

June 10, 2014

Leonel Garza Jr & Associates LLC  
Real Estate Appraisal Services

Appraisal Report of a (8) eight vacant tracts of land totaling 28.00 acres South of Tower Road between Minnesota Road and Owassa Road in Hidalgo County, Texas, known as the LJ Drainage Project

Prepared For Hidalgo County Precinct No. 2  
C/o: Jaime Salinas, Right of Way Agent  
300 West Hall Acres, Suite G  
Pharr, Texas 78577



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# Leonel Garza Jr. & Associates LLC

## Real Estate Appraisal Services

June 10, 2014

Hidalgo County Precinct No. 2  
C/o: Jaime Salinas  
300 West Hall Acres, Suite G  
Pharr, Texas 78577

Mr. Salinas:

In accordance with your request, we are presenting an appraisal report of the  $\pm 28.00$  acre tract of land described as the following:

|                                                                   |  |                     |
|-------------------------------------------------------------------|--|---------------------|
| <b>TOTAL LAND ACQUISITION VALUE + SITE IMPROVEMENTS PURCHASED</b> |  | <b>\$ 479,637</b>   |
| Materials / Engineering                                           |  | \$ 7,455            |
| Boundary Survey - Detention Pond                                  |  | \$ 14,400           |
| Labor / Equipment Cost of Construction                            |  | \$ 565,783          |
| <b>TOTAL MARKET VALUE OF DETENTION PONDS "AS BUILT"</b>           |  | <b>\$ 1,067,275</b> |

The subject properties are located along an existing drainage canal known as the LJ Drainage Project. The project limits for the above properties are "South of Tower Road between E. Minnesota Road and Owassa Road in Hidalgo County. The subject is a series of (8) Tracts that were purchased for the expansion of an existing drainage canal in 2009 thru 2010. The above tracts were originally appraised for the acquisition of said tracts from (8) individual property owners of which the current owner of record is Hidalgo County Precinct No. 2. The scope of the assignment is to appraise each of said tracts in the present fee simple value with the associated cost of construction of said drainage project as provided by the client. This report is for the sole use by the client Hidalgo County Precinct No. 2 and has been performed under that standards set forth by the Uniform Standards of Professional Appraisal Practice (USPAP), The State of Texas, Standards of Professional Practice of the Appraisal Institute and Senate Bill 18 (SB-18) and that of Hidalgo County, Texas.

This letter along with the assumption & limiting conditions and certification shall be attached herewith. I, Leonel Garza III, General Certified Real Estate Appraiser, personally inspected the subject property on May 28, 2014 and have carefully studied and analyzed factors pertinent to the valuation of the estimate of value as per scope. Information provided by the client was utilized for the determination of market value of the part to be acquired and for the overall analysis of the remainder before and after the acquisition. It should be understood by the reader that the client and intended user is the Hidalgo County Precinct No. 2. The report has been developed based on the knowledge that the proposed acquisition of said parcels are part of the "LJ Drainage Project". These tracts were acquired utilizing eminent domain for said tracts of which agents of Hidalgo County Precinct No. 2 were utilized in the negotiations of said tract based on appraisals performed by Leonel Garza Jr. & Associates LLC in 2009 thru 2010. The combined land area identified is  $\pm 28.236$  acres associated with this project purchased in both fee simple and easement from the original owner of record of said tracts. This appraisal report is limited to the on-site inspection of the proposed acquisition area and information provided by Precinct No. 2. If further information is required, please contact appraiser Leonel Garza III at (956) 687-7295 or 1419 Dove Avenue, McAllen, Texas.

## CERTIFICATION OF VALUE

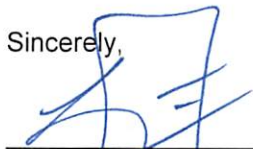
I, Leonel Garza III, hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is **\$1,067,275** as of as of the most recent inspection (visit) of the subject on May 28, 2014, based upon my independent appraisal and the exercise of my professional judgment; on May 28, 2014, (date)(s), I personally inspected in the field the property herein appraised; I afforded Hidalgo County Precinct No. 2, 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 June 2, 2014. 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 No. 2 until authorized by the client 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. 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.

Sincerely,



\_\_\_\_\_  
Leonel Garza III  
State Certified General  
Real Estate Appraiser  
License No. TX-1328375-General

SUMMARY OF SALIENT FACTS – TRACT No. 1

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ 16  
Type of Property \_\_\_\_\_ Existing Detention Pond  
Original Owner of Record \_\_\_\_\_ Juan Villanueva  
Current Owner of Record \_\_\_\_\_ Hidalgo County, Texas  
Property Rights Appraised \_\_\_\_\_ Fee Simple and Easement Value  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description \_\_\_\_\_ A 10.015 Acre tract of land out of the East 20 acres of Lot 4, Block 49, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas. Said 20 acre tract of land is vested to Juan Villanueva, from Howard W. Steele and wife, Violet E Steele, by Virtue of a Warranty Deed, dated September 5, 1969, recorded in Volume 1239, Page 841, Deed Records, Hidalgo County, Texas.

LAND DATA

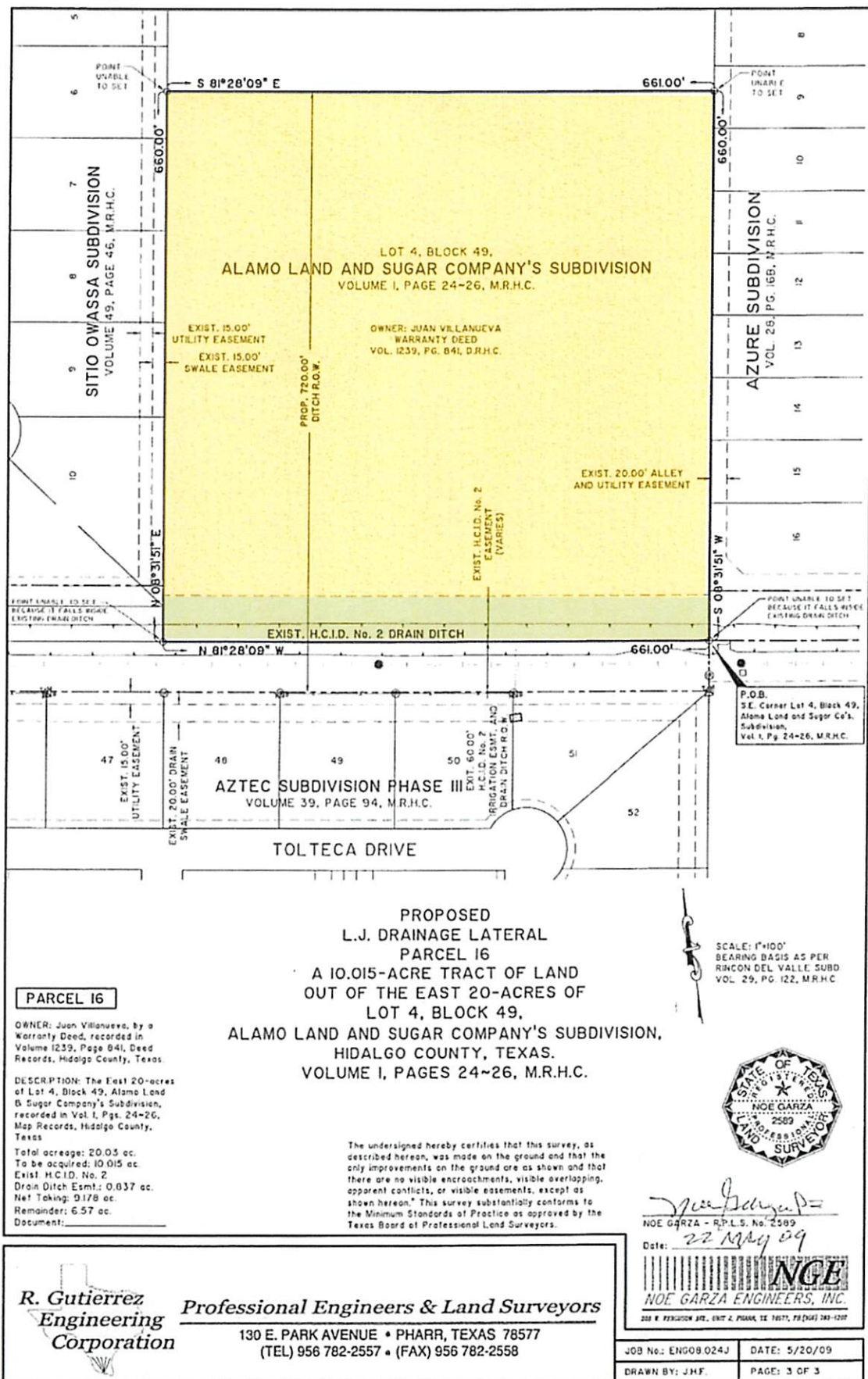
Land Area \_\_\_\_\_ ± 10.015 Acres (9.178 Acres - Fee Simple / 0.837 Acres - HCID Easement)

GENERAL LAND USE DATA

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone

Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership of Juan Villanueva, as indicated by survey and field notes provided by R Gutierrez Engineering Corporation. Further investigation of the subject's ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerk's Office confirmed the current owner of record to be Juan Villanueva. The subject property was transferred from Howard W. Steele & Violet E. Steele (Grantor) to Juan Villanueva (Grantee) on September 5, 1969. The subject has been in the name of Juan Villanueva for over forty (45) years prior to the acquisition by the County of Hidalgo.

# SURVEY OF TRACT No. 1



## EXHIBIT "A"

COUNTY: HIDALGO

DITCH: L. J. Drainage Lateral

PROJECT LIMITS: From Cesar Chaves Rd. to Alamo Lateral Drain

Eng08.024J

May 21, 2009

Parcel 16

Page 1 of 2

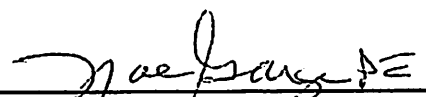
### FIELD NOTES FOR PARCEL - 16

Being a 10.015-acre tract of land out of the East 20-acres of Lot 4, Block 49, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas. Said 20-acre tract of land is vested to Juan Villanueva, from Howard W. Steele and wife, Violet E. Steele, by virtue of a Warranty Deed, dated September 5, 1969, recorded in Volume 1239, Page 841, Deed Records, Hidalgo County, Texas. Said 10.015-acre tract being more particularly described by metes and bounds as follows;

Beginning at the Southeast corner of Lot 4, for the Southeast corner of the tract herein described;

1. **THENCE**, North 81 degrees 28 minutes 09 seconds West, along the South line of Lot 4, a distance of 661.00 feet to the Southwest corner of said 20-acre tract and Southeast corner of Sitio Owassa Subdivision, recorded in Volume 49, Page 46, Map Records, Hidalgo county, Texas, for the Southwest corner of the tract herein described;
2. **THENCE**, North 08 degrees 31 minutes 51 seconds East, along the West line of said 20-acre tract and East line of said Sitio Owassa Subdivision, a distance of a 660.00 feet to the Proposed North Right of Way line of L.J. Drainage Lateral, for the Northwest corner of the tract herein described;
3. **THENCE**, South 81 degrees 28 minutes 09 seconds East, along said Proposed Right of Way line, a distance of 661.00 feet to the East line of Lot 4 and West line of Azure Subdivision, recorded in Volume 28, Page 16B, Map Records, Hidalgo County, Texas, for the Northeast corner of the tract herein described;
4. **THENCE**, South 08 degrees 31 minutes 51 seconds West, along the East line Lot 4 and West line of said Azure Subdivision, a distance of 660.00 feet to the **POINT OF BEINNING**, containing 10.015-acres, of which 0.837-acres lies in the Existing Hidalgo County Irrigation District No. 2 Drain Ditch Easement, leaving a Proposed Net Taking of 9.178-acres of land, more or less.



  
NOE GARZA - R.P.L.S. No. 2589  
Date: 22 May 09

## SUMMARY OF SALIENT FACTS – TRACT No. 2

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ 20  
Type of Property \_\_\_\_\_ Vacant Land  
Owner of Record \_\_\_\_\_ Hidalgo County Precinct No. 2  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate & Easement Value  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description \_\_\_\_\_ A 0.466 acre tract of land out of a 6.15 acre tract out of the West 26.15 acres of Lot 2, Block 50, Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 24 - 26, Map Records, Hidalgo County, Texas.

## LAND DATA

Land Area \_\_\_\_\_ ± 0.466 Acres (0.1360 Acres - Fee Simple / 0.330 Acres - HCID Easement)

## GENERAL LAND USE DATA

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone  
Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership Antonia Dominguez & Manuel Plata III, as indicated by survey and field notes provided by R Gutierrez Engineering Corporation. Further investigation of the subject's ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerk's Office confirmed the current owner of record to be Antonia Dominguez & Manuel Plata III. The subject property was transferred from Homer Gomez (Grantor) to Antonia Dominguez & Manuel Plata III (Grantee) on June 8, 1999 as recorded in Doc# 782147, Official Records of Hidalgo County, Texas. The subject has been in the name of Antonia Dominguez & Manuel Plata III for over ten (10) years prior to the acquisition by the County of Hidalgo.

