

**AN APPRAISAL  
AND  
ANALYSIS OF VALUE OF  
A 0.935 Acre Parcel of Land**

**LOCATED:  
FM 1017 West of US Highway 281  
Linn, San Manuel, Hidalgo County, Texas**

**DATE OF APPRAISAL  
March 31, 2014**

**DATE OF APPRAISAL REPORT  
April 4, 2014**

**PREPARED FOR:  
Hidalgo County Precinct No.4  
Joseph Palacios Commissioner  
1051 North Doolittle Road  
Edinburg, Texas 75842-0337**

**BY:**  
**appraisal haus**  
Real Estate Valuation Services

**George Jaime Salazar, II  
State Certified General Appraiser  
502 West Kuhn Street  
Edinburg, Texas 78541**

April 4, 2014

Hidalgo County Precinct No.4  
Joseph Palacios Commissioner  
1051 North Doolittle Road  
Edinburg, Texas 75842-0337

RE: A 0.935 acre tract lying in Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as part of the Brewster Park Project

Dear Sirs,

In accordance with your request, we are pleased to present an appraisal report of the above referenced property.

We have personally inspected the property and have made a careful and detailed study of all factors pertinent to the opinion of value. The accompanying report contains the result of our investigation and analysis.

In our opinion, the "As Is" Market Value of the fee simple interest in the subject property described above as of March 31, 2014 is:

**Ten Thousand Five Dollars**  
**\$10,500**

We trust this report satisfies the conditions of your request. Please call on us if any item is not clear or if further explanation of any point in this report would be helpful.

This appraisal report complies with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation and comply with Standards of Professional Practice and Code of Ethics of the Appraisal Institute, as well as all reporting requirements of the client, Hidalgo County Precinct No. 4. This appraisal report meets the requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Practice for a Restricted Appraisal Report.

This letter is intended to transmit the attached appraisal report which sets forth the identification of the property , the assumptions and limiting conditions, pertinent facts with reference to the area and the subject property, comparable data, the results of the investigations and analysis, and the reasoning to the conclusions of set forth.

Thank you for the confidence placed in us by virtue of this assignment and for the opportunity of providing our appraisal services to you.

Sincerely,

**George Jaime Salazar II**  
**Certified Appraiser**

**George J. Salazar II, State Certified General Real Estate Appraiser**

# SURVEY

EXHIBIT A - PAGE 2



Scale: 1"=100'



**TRACT 84  
SAN SALVADOR DEL  
TULE GRANT  
Vol. 10 / Pgs. 58-60  
H.C.M.R.**

Owner: Hidalgo County, Texas  
Special Warranty Deed  
Doc. No. 22443360  
H.C.O.R.  
Lot Area: 40,748.2 Sq. Ft.  
0.935 Acre

Hidalgo County, Texas  
70.00 acres  
Doc. No. 24473570  
H.C.O.R.

Guerra Brothers Partnership  
5.1432 acres  
Doc. No. 2234565  
H.C.O.R.

Guerra Brothers Partnership  
5.00 acres  
Doc. No. 18023730  
H.C.O.R.

BOUNDARY SURVEY  
BEARING AND DISTANCE ARE BASED ON TEXAS SOUTH (TDS83)  
AND USE FOR THE WESTERN DATA SYSTEMS, TEXAS  
VIRTUAL REFERENCE SYSTEM (VRS).

LEGEND	
IRN	IRON ROD FOUND
IRN	IRON ROD NOT FOUND
CRS	CRS
E	PROPERTY LINE
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
NIS	NOT TO SCALE



**BOUNDARY SURVEY:**

0.935 acre tract lying in  
Tract 84, San Salvador del Tule Grant  
Volume 10, Pages 58-60  
H.C.M.R.

This survey was performed without the benefit of a Title Commitment

Flood Zone <input type="checkbox"/> A <input type="checkbox"/> AD <input type="checkbox"/> C <input type="checkbox"/> E <input type="checkbox"/> AI <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> OTHER	G.S. No. 1: NA County: Tarrant Co. 480343 0125 B Date: January 2, 2012
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Description:  
Area of minimal flooding. (No shading)

Owner: Hidalgo County, Texas	Address: W. 414 Street	City: San Marcos	State: TX	Zip Code: 78143
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<b>ARANDA &amp; ASSOCIATES, INC.</b>	
<small>Equal Opportunity Employer</small>	
Job No.: 13.0170 Date: FEBRUARY 07, 2014	Drawn By: NC Checked By: MS

Plotted: 1/30/13 project: 13.0170 plot: Hidalgo county land title survey 1:100 (2013) (Guerra Brothers Partnership) Hidalgo county survey.dwg



# Purchase Order COUNTY OF HIDALGO

PO# 706972

DATE: 03/31/14

PAGE NO: 1 OF 1

PO TYPE:

VENDOR: 422517

REQ: 00254250

PHONE: (956)386-1500

EMAIL: jaimesalazar@appraisalhaus.org

SHIP TO: HIDALGO CO. PCT 4  
1051 N. DOOLITTLE  
EDINBURG TX 78542

SALAZAR, GEORGE JAIME II  
D/B/A APPRAISAL HAUS  
502 WEST KUHN STREET  
EDINBURG TX 78541

CONTACT:

SITE: COMMISSIONER, PRECINCT 4

SPECIAL INSTRUCTIONS: Pct. 4 Reg # 140

**VENDOR NOTES**

1. Do not add to, or alter this Purchase Order. This Order is not renewable.
2. TAX EXEMPTION: This Purchase Order may be accepted in lieu of Exemption Certificate.
3. This Order is also placed F.O.B. Destination. Vendor must repay all shipping costs.
4. Invoice to each Purchase Order singly. Original invoices are required customer copy may be accepted. Out number must appear on all invoices, bills of lading, and packages.
5. Payment will be made only for bona fide and full completed orders, unless otherwise attached.

QTY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
		DO NOT DUPLICATE ORDER		
		C-14-066-03-11 For: Brewster Park Project Approved CC 03/11/14 AI- 43462		
1.00	EACH	CC Appraisal services of a 0.935 acre tract lying in Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas. As part of the Brewster Park Project	2,000.00	2,000.00
		<b>TOTAL:</b>		2,000.00
		REPORT ROAD HAZARDS 1-866-HCR-SAFE OR 1-866-427-7233		
		***** For Hidalgo County use only		
		4-1100-452-00-124-009-0-339	2,000.00	

Authorized by:

*Martha L Salazar*

*net 9/6/14  
03/31/14*