>) or by contacting the HUB Program at (888) 863-5881 or (512) 463-5872.

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC  
Real Estate Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504  
(956) 687-7295 (24 hour answering service) Fax (956) 687-9236  
Email: leonel3@garza-associates.com

May 16, 2012

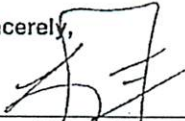
Project: Minnesota Drainage Ditch Project  
Parcel 4:

Melida Ramirez  
500 East Minnesota Road  
San Juan, TX 78589

Mrs. Ramirez:

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Precinct No. 2 to appraise various properties along Minnesota Drainage Ditch. These properties shall be appraised as fee simple and shall be for the proposed acquisition to acquire right-of-way for the expansion and renovation of the Minnesota Drain. The project limits for the expansion is from the FM 495 Drainage Ditch West approximately 5,025 feet between Lots 1-8, Block 47, Alamo Land and Sugar Company Subdivision. Attached is a survey of the property to be acquired. This office is requesting verbal or written permission to re-inspect the subject property at the earliest date possible. We would like to extend to you the opportunity to meet with our office in order to further explain the project and the purpose of the appraisal report. The Hidalgo County Precinct No. 2 shall be negotiating the purchase of this portion of your property believed to be in the name of Melida Ramirez. If you or your representative wish to meet with me to discuss the purpose of the appraisal and join me for an on-site inspection, I can be reached at (956) 687-7295 or leonel3@garza-associates.com. I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. If this letter does not pertain to you and or you have sold said property, please notify our office as soon as possible so that the proper ownership identification can be established. In a previous letter sent to you on January 3, 2012, our client had indicated by survey that the part to be acquired shall be 0.284 acres. However, a revised survey has been created due to engineering adjustments. The revised area to be acquired as per survey dated May 9, 2012 is indicated to be 0.213 acres. If you have any further questions feel free to contact me at your convenience at (956) 687-7295. *With this letter I request permission to perform an on-site inspection in order to photograph your property. If you have any objections to our inspection, please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible. Thank you.*

Sincerely,



Leonel Garza III  
State Certified General  
Real Estate Appraiser  
TX1328375-General

Cc: Hidalgo County Precinct No. 2  
Jaime Salinas  
Co-Right of Way Agent  
301 East State Street, Pharr, Texas 78577  
(956) 787-1891

Leonel Garza Jr. & Associates LLC

# HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 112810 RAMIREZ MELIDA & GILBERTO for Year 2012

**Property**

**Account**

Property ID: 112810      Legal Description: ALAMO LAND & SUGAR CO E 165'-W 495'- N 528' LOT 8 BK 47 2.00 AC NET  
 Geographic ID: A1800-00-047-0008-10      Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: JESENIA ST      Mapsco:  
 TX  
 Neighborhood:      Map ID:  
 Neighborhood CD:

**Owner**

Name: RAMIREZ MELIDA & GILBERTO      Owner ID: 714968  
 Mailing Address: 500 E MINNESOTA RD      % Ownership: 100.0000000000%  
 SAN JUAN, TX 78589-4900  
 Exemptions: HS, OV65

**Values**

(+) Improvement Homesite Value:	+	\$67,467	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$28,271	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$95,738	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$95,738	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$95,738	

**Taxing Jurisdiction**

Owner: RAMIREZ MELIDA & GILBERTO  
 % Ownership: 100.0000000000%  
 Total Value: \$95,738

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$95,738	\$95,738	\$0.00	
CSJ	CITY OF SAN JUAN	0.738600	\$95,738	\$90,738	\$670.19	
DR1	DRAINAGE DISTRICT #1	0.073300	\$95,738	\$95,738	\$70.18	
GHD	HIDALGO COUNTY	0.590000	\$95,738	\$80,738	\$465.68	\$465.68
JCC	SOUTH TEXAS COLLEGE	0.150700	\$95,738	\$95,738	\$144.28	\$146.66
R14	ROAD DIST 14	0.000000	\$95,738	\$95,738	\$0.00	
SPA	PSJA ISD	1.359200	\$95,738	\$70,738	\$729.42	\$729.42
SST	SOUTH TEXAS SCHOOL	0.049200	\$95,738	\$95,738	\$47.10	
Total Tax Rate:		2.961000				