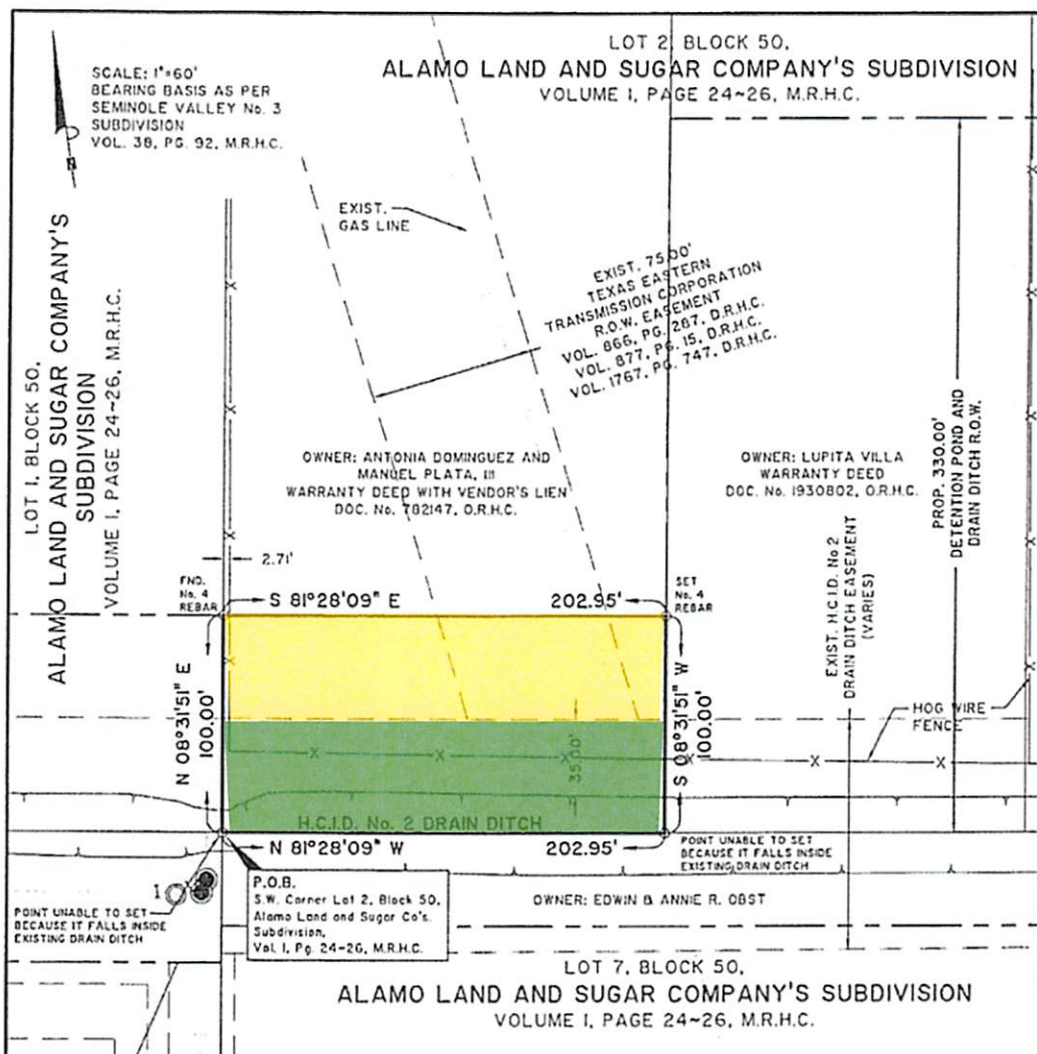


EXHIBIT "A"  
PROPOSED L.J. DRAINAGE LATERAL  
PARCEL 20  
A 0.466-ACRE TRACT OF LAND,  
OUT OF A 6.15-ACRE TRACT  
OUT OF THE WEST 26.15-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S  
SUBDIVISION,  
HIDALGO COUNTY, TEXAS  
VOL. I, PG. 24~26, M.R.H.C.

PARCEL 20

OWNER: Antonia Dominguez and Manuel Plata III, by a Warranty Deed with Vendor's Lien, recorded in Document No. 782147, Official Records, Hidalgo County, Texas.

DESCRIPTION: A 6.15-acre tract out of the West 26.15-acres of Lot 2, Block 50, Alamo Land & Sugar Company's Subdivision, recorded in Vol. I, Pgs. 24-26, Map Records, Hidalgo County, Texas.

Total acreage: 6.15 ac.  
To be acquired: 0.466 ac.  
Exist. H.C.I.D. No. 2  
Drain Ditch Easement: 0.244 ac.  
Exist. Texas Eastern Transmission Co. R.O.W. Easement: 0.086 ac.  
Proposed Net taking: 0.136 ac.  
Remainder: 5.684 ac.  
Document:

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



PABLO SOTO, JR. - R.P.L.S. No. 4541

Date: 6/30/09

R. Gutierrez  
Engineering  
Corporation  
Professional Engineers & Land Surveyors  
130 E. PARK AVENUE • PHARR, TEXAS 77577  
(TEL) 956 782-2557 • (FAX) 956 782-2558

JOB No.: EN608.024J DATE: 5/27/09  
DRAWN BY: J.H.F. PAGE: 2 OF 2

## EXHIBIT "A"

COUNTY: HIDALGO

DITCH: L. J. Drainage Lateral

PROJECT LIMITS: From Cesar Chavez Rd. to Alamo Lateral Drain

Eng08.024J  
June 1, 2009  
Parcel 20  
Page 1 of 2

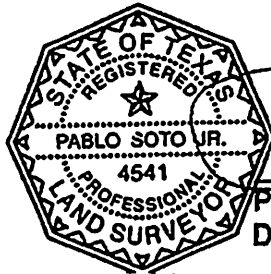
### FIELD NOTES FOR PARCEL - 20

Being a 0.466-acre tract of land out of a 6.15-acre tract out of the West 26.15-acres of Lot 2, Block 50, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said 6.15-acre tract of land is vested to Antonia Dominguez and Manuel Plata III, from Homer Gomez, by virtue of a Warranty Deed with Vendor's Lien, dated June 8, 1999, recorded in Document No. 782147, Official Records of Hidalgo County, Texas. Said 0.466-acre tract of land being more particularly described by metes and bounds as follows;

Beginning at the Southwest corner of Lot 2, for the Southwest corner of this tract of land and the POINT OF BEGINNING;

1. THENCE, North 08 degrees 31 minutes 51 seconds East, with the West line of said Lot 2, a distance of a 100.00 feet to a No. 4 rebar found on the Proposed North Right of Way line of L.J. Drainage Lateral, for the Northwest corner of this tract of land;
2. THENCE, South 81 degrees 28 minutes 09 seconds East, with said Proposed North Right of Way line, a distance of 202.95 feet to a No. 4 rebar set at the East line of said 6.15-acre tract, for the Northeast corner of this tract of land;
3. THENCE, South 08 degrees 31 minutes 51 seconds West, with the East line of said 6.15-acre tract, a distance of 100.00 feet to the South line of said Lot 2, for the Southeast corner of this tract of land;
4. THENCE, North 81 degrees 28 minutes 09 seconds West, with the South line of said Lot 2, a distance of 202.95 feet to the POINT OF BEGINNING, containing 0.466-acres, of which 0.244-acres lies in the Existing Hidalgo County Irrigation District No. 2 Easement, 0.086-acres lies in the Existing Texas Eastern Transmission Co. Right of Way Easement, leaving a Proposed Net Taking of 0.136-acres of land, more or less.

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



*Pablo Soto, Jr.*  
PABLO SOTO, JR. - R.P.L.S. No. 4541  
Date: 6/30/09

SUMMARY OF SALIENT FACTS – TRACT No. 3

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ 21  
Type of Property \_\_\_\_\_ Vacant Land  
Owner of Record \_\_\_\_\_ Hidalgo County Precinct No. 2  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate & Easement Value  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description \_\_\_\_\_ A 1.25 acre tract of land out of a 5.0 acre tract out of the West 26.15 acres of Lots 2, Block 50, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas.

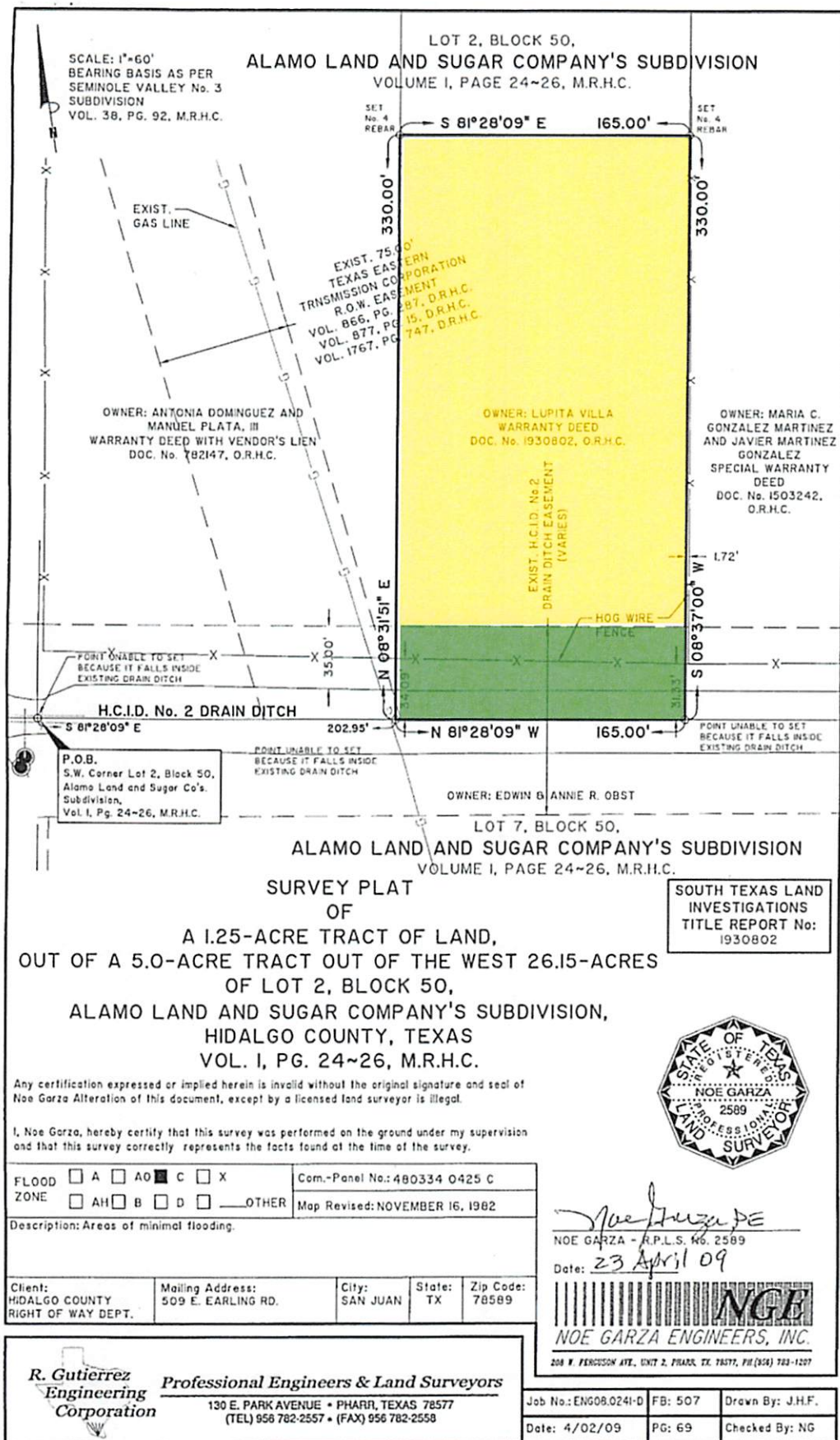
LAND DATA

Land Area \_\_\_\_\_ ±1.25 Acres (1.061 Acres – Fee Simple / 0.189 Acres – HCID No. 2 Easement)

GENERAL LAND USE DATA

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone

Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership of Lupita Villa, as indicated by survey and field notes provided by R. Gutierrez Engineering Corporation. Further investigation of the subjects ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerk's Office confirmed the current owner of record to be Lupita Villa. The subject property was transferred from Sarah Monique Ruiz (Grantor) to Lupita Villa (Grantee) on September 23, 2008. The subject has been in the name of Lupita Villa for over eight (8) months prior to the acquisition by the County of Hidalgo.



**METES AND BOUNDS DESCRIPTION  
OF  
A 1.25-ACRE TRACT OF LAND  
OUT OF A 5.0-ACRE TRACT OUT OF THE WEST 26.15-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS.  
VOLUME 1, PAGES 24~26, M.R.H.C.**

Being a 1.25-acre tract of land out of a 5.0-acre tract out of the West 26.15-acres of Lot 2, Block 50, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas. Said 1.25-acre tract being more particularly described by metes and bounds as follows;

**Commencing** at the Southwest corner of Lot 2, **THENCE**, South 81 degrees 28 minutes 09 seconds East, along the South line of Lot 2, a distance of 202.95 feet to the Southwest corner of said 5.00-acre tract, for the Southwest corner and **POINT OF BEGINNING** of the tract herein described;

**THENCE**, North 08 degrees 31 minutes 51 seconds East, along the West line of said 5.0-acre tract, a distance of a 330.00 feet to a No. 4 rebar set, for the Northwest corner of the tract herein described;

**THENCE**, South 81 degrees 28 minutes 09 seconds East, parallel to the South line of said Lot 2, a distance of 165.00 feet to a No. 4 rebar set for a point on the East line of said 5.0-acre tract, for the Northeast corner of the tract herein described;

**THENCE**, South 08 degrees 37 minutes 00 seconds West, along the East line of said 5.0-acre tract, a distance of 330.00 feet to a point on the South line of Lot 2, for the Southeast corner of the tract herein described;

**THENCE**, North 81 degrees 28 minutes 09 seconds West, along the South line of Lot 2, a distance of 165.00 feet to the **POINT OF BEINNING**, containing 1.25-acres of land, more or less.



*Noe Garza, PE*  
**NOE GARZA - R.P.L.S. No. 2589**  
Date: *16 April 09*

#### SUMMARY OF SALIENT FACTS – TRACT No. 4

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ 22  
Type of Property \_\_\_\_\_ Vacant Land  
Owner of Record \_\_\_\_\_ Hidalgo County Precinct No. 2  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate & Easement Value  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description \_\_\_\_\_ A 1.25 Acre tract of land out of a 5.0 Acre tract out of the West 26.15 Acres of Lot 2, Block 50, Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas.

#### LAND DATA

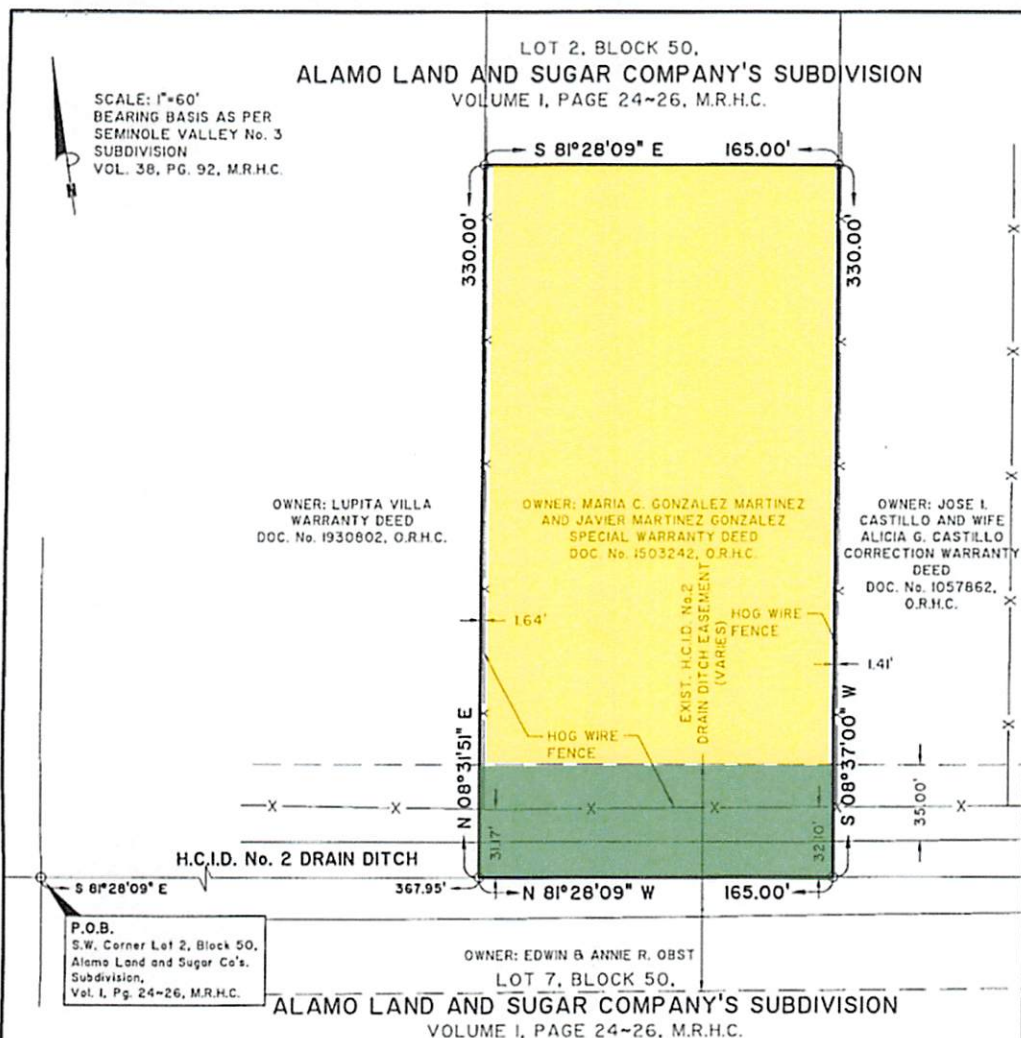
Land Area \_\_\_\_\_ ±1.25 Acres (1.061 Acres – Fee Simple / 0.189 Acres – HCID No. 2 Easement)

#### GENERAL LAND USE DATA

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone

Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership of Maria C Gonzalez & Javier Martinez, as indicated by survey and field notes provided by R Gutierrez Engineering Corporation. Further investigation of the subjects ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerks Office confirmed the current owner of record to be Maria C Gonzalez & Javier Martinez. The subject property was transferred from Maria Celina Gonzalez Martinez (Grantor) to Maria C Gonzalez & Javier Martinez (Grantee) on July 18, 2005. The subject has been in the name of Maria C Gonzalez & Javier Martinez for over four (4) years prior to the acquisition by the County of Hidalgo.

**SURVEY OF TRACT No. 4**



**SURVEY PLAT  
OF  
A 1.25-ACRE TRACT OF LAND,  
OUT OF A 5.0-ACRE TRACT OUT OF THE WEST 26.15-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS  
VOL. I, PG. 24-26, M.R.H.C.**

**SOUTH TEXAS LAND  
INVESTIGATIONS  
TITLE REPORT No:  
1503242**

Any certification expressed or implied herein is invalid without the original signature and seal of  
Noe Garza Alteration of this document, except by a licensed land surveyor is illegal.

I, Noe Garza, hereby certify that this survey was performed on the ground under my supervision  
and that this survey correctly represents the facts found at the time of the survey.

|                                         |                                                                                                                         |                                |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| FLOOD ZONE                              | <input type="checkbox"/> A <input type="checkbox"/> AO <input checked="" type="checkbox"/> C <input type="checkbox"/> X | Com.-Panel No.: 480334 0425 C  |
|                                         | <input type="checkbox"/> AH <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> OTHER        | Map Revised: NOVEMBER 16, 1982 |
| Description: Areas of minimal flooding. |                                                                                                                         |                                |

|                                                 |                                        |                   |              |                    |
|-------------------------------------------------|----------------------------------------|-------------------|--------------|--------------------|
| Client:<br>HIDALGO COUNTY<br>RIGHT OF WAY DEPT. | Mailing Address:<br>509 E. EARLING RD. | City:<br>SAN JUAN | State:<br>TX | Zip Code:<br>78589 |
|-------------------------------------------------|----------------------------------------|-------------------|--------------|--------------------|

**R. Gutierrez  
Engineering  
Corporation** Professional Engineers & Land Surveyors  
130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558



*Noe Garza*  
NOE GARZA - P.E. No. 2589  
Date: 23 April 09  
**NCE**  
NOE GARZA ENGINEERS, INC.  
208 W. FERGUSON AVE., UNIT 2, PHARR, TX 78577, PH (361) 763-1207

|                       |         |                  |
|-----------------------|---------|------------------|
| Job No.: ENG08.0241-E | FB: 507 | Drawn By: J.H.F. |
| Date: 4/02/09         | PG: 69  | Checked By: NG   |

**METES AND BOUNDS DESCRIPTION  
OF  
A 1.25-ACRE TRACT OF LAND  
OUT OF A 5.0-ACRE TRACT OUT OF THE WEST 26.15-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS.  
VOLUME 1, PAGES 24~26, M.R.H.C.**

Being a 1.25-acre tract of land out of a 5.0-acre tract out of the West 26.15-acres of Lot 2, Block 50, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas. Said 1.25-acre tract being more particularly described by metes and bounds as follows;

**Commencing** at the Southwest corner of Lot 2, **THENCE**, South 81 degrees 28 minutes 09 seconds East, along the South line of Lot 2, a distance of 367.95 feet to the Southwest corner of said 5.00-acre tract, for the Southwest corner and **POINT OF BEGINNING** of the tract herein described;

**THENCE**, North 08 degrees 31 minutes 51 seconds East, along the West line of said 5.0-acre tract, a distance of a 330.00 feet to a No. 4 rebar set, for the Northwest corner of the tract herein described;

**THENCE**, South 81 degrees 28 minutes 09 seconds East, parallel to the South line of said Lot 2, a distance of 165.00 feet to a No. 4 rebar set for a point on the East line of said 5.0-acre tract, for the Northeast corner of the tract herein described;

**THENCE**, South 08 degrees 37 minutes 00 seconds West, along the East line of said 5.0-acre tract, a distance of 330.00 feet to a point on the South line of Lot 2, for the Southeast corner of the tract herein described;

**THENCE**, North 81 degrees 28 minutes 09 seconds West, along the South line of Lot 2, a distance of 165.00 feet to the **POINT OF BEINNING**, containing 1.25-acres of land, more or less.



*Noel Garza, P.E.*  
**NOE GARZA - R.P.L.S. No. 2589**  
Date: 16 April 09

## SUMMARY OF SALIENT FACTS – TRACT No. 5

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ 23  
Type of Property \_\_\_\_\_ Vacant Land  
Owner of Record \_\_\_\_\_ Hidalgo County Precinct No. 2  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate and Easement Value  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description \_\_\_\_\_ A 1.25 acre tract of land out of a 5.0 acre tract out of the West 26.15 acres of Lot 2, Block 50, Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 24-26, Map Records, Hidalgo County, Texas.