Taxes w/Current Exemptions: \$2,126.85  
 Taxes w/o Exemptions: \$2,834.80

**Improvement / Building**

Improvement #1:	RESIDENTIAL	State Code:	A1	Living Area:	1852.0 sqft	Value:	\$67,467
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	MAIN AREA	BRKAV	DBRK	1994	1852.0		
GAR	GARAGE	BRKAV		1994	528.0		
POR	PORCH (COVERED)	BRKAV		1994	32.0		

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	2.0000	87120.00	0.00	0.00	\$28,271	\$0

**Roll Value History**


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	\$67,467	\$28,271		0	95,738	\$0
2011	\$66,573	\$28,271		0	94,844	\$0
2010	\$68,590	\$28,271		0	96,861	\$0
2009	\$70,608	\$28,271		0	98,879	\$0
2008	\$72,626	\$28,271		0	100,897	\$0
2007	\$76,875	\$28,271		0	105,146	\$0
2006	\$66,600	\$28,271		0	94,871	\$0
2005	\$66,128	\$28,271		0	94,399	\$0
2004	\$65,657	\$28,271		0	93,928	\$0
2003	\$62,090	\$28,271		0	90,361	\$0

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/1959 12:00:00 AM	MCF	MARRIAGE CERTIFICATE	RAMIREZ MELIDA	RAMIREZ MELIDA			
2	1/19/1959 12:00:00 AM	MCF	MARRIAGE CERTIFICATE	RAMIREZ MELIDA	RAMIREZ MELIDA			46628
3		CONV	CONVERSION	Unknown	RAMIREZ MELIDA	2010	392	

**Tax Due**

Property Tax Information as of 05/17/2012

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

WARRANTY DEED (Page 1 of 2)

VIC 2010 392  
NOTICE

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 11/78.  
To select the proper form, fill in those spaces with the form number or  
insert special terms constitutes the practice of law. No "standard form" can  
meet all requirements.

76586

WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS,

S. 60  
pa

That We, ENRIQUE MEDINA, SR., and wife AGRIPINA P. MEDINA, our address being  
Rt. 1 Box 4311, San Juan, Texas 78589

of the County of Hidalgo and State of Texas for and in

consideration of the sum of TEN AND NO/100THS-----

(\$10.00)-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of  
which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY unto  
MELIDA RAMIREZ, as her sole and separate property, her address being  
823 West Egly, Pharr, Texas 78577  
of the County of Hidalgo and State of Texas, all of

the following described real property in Hidalgo County, Texas, to-wit:  
That portion of land being out of the West 5.0 acres out of the East 10.0 acres of the West  
20.0 acres out of Lot 8, Block 47, Alamo Land and Sugar Company Subdivision, Hidalgo County,  
Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the north line of Lot 8, for the northwest corner hereof; said  
corner being located East 330.0 feet along the north line of lot 8, from the northwest  
corner of said Lot 8;

Thence continuing East 165.0 feet along the north line of lot 9 to a point for the northeast  
corner hereof;

Thence South 528.0 feet parallel to the west line of lot 8 to a point for the southeast  
corner hereof; THENCE West 165 feet parallel to the north line of lot 8 to a point for the  
southwest corner hereof; THENCE North 528.0 feet parallel to the West line of lot 8 to the  
point of beginning, containing 2.0 acres more or less

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and  
appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns  
forever; and we do hereby bind ourselves, our heirs, executors and administrators to  
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her  
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof

EXECUTED this 20th day of June, A.D. 1984

*Enrique Medina*  
ENRIQUE MEDINA SR.  
*Agripina Medina*  
AGRIPINA P. MEDINA

WARRANTY DEED (Page 2 of 2)

SPR 0115

VOL 2010 PAGE 393

THE STATE OF TEXAS  
COUNTY OF HIDALGO

(Acknowledgment)

Before me, the undersigned authority, on this day personally appeared  
and wife AGRIPINA P. MEDINA

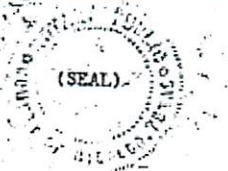
ENRIQUE MEDINA, SR.

known to me to be the person S whose name S subscribed to the foregoing instrument, and acknowledged to me  
that he, Y executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

20th day of June

A.D. 1984



Belinda Cantu  
Notary Public in and for Hidalgo County, Texas.  
My commission expires September, 1984.  
(Printed or stamped name of notary)

THE STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

Before me, the undersigned authority, on this day personally appeared

known to me to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, and acknowledged to me  
that \_\_\_\_\_ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
(Printed or stamped name of notary)

76586  
WARRANTY DEED  
ENRIQUE MEDINA, SR. and wife  
AGRIPINA P. MEDINA  
TO  
MELIDA RAMIREZ, AS HER SOLE AND  
SEPARATE PROPERTY

FILED FOR RECORD  
\*84 JUL 23 PM 12 2  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEX.