## LAND DATA

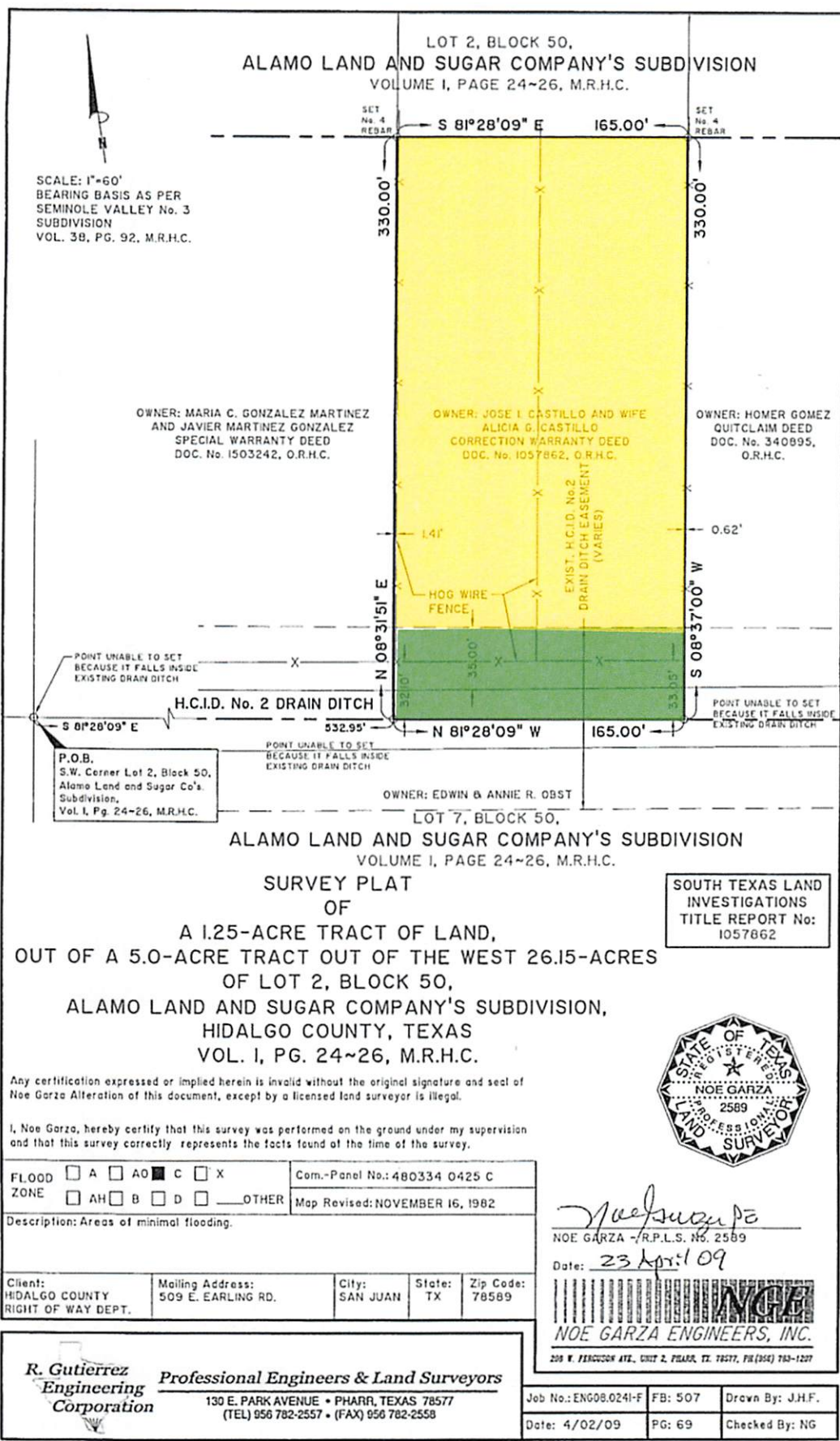
Land Area \_\_\_\_\_ ±1.25 Acres (1.061 Acres – Fee Simple / 0.189 Acres – HCID No. 2 Easement)

## GENERAL LAND USE DATA

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone

Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership of Jose I Castillo & Alicia G Castillo, as indicated by survey and field notes provided by R Gutierrez Engineering Corporation. Further investigation of the subjects ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerks Office confirmed the current owner of record to be Jose I Castillo & Alicia G Castillo. The subject property was transferred from Homer Gomez (Grantor) to Jose I Castillo & Alicia G Castillo (Grantee) on February 1, 2002. The subject has been in the name of Jose I Castillo & Alicia G Castillo for over seven (7) years prior to the acquisition by the County of Hidalgo.

# SURVEY OF TRACT No. 5



**METES AND BOUNDS DESCRIPTION  
OF  
A 1.25-ACRE TRACT OF LAND  
OUT OF A 5.0-ACRE TRACT OUT OF THE WEST 26.15-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS.  
VOLUME 1, PAGES 24~26, M.R.H.C.**

Being a 1.25-acre tract of land out of a 5.0-acre tract out of the West 26.15-acres of Lot 2, Block 50, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas. Said 1.25-acre tract being more particularly described by metes and bounds as follows;

**Commencing** at the Southwest corner of Lot 2, **THENCE**, South 81 degrees 28 minutes 09 seconds East, along the South line of Lot 2, a distance of 532.95 feet to the Southwest corner of said 5.00-acre tract, for the Southwest corner and **POINT OF BEGINNING** of the tract herein described;

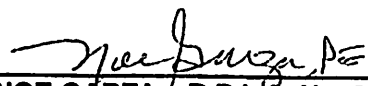
**THENCE**, North 08 degrees 31 minutes 51 seconds East, along the West line of said 5.0-acre tract, a distance of a 330.00 feet to a No. 4 rebar set, for the Northwest corner of the tract herein described;

**THENCE**, South 81 degrees 28 minutes 09 seconds East, parallel to the South line of said Lot 2, a distance of 165.00 feet to a No. 4 rebar set for a point on the East line of said 5.0-acre tract, for the Northeast corner of the tract herein described;

**THENCE**, South 08 degrees 37 minutes 00 seconds West, along the East line of said 5.0-acre tract, a distance of 330.00 feet to a point on the South line of Lot 2, for the Southeast corner of the tract herein described;

**THENCE**, North 81 degrees 28 minutes 09 seconds West, along the South line of Lot 2, a distance of 165.00 feet to the **POINT OF BEINNING**, containing 1.25-acres of land, more or less.



  
**NOE GARZA - R.P.L.S. No. 2589**  
Date: 16 April 09

**SUMMARY OF SALIENT FACTS – TRACT No. 6**

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ 24  
Type of Property \_\_\_\_\_ Vacant Land  
Owner of Record \_\_\_\_\_ Hidalgo County Precinct No. 2  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate & Easement Value  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description \_\_\_\_\_ A 1.25 acre tract of land out of a 5.0 acre tract out of the West 26.15 acres of Lot 2, Block 50, Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 24-26, Map Records, Hidalgo County, Texas.

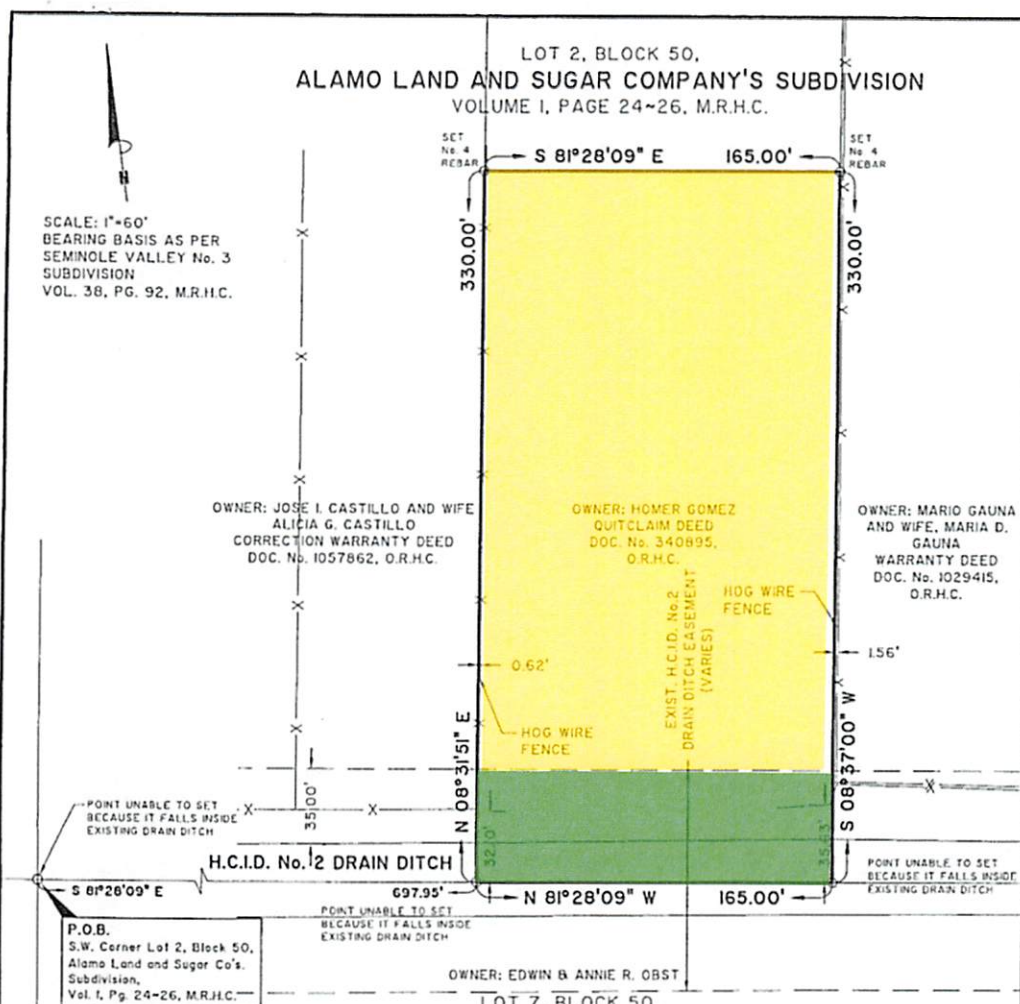
**LAND DATA**

Land Area \_\_\_\_\_ ±1.25 Acres (1.061 Acres – Fee Simple / 0.189 Acres – HCID No. 2 Easement)

**GENERAL LAND USE DATA**

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone

Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership of Homer Gomez, as indicated by survey and field notes provided by R Gutierrez Engineering Corporation. Further investigation of the subject's ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerk's Office confirmed the current owner of record to be Homer Gomez. The subject property was transferred from Carl & Lynette Jensen (Grantor) to Homer Gomez (Grantee) on January 12, 1993. The subject has been in the name of Homer Gomez for over sixteen (16) years prior to the acquisition by the County of Hidalgo.



LOT 7, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION  
VOLUME I, PAGE 24-26, M.R.H.C.

**SURVEY PLAT  
OF  
A 1.25-ACRE TRACT OF LAND,  
OUT OF THE EAST 5.0-ACRES OF THE WEST 26.15-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS  
VOL. I, PG. 24-26, M.R.H.C.**

**SOUTH TEXAS LAND  
INVESTIGATIONS  
TITLE REPORT No:  
340895**

Any certification expressed or implied herein is invalid without the original signature and seal of  
Noe Garza Alteration of this document, except by a licensed land surveyor is illegal.

I, Noe Garza, hereby certify that this survey was performed on the ground under my supervision  
and that this survey correctly represents the facts found at the time of the survey.

|                                                                                                                               |                                |
|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| FLOOD <input type="checkbox"/> A <input type="checkbox"/> AD <input checked="" type="checkbox"/> C <input type="checkbox"/> X | Com.-Panel No.: 480334 0425 C  |
| ZONE <input type="checkbox"/> AH <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> OTHER         | Map Revised: NOVEMBER 16, 1982 |
| Description: Areas of minimal flooding.                                                                                       |                                |

|                                                 |                                        |                   |              |                    |
|-------------------------------------------------|----------------------------------------|-------------------|--------------|--------------------|
| Client:<br>HIDALGO COUNTY<br>RIGHT OF WAY DEPT. | Mailing Address:<br>509 E. EARLING RD. | City:<br>SAN JUAN | State:<br>TX | Zip Code:<br>78589 |
|-------------------------------------------------|----------------------------------------|-------------------|--------------|--------------------|

**R. Gutierrez  
Engineering  
Corporation**  
Professional Engineers & Land Surveyors  
130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558



*Noe Garza*  
NOE GARZA - R.P.L.S. No. 2589  
Date: 23 April 09

**NGE**  
NOE GARZA ENGINEERS, INC.  
200 W. FERGUSON AVE., UNIT 2, PHARR, TX 78577, PH (361) 763-1237

|                       |         |                  |
|-----------------------|---------|------------------|
| Job No.: ENG08.0241-G | FB: 507 | Drawn By: J.H.F. |
| Date: 4/02/09         | PG: 69  | Checked By: NG   |

**METES AND BOUNDS DESCRIPTION  
OF  
A 1.25-ACRE TRACT OF LAND  
OUT OF THE WEST 5.0-ACRES OF THE WEST 26.15-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS.  
VOLUME 1, PAGES 24~26, M.R.H.C.**

Being a 1.25-acre tract of land out of the West 5.0-acres of the West 26.15-acres of Lot 2, Block 50, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas. Said 1.25-acre tract being more particularly described by metes and bounds as follows;

Commencing at the Southwest corner of Lot 2, **THENCE**, South 81 degrees 28 minutes 09 seconds East, along the South line of Lot 2, a distance of 697.95 feet to the Southwest corner of said 5.00-acre tract, for the Southwest corner and **POINT OF BEGINNING** of the tract herein described;

**THENCE**, North 08 degrees 31 minutes 51 seconds East, along the West line of said 5.0-acre tract, a distance of a 330.00 feet to a No. 4 rebar set, for the Northwest corner of the tract herein described;

**THENCE**, South 81 degrees 28 minutes 09 seconds East, parallel to the South line of said Lot 2, a distance of 165.00 feet to a No. 4 rebar set for a point on the East line of said 5.0-acre tract, for the Northeast corner of the tract herein described;

**THENCE**, South 08 degrees 37 minutes 00 seconds West, along the East line of said 5.0-acre tract, a distance of 330.00 feet to a point on the South line of Lot 2, for the Southeast corner of the tract herein described;

**THENCE**, North 81 degrees 28 minutes 09 seconds West, along the South line of Lot 2, a distance of 165.00 feet to the **POINT OF BEINNING**, containing 1.25-acres of land, more or less.



*Noe Garza, P.E.*  
**NOE GARZA - R.P.L.S. No. 2589**  
Date: 16 April 09

SUMMARY OF SALIENT FACTS – TRACT No. 7

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ A  
Type of Property \_\_\_\_\_ Vacant Land  
Owner of Record \_\_\_\_\_ Hidalgo County Precinct No. 2  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description (Whole) \_\_\_\_\_ A 5.00 acre tract of land out of the east 20 acres of Lot 2, Block 50, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, according to the map thereof recorded in Volume 1, Page 24 thru 26, inclusive, of the Map Records of Hidalgo County, Texas. (Subject To Survey)

LAND DATA

Land Area \_\_\_\_\_ ± 5.00 Acres

GENERAL LAND USE DATA

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone

Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership of Mario Gauna & Maria D. Gauna, as indicated by the Hidalgo County Appraisal District. Further investigation of the subject's ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerks Office confirmed the current owner of record to be Mario Gauna & Maria D. Gauna. The subject property was transferred from Andy Bermudez (Grantor) to Mario Gauna & Maria D. Gauna (Grantee) on November 30, 2001. The subject has been in the name of Mario Gauna & Maria D. Gauna for over eight (8) years prior to the acquisition by the County of Hidalgo.



**Professional Engineers & Land Surveyors**

130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558

**Eng08.024I-A**  
**March 26, 2009**

**METES AND BOUNDS DESCRIPTION  
OF  
A 4.994-ACRE TRACT OF LAND  
OUT OF THE EAST 20-ACRES  
WEST 10-ACRES  
OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS.  
VOLUME 1, PAGE 25, M.R.H.C.**

Being a 4.994-acre tract of land out of a the East 20-acres of Lot 2, Block 50, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas. Said 4.994-acre tract being more particularly described by metes and bounds as follows;

**Beginning** at the Southeast corner of said Lot 2, for the Southeast corner of the tract herein described;

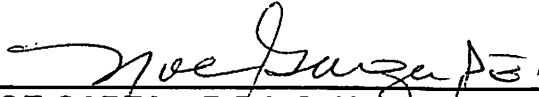
**THENCE**, North 81 degrees 28 minutes 09 seconds West, along the South line of Lot 2, a distance of 659.01 feet to the Southwest corner of said East 20-acres of Lot 2, Block 50, for the Southwest corner of the tract herein described;

**THENCE**, North 08 degrees 31 minutes 51 seconds East, along the West line of said the East 20-acres of Lot 2, Block 50, a distance of a 330.00 feet to a No. 4 rebar set, for the Northwest corner of the tract herein described;

**THENCE**, South 81 degrees 28 minutes 09 seconds East, parallel to the South line of said Lot 2, a distance of 659.50 feet to a point on the East line of Lot 5, for the Northeast corner of the tract herein described;

**THENCE**, South 08 degrees 37 minutes 00 seconds West, along the East line of Lot 2, a distance of 330.00 feet to the **POINT OF BEINNING**, containing 4.994-acres of land, more or less.

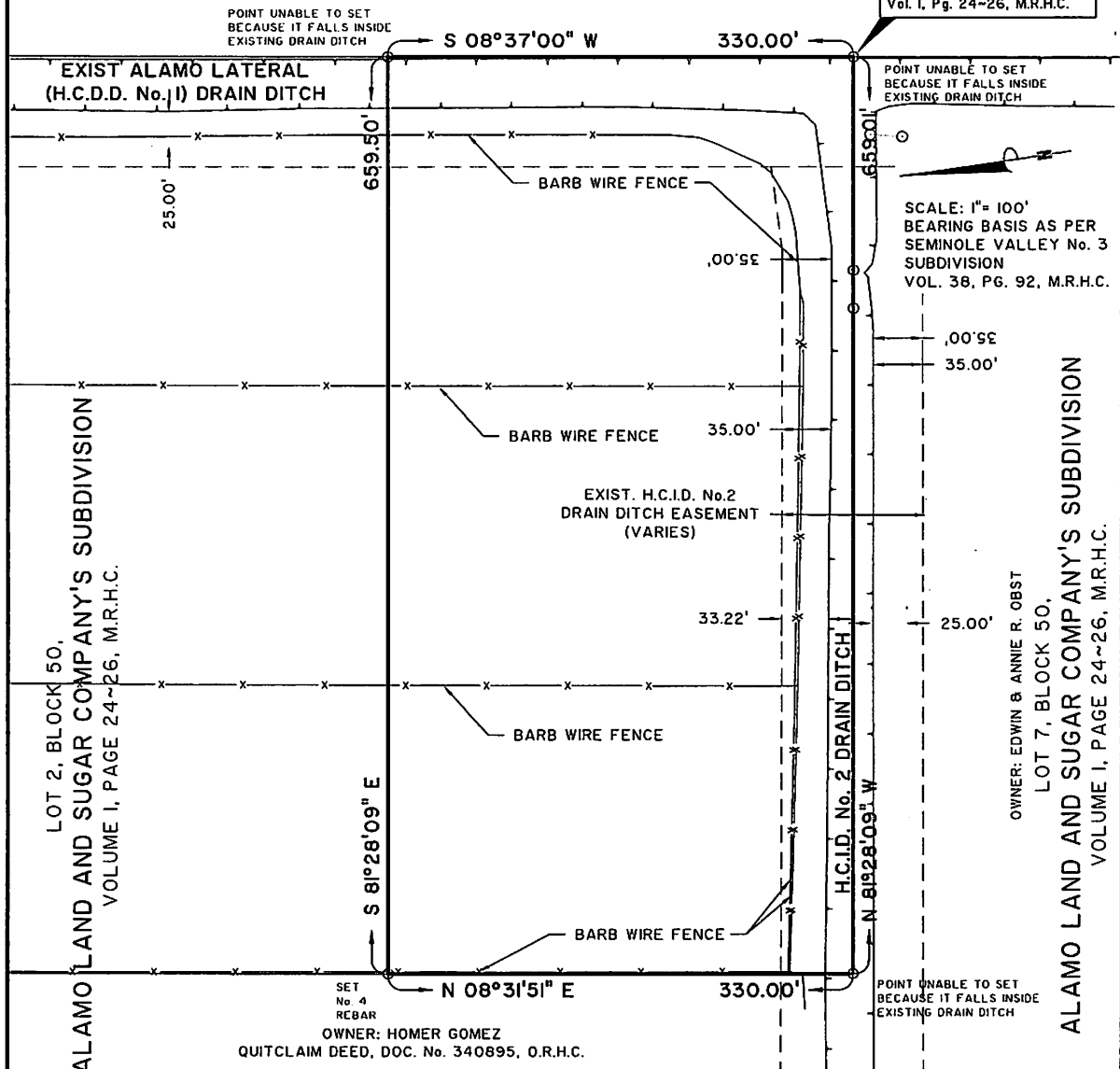


  
**NOE GARZA - R.P.L.S. No. 2589**  
Date: 27 Mar 09

OWNER: MARIA ANA DE LEON  
SPECIAL WARRANTY DEED,  
DOC. No. 1500993, O.R.H.C.

BLOCK 116,  
HALL-FIFIELD SUBDIVISION  
VOLUME I, PAGE 53, M.R.H.C.

P.O.B.  
S.E. Corner Lot 2, Block 50,  
Alamo Land and Sugar Co's.  
Subdivision,  
Vol. I, Pg. 24-26, M.R.H.C.



SURVEY PLAT  
OF  
A 4.994-ACRE TRACT OF LAND,  
OUT OF THE EAST 20-ACRES OF LOT 2, BLOCK 50,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS  
VOL. I, PG. 24-26, M.R.H.C.

GF NUMBER:  
115321

Any certification expressed or implied herein is invalid without the original signature and seal of  
Noe Garza Alteration of this document, except by a licensed land surveyor is illegal.

I, Noe Garza, hereby certify that this survey was performed on the ground under my supervision  
and that this survey correctly represents the facts found at the time of the survey.

|                                                 |                                                                                                                                                                                                                                             |                                                                 |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| FLOOD<br>ZONE                                   | <input type="checkbox"/> A <input type="checkbox"/> AO <input checked="" type="checkbox"/> C <input type="checkbox"/> X<br><input type="checkbox"/> AH <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> OTHER | Com.-Panel No.: 480334 0425 C<br>Map Revised: NOVEMBER 16, 1982 |
| Description: Areas of minimal flooding.         |                                                                                                                                                                                                                                             |                                                                 |
| Client:<br>HIDALGO COUNTY<br>RIGHT OF WAY DEPT. | Mailing Address:<br>509 E. EARLING RD.                                                                                                                                                                                                      | City: SAN JUAN State: TX Zip Code: 78589                        |



*Noe Garza*  
NOE GARZA - R.P.L.S. No. 2589  
Date: 3/27/09 Rev.: 27 April 09  
  
NOE GARZA ENGINEERS, INC.  
208 W. FERGUSON AVE., UNIT 2, PHARR, TX. 78577, PH. (956) 783-1207

R. Gutierrez  
Engineering  
Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558

|                       |         |                  |
|-----------------------|---------|------------------|
| Job No.: ENG08.0241-A | FB: 508 | Drawn By: J.H.F. |
| Date: 3/05/09         | PG: 64  | Checked By: NG   |

**NO SURVEY PROVIDED BY CLIENT**

## SUMMARY OF SALIENT FACTS – TRACT No. 8

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 2  
Right of Way Project \_\_\_\_\_ LJ Drainage Project  
Parcel No. \_\_\_\_\_ B  
Type of Property \_\_\_\_\_ Vacant Land  
Owner of Record \_\_\_\_\_ Hidalgo County Precinct No. 2  
Property Rights Appraised \_\_\_\_\_ Fee Simple Estate  
Date of On-Site Visit \_\_\_\_\_ May 28, 2014  
Legal Description (Whole) \_\_\_\_\_ Being the south Ten (10.00) acres Lot 3, Block Forty-nine (49), of the Alamo Land And Sugar Company Subdivision of lands out of Porcion 72, Los Torritos, Santa Ana and El Gato Grant, Hidalgo County, Texas, Recorded in Volume 1, Page 24 thru 26, Map Records of Hidalgo County

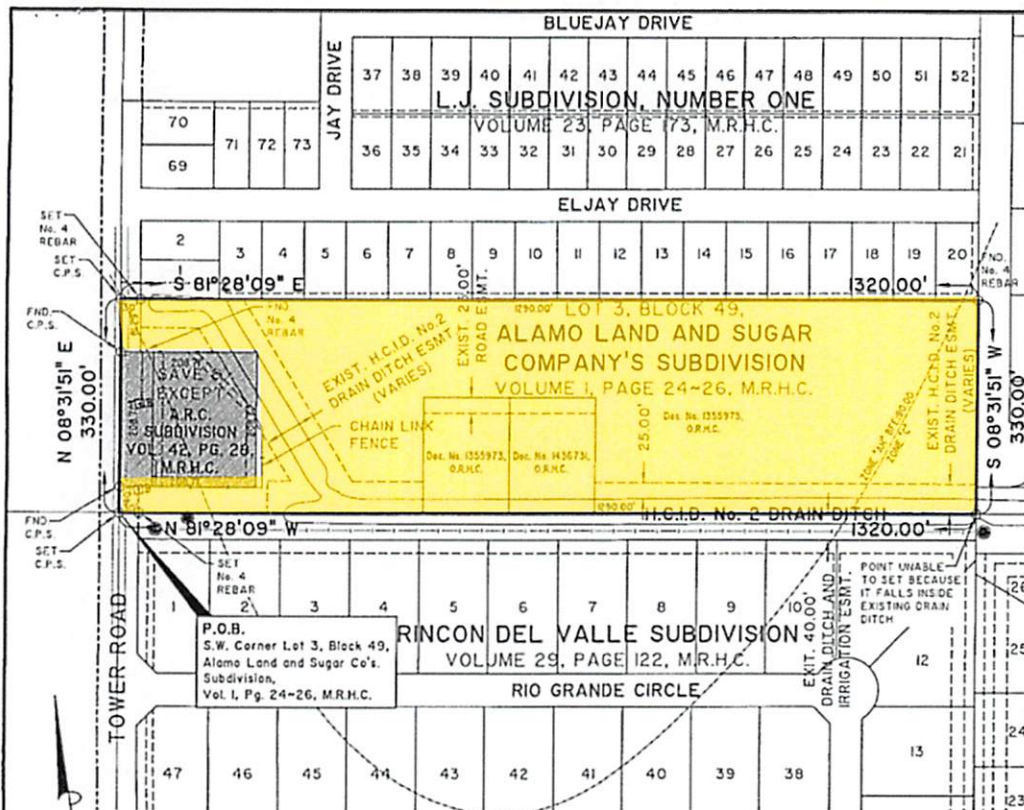
### LAND DATA

Land Area \_\_\_\_\_ ± 10.02 Acres **(8.9160 Acres Net)** At the time of original appraisal performed on April 16, 2009, Mr. Jose Pena, Director of the Right of Way Department indicated the subject to be appraised as Net Acreage only as the remainder portion of land owned by H.C.I.D No. shall be acquired by inter-local agreement. Hence the property was appraised under the net acreage as indicated by scope.