PREPARED IN THE LAW OFFICE OF:

BALDENAR CANO, JR., P.C.  
9024 South Clegg  
Pharr, Texas 78577

Ch 1680

PLEASE RETURN TO  
Ms. Yelida Ramirez  
823 West Egley  
Pharr, Texas 78577

THE STATE OF TEXAS  
COUNTY OF

(Corporate Acknowledgment)

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that  
he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed  
of said corporation.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
(Printed or stamped name of notary)

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

76586

WARRANTY DEED

THE STATE OF TEXAS  
COUNTY OF HIDALGO

} KNOW ALL MEN BY THESE PRESENTS:

*S. 50*  
*pa*

That We, ENRIQUE MEDINA, SR., and wife AGRIPINA P. MEDINA, our address being Rt. 1 Box 4311, San Juan, Texas 78589

of the County of Hidalgo and State of Texas for and in

consideration of the sum of TEN AND NO/100THS-----

-----(\$10.00)-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto MELIDA RAMIREZ, as her sole and separate property, her address being 823 West Egly, Pharr, Texas 78577 of the County of Hidalgo and State of Texas, all of

the following described real property in Hidalgo County, Texas, to-wit: That portion of land being out of the West 5.0 acres out of the East 10.0 acres of the West 20.0 acres out of Lot 8, Block 47, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a point on the north line of Lot 8, for the northwest corner hereof; said corner being located East 330.0 feet along the north line of lot 8, from the northwest corner of said Lot 8;

Thence continuing East 165.0 feet along the north line of lot 9 to a point for the northeast corner hereof;

Thence South 528.0 feet parallel to the west line of lot 8 to a point for the southeast corner hereof; THENCE West 165 feet parallel to the north line of lot 8 to a point for the southwest corner hereof; THENCE North 528.0 feet parallel to the West line of lot 8 to the point of beginning, containing 2.0 acres more or less

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 20th day of June, A.D. 1984

*Enrique Medina*  
ENRIQUE MEDINA SR.  
*Agripina Medina*  
AGRIPINA P. MEDINA

THE STATE OF TEXAS  
COUNTY OF HIDALGO

(Acknowledgment)

SEC. 0105  
VOL 2010 PAGE 393

Before me, the undersigned authority, on this day personally appeared  
and wife AGRIPINA P. MEDINA

ENRIQUE MEDINA, SR.

known to me to be the person, whose name subscribed to the foregoing instrument, and acknowledged to me  
that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

20th day of June, A.D. 1984

Notary Public in and for Hidalgo County, Texas.

My commission expires September, 1984.  
BELINDA CANTU

(Printed or stamped name of notary)



(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person, whose name subscribed to the foregoing instrument, and acknowledged to me  
that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

day of, A.D. 19

Notary Public in and for County, Texas.

My commission expires, 19

(Printed or stamped name of notary)

76586

WARRANTY DEED

ENRIQUE MEDINA, SR. and wife  
AGRIPINA P. MEDINA

TO

MELIDA RAMIREZ, AS HER SOLE AND  
SEPARATE PROPERTY

FILED FOR RECORD  
84 JUL 23 PM 12 25  
J. EDGAR RUIZ  
COUNTY CLERK  
HIDALGO COUNTY, TEXAS

PREPARED IN THE LAW OFFICE OF:

BALDEMAR CANO, JR., P.C.  
902 1/2 South Cags  
Pharr, Texas 78577

Chad 1680

PLEASE RETURN TO:  
Ms. Melida Ramirez  
823 West Egly  
Pharr, Texas 78577

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that  
he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed  
of said corporation.

Given under my hand and seal of office on this the

day of, A.D. 19

Notary Public in and for County, Texas.

My commission expires, 19

(Printed or stamped name of notary)