### GENERAL LAND USE DATA

Highest & Best Use \_\_\_\_\_ Public Use As Existing Drainage/Detention Pond  
City Zoning Ordinance \_\_\_\_\_ Not Applicable  
Utilities Available \_\_\_\_\_ Potable Water / Electricity / Phone

Ownership History \_\_\_\_\_ The subject property was indicated to be under the ownership of Richard W Breinholt & Susan L Breinholt, as indicated by the Hidalgo County Appraisal District. Further investigation of the subject's ownership history through the Hidalgo County Appraisal District and the Hidalgo County Clerk's Office confirmed the current owner of record to be Richard W Breinholt & Susan L Breinholt. The subject property was transferred from Roberto Vargas (Grantor) to Richard W Breinholt & Susan L Breinholt (Grantee) on July 9, 2004. The subject has been in the name of Richard Breinholt & Susan L Breinholt for over four (4) years prior to the acquisition by the County of Hidalgo.



SCALE: 1" = 200'  
BEARING BASIS AS PER  
RINCON DEL VALLE SUBDIVISION  
VOL. 29, PG. 122, M.R.H.C.

10.000 Ac. Gross  
1.000 Ac. Save and Except  
0.084 Ac. Tower Rd. R.O.W.  
8.916 Ac. Net

**LEGEND**  
1- TELEPHONE BOX  
● STAND PIPE  
-I- IRRIGATION LINE

GF NUMBER:  
15322

**SURVEY PLAT  
OF  
THE SOUTH 10-ACRES OF LOT 3, BLOCK 49,  
ALAMO LAND AND SUGAR COMPANY'S  
SUBDIVISION,  
HIDALGO COUNTY, TEXAS  
VOL. 1, PG. 24-26, M.R.H.C.  
SAVE AND EXCEPT: A 1.00-ACRE TRACT  
PREVIOUSLY CONVEYED TO JOSE L. GARCIA,  
RECORDED IN DOCUMENT No. 715370, O.R.H.C.**

Any certification expressed or implied herein is invalid without the original signature and seal of Noe Garza. Alteration of this document, except by a licensed land surveyor is illegal.

I, Noe Garza, hereby certify that this survey was performed on the ground under my supervision and that this survey correctly represents the facts found at the time of the survey.

|                                                                                                                                                                                                                                  |                                                                                                                             |                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| FLOOD ZONE                                                                                                                                                                                                                       | <input type="checkbox"/> A <input type="checkbox"/> AO <input checked="" type="checkbox"/> C <input type="checkbox"/> X     | Com.-Panel No.: 480334 0425 C            |
|                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> AH <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> OTHER | Map Revised: NOVEMBER 16, 1982           |
| Description: Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no hazard factors are determined. (ZONE "AH")<br>Areas of minimal flooding. (ZONE "C") |                                                                                                                             |                                          |
| Client:<br>HIDALGO COUNTY<br>RIGHT OF WAY DEPT.                                                                                                                                                                                  | Mailing Address:<br>509 E. EARLING RD.                                                                                      | City: SAN JUAN State: TX Zip Code: 78589 |



*Noe Garza*  
NOE GARZA - R.P.L.S. No. 2589  
Date: 1 April 09  
**NGE**  
NOE GARZA ENGINEERS, INC.  
200 W. PEARSON AVE., UNIT 2, PHARR, TX 77577, PH (361) 783-1207

**R. Gutierrez**  
Engineering Corporation  
Professional Engineers & Land Surveyors  
130 E. PARK AVENUE • PHARR, TEXAS 77577  
(TEL) 956 782-2557 • (FAX) 956 782-2558

|                       |         |                  |
|-----------------------|---------|------------------|
| Job No.: ENG08.0241-B | FB: 507 | Drawn By: J.H.F. |
| Date: 3/26/09         | PG: 67  | Checked By: NG   |



**Professional Engineers & Land Surveyors**

130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2553

**Eng08.024I-B**  
**March 31, 2009**  
**Page 1 of 2**

**METES AND BOUNDS DESCRIPTION  
OF  
THE SOUTH 10-ACRES OF LOT 3, BLOCK 49,  
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,  
HIDALGO COUNTY, TEXAS.  
VOLUME 1, PAGE 24~26, M.R.H.C.  
SAVE AND EXCEPT: A 1.00-ACRE TRACT  
PREVIOUSLY CONVEYED TO JOSE L. GARCIA  
RECORDED IN DOCUMENT No. 715370. O.R.H.C.**

Being the South 10-acres Lot 3, Block 49, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 24~26, Map Records, Hidalgo County, Texas, Save and Except: a 1.00-acre tract previously conveyed to Jose L. Garcia, Recorded in Document No. 715370. Official Records, Hidalgo County, Texas. Said 10-acre tract being more particularly described by metes and bounds as follows;

**Beginning** at the Southwest corner of said Lot 3, for the Southwest corner of the tract herein described;

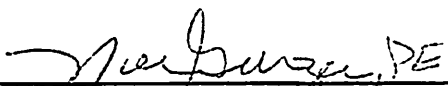
**THENCE**, North 08 degrees 31 minutes 51 seconds East, along the West line of Lot 3, in Tower Road Right of Way, at a distance of 40.00 feet pass a Cotton Picker Spindle found at the Southwest corner of A.R.C. Subdivision, Recorded in volume 42, Page 28, Map Records, Hidalgo County, Texas, at a distance of 248.71 feet pass a Cotton Picker Spindle found at the Northwest corner of said A.R.C. Subdivision, and at a total distance of a 330.00 feet to a Cotton Picker Spindle set at the Southwest corner of L.J. Subdivision, Number one, recorded in volume 23, page 173, Map Records, Hidalgo County, Texas, for the Northwest corner of the tract herein described;

**THENCE**, South 81 degrees 28 minutes 09 seconds East, along the South line of said L.J. Subdivision, at a distance of 30.00 feet pass a No. 4 rebar set on a point on the East Right of Way line of Tower Road, and at a total distance of 1320.00 feet to a No. 4 rebar found at the Southwest corner of said L.J. Subdivision and East line of Lot 3, for the Northeast corner of the tract herein described;

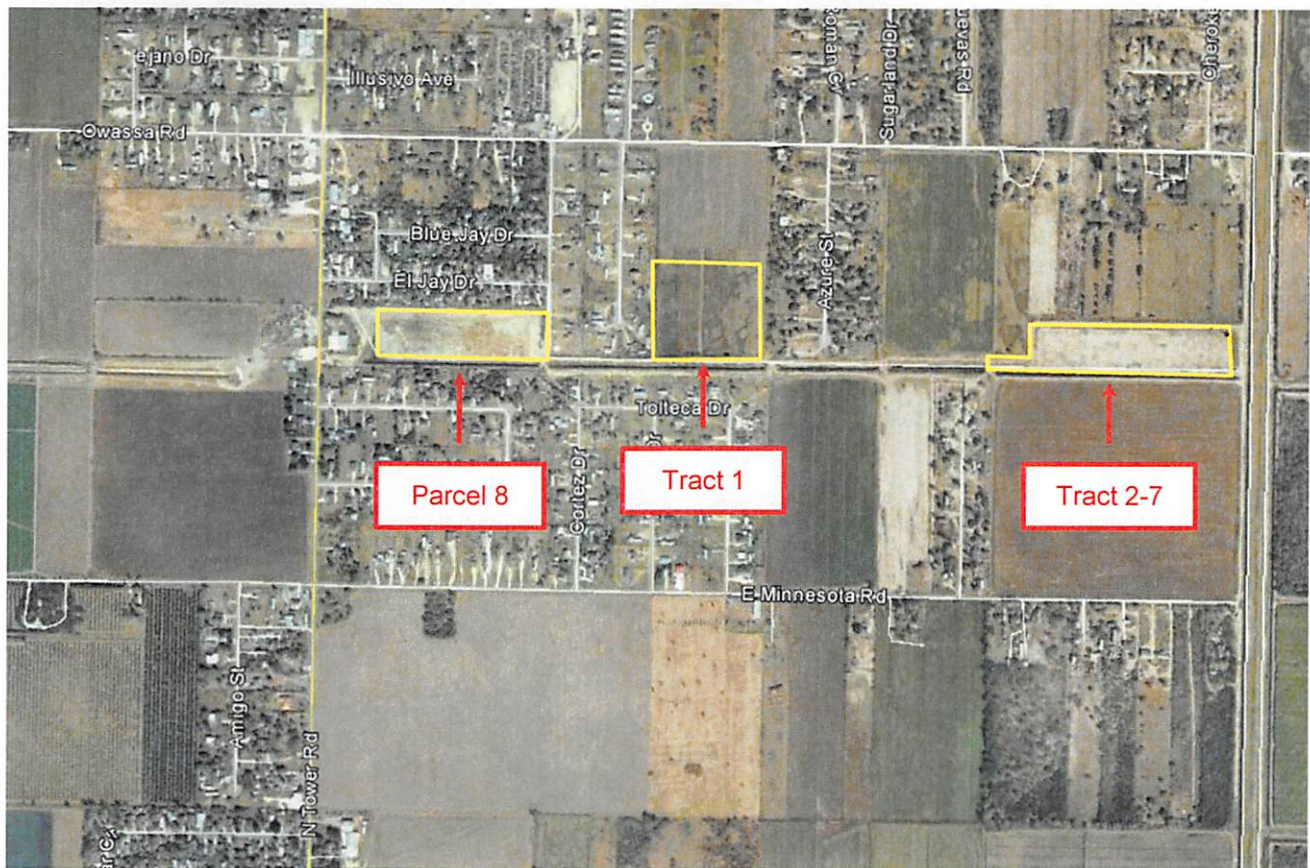
**THENCE**, South 08 degrees 31 minutes 51 seconds West, along the East line of Lot 3, a distance of 330.00 feet to the Southeast corner of Lot 3, for the Southeast corner of the tract herein described;

**THENCE**, North 81 degrees 28 minutes 09 seconds West, along the South line of Lot 3, at a distance of 1290.00 feet pass a No. 4 rebar set on a point on the East Right of Way line of Tower Road, and at a total distance of 1320.00 feet to the **POINT OF BEINNING**, containing 10.0-acres, Save and Except: said 1.00-acre tract, leaving a gross area of 9.0-acres of which 0.084-acres lies on Tower Road Right of Way, leaving a net area of 8.916-acres of land more or less.



  
\_\_\_\_\_  
**NOE GARZA - R.P.L.S. No. 2589**  
Date: 1 April 09

## AERIAL MAP OF SUBJECT PROPERTIES



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED.

## PHOTOS OF SUBJECT

Parcel No.: 1

Date Taken: June 02, 2014

Point which taken: Photo 1: Canal ROW  
Photo 2: Canal ROW



**Photo 1**

General view of the subject property along the southern boundary on a Canal ROW.

Point which taken: Photo 3: Canal ROW  
Photo 4: Canal ROW



**Photo 3**

View of the canal ROW Road along the southern boundary of the subject property. The subject is on the right side of this photo.

Local Address:

Taken By: Leonel Garza Jr. & Associates LLC

Looking: Photo 1: Western View  
Photo 2: Northwestern View



**Photo 2**

Another general view of the subject property along the eastern boundary on a Canal ROW.

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



**Photo 4**

View of the canal ROW Road along the southern boundary of the subject property. The subject is on the left side of this photo.

## PHOTOS OF SUBJECT

Parcel No.: 2-7

Date Taken: June 2, 2014

Point which taken: Photo 5: Canal ROW  
Photo 6: Canal ROW



**Photo 5**

General view of the subject property along the southern boundary of the subject property on a canal ROW Road.

Point which taken: Photo 7: Canal ROW  
Photo 8: Canal ROW



**Photo 7**

View of the canal ROW Road along the eastern boundary of the subject property. The subject is on the left side of this photo.

Local Address: Owassa Road (S/S), 0.75 miles east of  
North Tower Road, Alamo, Texas  
Taken By: Leonel Garza Jr. & Associates LLC

Looking: Photo 5: Northwestern View  
Photo 6: Northern View



**Photo 6**

General view of the subject property along the eastern boundary of the subject property on a canal ROW Road.

Looking: Photo 7: Northern View  
Photo 8: Southern View



**Photo 8**

View of the canal ROW Road along the eastern boundary of the subject property. The subject is on the right side of this photo.

## PHOTOS OF SUBJECT

Parcel No.: 8

Date Taken: June 2, 2014

Point which taken: Photo 9: Canal ROW Road  
Photo 10: Canal ROW Road



**Photo 9**

General view of the subject property along the southeastern boundary of the subject property on a canal ROW Road.

Point which taken: Photo 11: Teresa Barrera Road  
Photo 12: Teresa Barrera Road



**Photo 11**

Street view of Teresa Barrera Road along the eastern boundary of the subject property. The subject is on the left side of this photo.

Local Address: Teresa Barrera (W/S), 0.19 miles south of Owassa Road, Alamo, Texas  
Taken By: Leonel Garza Jr. & Associates LLC

Looking: Photo 9: Northeastern View  
Photo 10: Eastern View



**Photo 10**

Another general view of the subject property along the southeastern boundary of the subject property on a canal ROW Road.

Looking: Photo 11: Northern View  
Photo 12: Southern View



**Photo 12**

Street view of Teresa Barrera Road along the eastern boundary of the subject property. The subject is on the right side of this photo.

### PURPOSE OF THE APPRAISAL

This appraisal is prepared for the purpose of estimating the market value of the fee simple estate of the surface rights of the subject property and to include improvements performed for the purposes of a detention pond, as defined within the scope of the assignment as of April 11, 2014. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, working capital, trade names, franchises, patents, trademarks, contracts, leases, or operating agreements.

### CLIENT AND INTENDED USER

The client for this report is identified as Hidalgo County Precinct No. 2 under the direction of Honorable Hidalgo County Commissioner Hector "Tito" Palacios. Commissioner Palacios and others involved with the potential sale of said tracts as defined by legal description.

### INTENDED USE

The intended use of the report is to assist Jaime Salinas, Right-of-Way Agent and others involved with the project, for future negotiations of selling said tracts to the Hidalgo County Drainage District No. 2 in the Fee Simple Estate currently in the name of Hidalgo County Precinct No. 2. This report is not intended for any other use, unless specified by the client. The intended user of the report is defined as Hidalgo County Precinct No. 2 and may include other governmental entities which may be involved with the potential sale of said property. Jaime Salinas is the right-of-way agent for Hidalgo County Precinct No. 2, which has a local office located at 300 West Hall Acres, Suite G, Pharr, Texas and whom can be contacted at (956) 787-1891.

### SCOPE OF ASSIGNMENT

By work order dated April 11, 2014, on behalf of Hidalgo County Precinct No. 2, a request 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 associated with the "LJ Drainage Project" for Parcels 1 thru 8. The scope of the assignment is to appraise the area in the fee simple estate as improved based on the on-site inspection of said property as an existing detention pond. Market sales within the market area and comparable market areas are to be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The comparables have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way and or canal and drainage right of way.

- Leonel Garza III most recent inspection of the subject property was performed on May 28, 2014. This inspection is limited to photographing, measuring and visually observing the subject for any existing site and or structural improvements (if any).
- 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.
- The subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired.
- The subject market area shall be researched in order to identify comparable sales to the subject property in order to determine the market unit rate of the part to be acquired.
- Determine the most applicable approach to market value for the determination of the compensable value of the whole, part to be acquired, and the remainder before and after acquisition (As required by scope)

- The subjects overall highest and best use shall be determined for the subject as a whole, part to be acquired and remainder before and after acquisition. In the event a change in highest and best use, the appraiser is to determine if any diminution (damages) shall be assessed to the remainder after acquisition.
- In the event damages are indicated for site improvements (i.e. fences, driveways) a cost to cure may be required. This may be required to restore functional utility of said property.
- 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.

#### ACCESSIBILITY OF APPRAISER

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.

#### PROPERTY RIGHTS APPRAISED

The property rights being appraised in this report consist of the fee simple estate and easement 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." In addition to the valuation of fee simple, the scope of the assignment is to evaluate the subject as an "Easement" in the event a portion of the part to be acquired is encumbered by an existing easement. According to the Dictionary of Real Estate Appraisal "An easement is the conveyance of certain property rights, but not ownership, to a parcel of real estate."

#### PERSONAL PROPERTY

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

#### DATE OF REPORT

The effective date of report is May 28, 2014

#### EFFECTIVE DATE OF APPRAISAL

The date at which the value opinion is an appraisal applies, which may or may not be the date of inspection; the date of the market conditions that provide the context for the value opinion. Current appraisals occur when the effective date of the appraisal is contemporaneous with the date of the report. The effective date of appraised is based on the most recent on-site or off-site visit to said property which is indicated to be, May 28, 2014.

#### ENVIRONMENTAL STATEMENT

This appraiser has made a visual on-site observation of the subject property on May 28, 2014 and no obvious adverse environmental concerns, pesticides or other potentially hazardous materials were present. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. If, for any reason an environmental concern exist which was not observable to this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraiser's observation and conversations with the subject owner, this appraisal shall be based on the assumption that no environmental concern exist and shall be valued as such. If an environmental concern is noted to this appraiser after the date of report, Leonel Garza Jr. & Associates LLC reserves the right to re-evaluate the market value of the subject property as mentioned in the scope of the assignment. It is noted that the subject is currently being utilize for an existing "detention pond" of which does not appear to have any environmental concerns as per off-site inspection.

#### MUNICIPAL ZONING

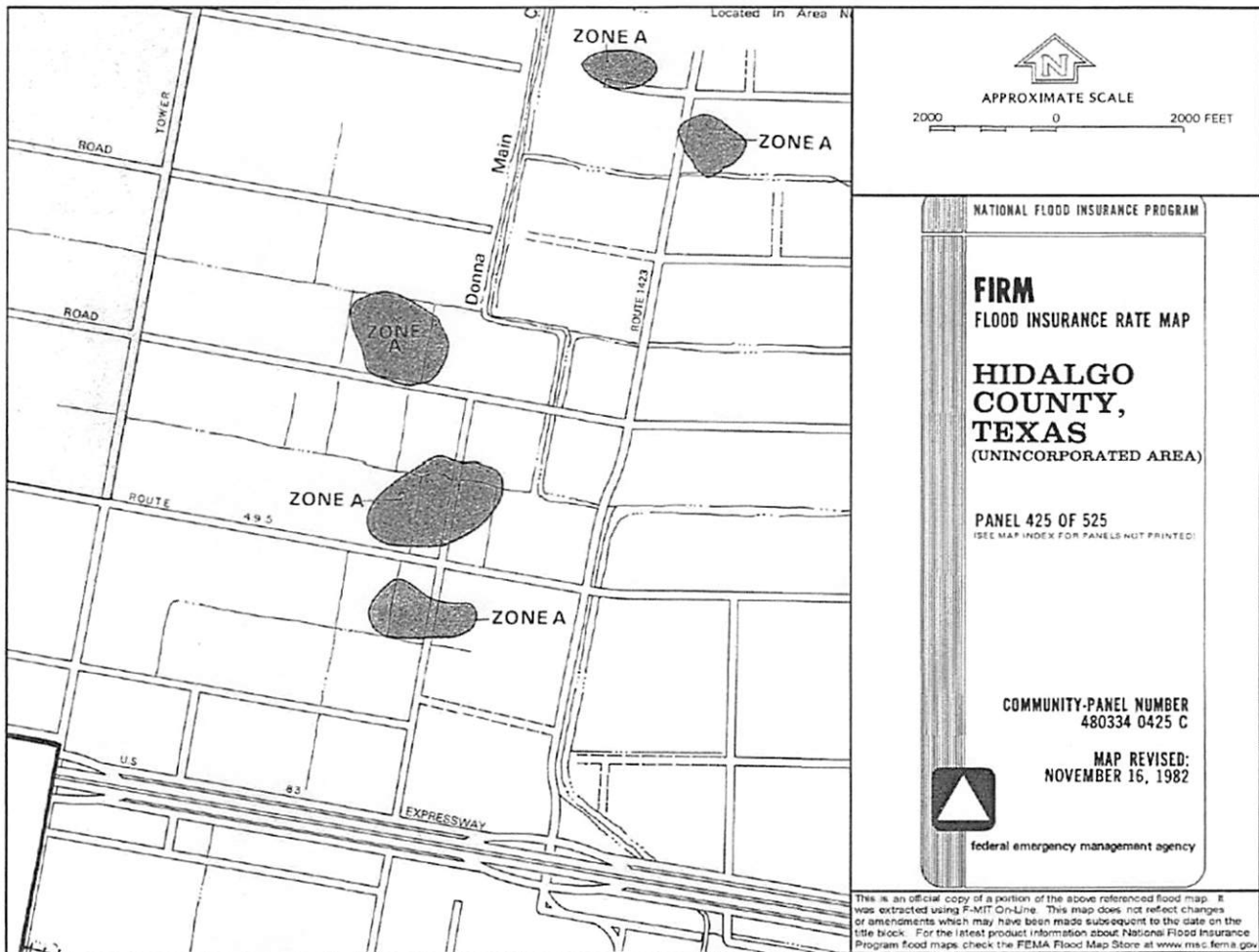
Based on the overall location of the subject properties, no municipal zoning is indicated for these tracts.

#### EASEMENTS / ENCROACHMENTS

Based on the on-site inspection of the subject property no adverse easements nor encroachments were indicated.

## FEMA FLOOD PLANEL

Based on the exhibits provided by the client of the location of the proposed easement, it appears that the subject is located within a Flood Zone "C" of which is not a flood prone area. As per FIRM Rate Map 480334-0425-C.



### HIGHEST & BEST USE

"The highest and best use is the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that 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. Alternatively, the probable use of land or improved property – specific with respect to the user and timing of the use, that is adequately supported and results in the highest and present value."

*"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements." Definitions are from The Dictionary of Real Estate Appraisal. 5<sup>TH</sup> Edition Chicago: Appraisal Institute, 2010*

The highest and best use analysis for the subject property is based on the site "As Vacant". Based on the on-site inspection of the subject property on May 28, 2014 the overall highest and best use is for municipal and or county use as existing detention ponds and or drainage improvement structures.

#### Legally Permissible (Zoning)

The subject property is located outside the extraterritorial jurisdiction of a municipality and therefore is not subject to zoning. Based on the subjects existing use as a detention pond, the subject appears to be legally permissible as the site is for public drainage and detention.

#### Physically Possible

All general utilities are available to the site which allows for single family residential development of the site as per County Standards. The subject has sufficient land area which would allow for a variety of types of development, however, with the existing excavation of said tract for detention, the overall highest and best use shall continue to be for public drainage and detention and outfall of flood waters.

#### Financially Feasible

The financially feasible use of the subject site examines the possible uses of the site remaining after elimination of any uses which are not physically or legally permissible. Given the location and the existing exaction of said tracts the only financially feasible use of said tracts is for public detention and drainage of flood waters for the public.

#### Maximally Productive

The subject property is currently being utilized at its Maximally Productive use as a public detention pond.

### CONCLUSION OF H&B USE:

Based on the overall location and land area of the subject property, the use "as if vacant" and "as improved" meets each of the analytical tests of highest and best use for a continued use as public drainage and detention pond for County and or municipal use.

## SALES COMPARISON APPROACH

### DEFINITION OF MARKET VALUE

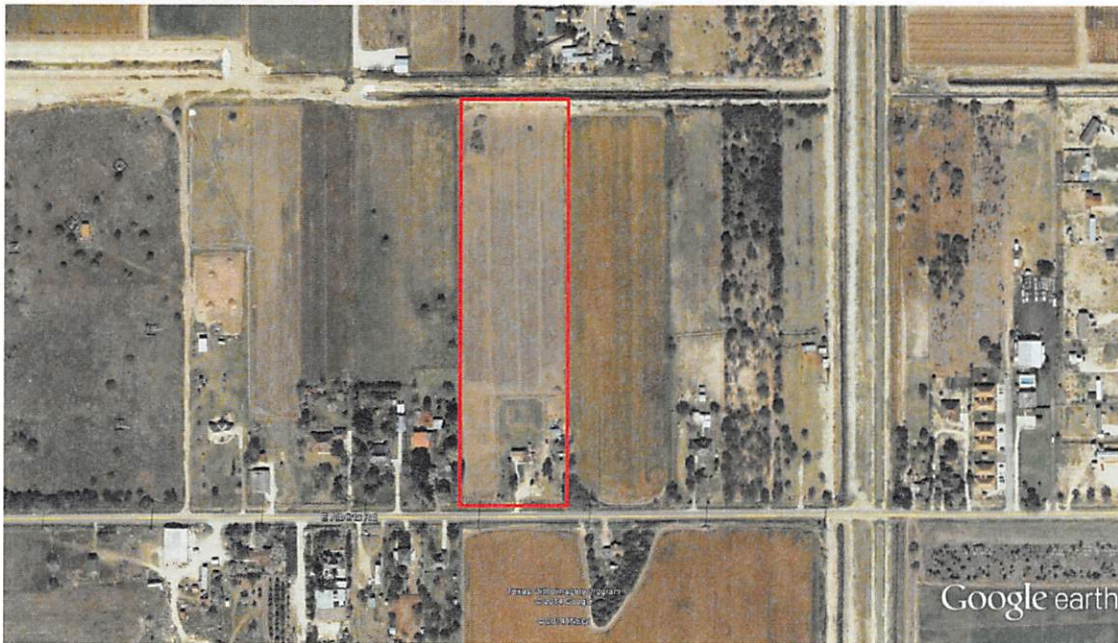
Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the Buyer and Seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition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

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

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

The following land sales were derived from a multitude of sources of which include the a local multiple listing service, appraisal district public information, deed records and other appraisers and Realtors in the Lower Rio Grande Valley. These sales are verified with at least two sources and are deemed reliable as of the date of this report. Other sales may have been identified in the area; however, if all information cannot be verified as per date of the report they may only be mentioned, but not heavily weighted in the overall analysis of the subject property.

## Land Sale No. 1



### Property Identification

**Record ID** 258  
**Address** 8209 W. Alberta Road, Edinburg, Hidalgo County, Texas 78539  
**Location** North on Val Verde, Left on Alberta  
**Tax ID** A1800-00-054-0007-01

### Sale Data

**Grantor** Eduardo Vela and Berta Vela  
**Grantee** Martin Contreras  
**Sale Date** January 7, 2011  
**Deed Book/Page** 2168428  
**Financing** Cash To Seller  
**Verification** Other sources: A130292S

**Sale Price** \$155,000

### Land Data

**Topography** Level  
**Utilities** Electric, Public Water, Telephone  
**Fencing** None

### Land Size Information

**Gross Land Size** 9.500 Acres

### Indicators

**Sale Price/Gross Acre** \$16,316  
**Sale Price/Gross SF** \$0.37

### Legal

TRACT ONE HUNDRED FIFTEEN (115), OF GREEN VALLEY FARMS SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN CABINET I. PAGES 206-A THRU 207-A, MAP RECORD OF CAMERON COUNTY, TEXAS.

## Land Sale No. 2



### Property Identification

|               |                                                      |
|---------------|------------------------------------------------------|
| Record ID     | 259                                                  |
| Property Type | Improved                                             |
| Address       | E Trenton Road, Donna, Hidalgo County, Texas 78537   |
| Location      | From FM 107 go South on Val Verde Rd to Trenton Road |
| Tax ID        | H3475-00-068-0000-02                                 |

### Sale Data

|                |                          |
|----------------|--------------------------|
| Grantor        | Little Women, Inc.       |
| Grantee        | Texas Green Nursery, LLC |
| Sale Date      | April 15, 2013           |
| Deed Book/Page | 2402082                  |
| Financing      | Cash To Seller           |
| Verification   | Other sources: A153524S  |

|            |           |
|------------|-----------|
| Sale Price | \$225,000 |
|------------|-----------|

### Land Data

|            |                                |
|------------|--------------------------------|
| Topography | Level                          |
| Utilities  | Electric, Public Water, Septic |
| Fencing    | Smooth Wire, Cross Fence       |

### Land Size Information

|                 |              |
|-----------------|--------------|
| Gross Land Size | 15.000 Acres |
|-----------------|--------------|

### Indicators

|                       |          |
|-----------------------|----------|
| Sale Price/Gross Acre | \$15,000 |
| Sale Price/Gross SF   | \$0.34   |

### Legal

A 15.00 acre tract of land, being the East 15.00 acre of Lot Sixty-eight (68), Hill-Halbert Tract, Hidalgo County, Texas.

### Land Sale No. 3



#### Property Identification

|               |                                                    |
|---------------|----------------------------------------------------|
| Record ID     | 272                                                |
| Property Type | Unimproved, Farmland                               |
| Address       | Minnesota Road, Donna, Hidalgo County, Texas 78537 |
| Location      | Northeast Corner of Valverde and Minnesota Road    |
| Tax ID        | H3475-00-119-0000-00                               |

#### Sale Data

|                |                                            |
|----------------|--------------------------------------------|
| Grantor        | Larry Earl Peacock and Adonna Lynn Peacock |
| Grantee        | Buena Tierra Holdings, LLC                 |
| Sale Date      | September 18, 2012                         |
| Deed Book/Page | 2343226                                    |
| Financing      | Cash To Seller                             |
| Verification   | Other sources: A150245S                    |

|            |           |
|------------|-----------|
| Sale Price | \$734,506 |
|------------|-----------|

#### Land Data

|            |                   |
|------------|-------------------|
| Topography | Level             |
| Utilities  | None              |
| Fencing    | Other-See Remarks |

#### Land Size Information

|                 |              |
|-----------------|--------------|
| Gross Land Size | 45.910 Acres |
|-----------------|--------------|

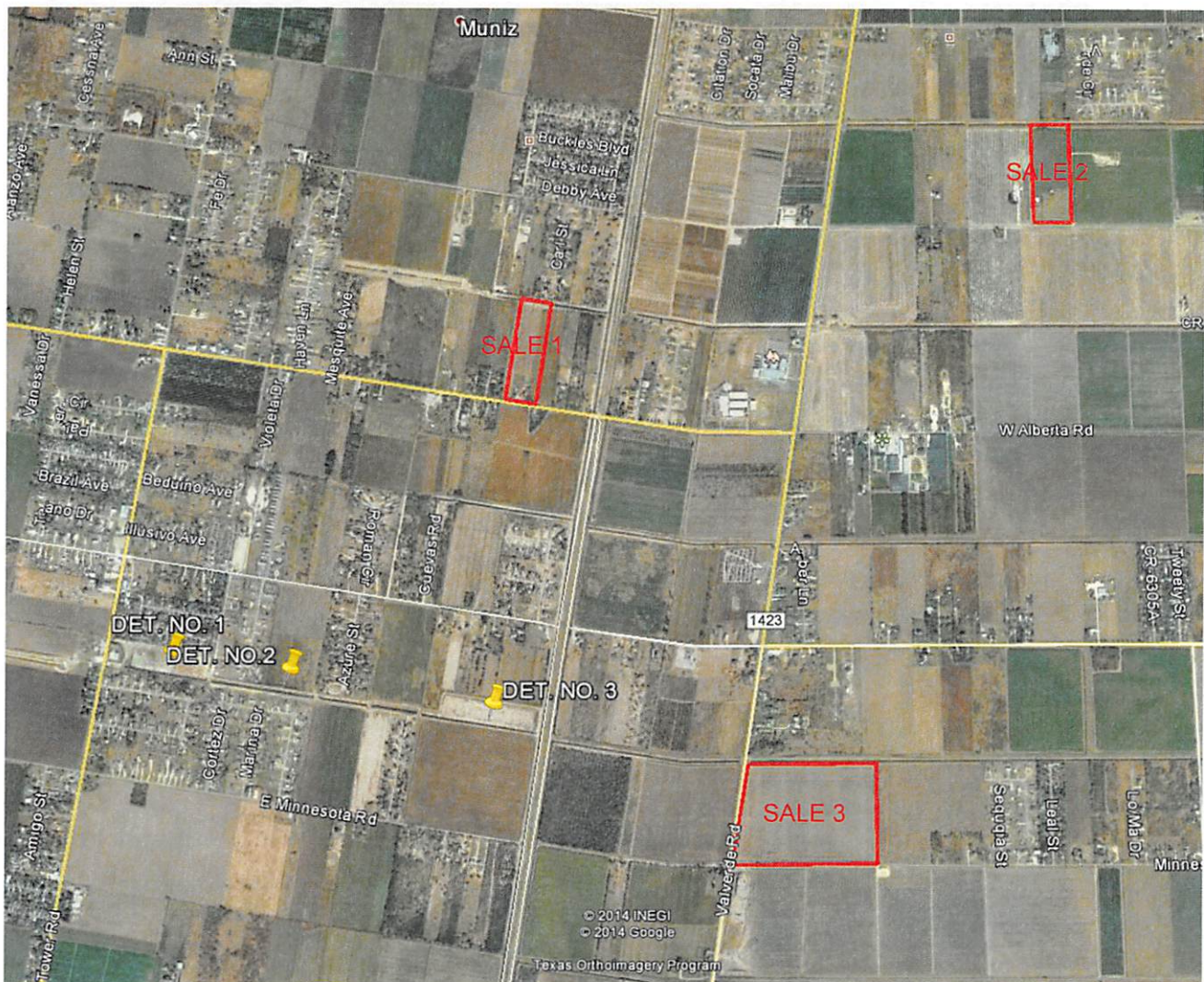
#### Indicators

|                       |          |
|-----------------------|----------|
| Sale Price/Gross Acre | \$15,999 |
| Sale Price/Gross SF   | \$0.37   |

#### Legal

Blocks One Hundred Nineteen (119) and One Hundred Twenty (120), Hill Halbert Tract, Hidalgo County, Texas as per map or plat thereof recorded in Volume 1, Page 35, Map Records, Hidalgo County, Texas.

# COMPARABLE LAND SALES MAP



## COMPARABLE LAND SUMMARY

|            | SALES PRICE | SIZE OF TRACT (SF) | UNIT PRICE     | DATE OF SALE       |
|------------|-------------|--------------------|----------------|--------------------|
| SALE No. 1 | \$ 155,000  | 9.50               | \$ 16,316 / AC | January 7, 2011    |
| SALE No. 2 | \$ 225,000  | 15.00              | \$ 15,000 / AC | April 15, 2013     |
| SALE No. 3 | \$ 734,506  | 45.91              | \$ 15,999 / AC | September 18, 2012 |

| COMPARABLE NO.                 | SUBJECT             | SALE No. 1     |    | SALE No. 2     |    | SALE No. 3     |    |
|--------------------------------|---------------------|----------------|----|----------------|----|----------------|----|
| SALES PRICE                    | #REF!               | \$ 155,000     |    | \$ 225,000     |    | \$ 734,506     |    |
| UNIT PRICE                     |                     | \$ 16,316 / AC |    | \$ 15,000 / AC |    | \$ 15,999 / AC |    |
| FINANCING TERMS                | Conventional        | Cash           | 0% | Cash           | 0% | Cash           | 0% |
| CONDITIONS OF SALE             | Arm's Length        | Arm's Length   | 0% | Arm's Length   | 0% | Arm's Length   | 0% |
| TIME / MARKETING COND.         | Average             | Similar        | 0% | Similar        | 0% | Similar        | 0% |
| SUBTOTAL PRICE/SF              |                     | \$ 16,316      | 0% | \$ 15,000      | 0% | \$ 15,999      | 0% |
| LOCATION                       | Average             | Inferior       | 5% | Inferior       | 5% | Similar        | 0% |
| MUNICIPAL ZONING               | Average             | Similar        | 0% | Similar        | 0% | Similar        | 0% |
| TOPOGRAPHY                     | Average             | Similar        | 0% | Similar        | 0% | Similar        | 0% |
| FRONTAGE / STREET ACCESS       | Average             | Similar        | 0% | Similar        | 0% | Similar        | 0% |
| SITE UTILITY (Corner/Interior) | Average             | Similar        | 0% | Similar        | 0% | Similar        | 0% |
| UTILITIES:                     | Water / Electricity | Similar        | 0% | Similar        | 0% | Similar        | 0% |
| TOTAL ADJUSTMENTS              |                     | \$ 816         | 5% | \$ 750.00      | 5% | \$ -           | 0% |
| ADJUSTED UNIT RATE             |                     | \$ 17,132 / AC |    | \$ 15,750 / AC |    | \$ 15,999 / AC |    |

### LAND UNIT RATE CONCLUSION

|                                              |                  |
|----------------------------------------------|------------------|
| MEAN UNIT RATE                               | \$ 16,294 / Acre |
| SELECTED FEE SIMPLE LAND UNIT RATE           | \$ 16,250 / Acre |
| SELECTED EASEMENT LAND UNIT RATE (50% OF FS) | \$ 8,125 / Acre  |

### EXPLANATION OF SALES ADJUSTMENTS

During the analysis of the acquisition area, the value for the subject property as a whole and or economic unit was determined utilizing the direct Sales Comparison Approach to Value as if Vacant. Once the sales are identified, each is reviewed for comparability to the subject property. The determination of market value once all applicable adjustments are made, are applied to the part to be acquired (pro-rata part of the whole). The local market and extended market was searched for comparable land sales that are most similar to the subject property. Each of these sales utilized were indicated to be indicative of the market for the subject and therefore are reliable for the determination of the unit value of said tract of land. These sales were verified through various sources of which include, the Greater McAllen Multiple Listing Service, Hidalgo County Appraisal District, Grantors and or Grantees, Appraisers and local Realtors. Each of these sales occurred within the past three (3) years of the date of this report, and is deemed reliable. The land comparables were reviewed for similarity on several factors including but not limited to: Financing Terms, Market Conditions at Time of Sale, Available Utilities, Zoning, Road Access, Site Utility and Size of Tract. Each of these tracts sold under similar highest and best use as the subject property.

#### PART TO BE ACQUIRED

The proposed acquisition is comprised of fee land and easement land of which was purchased from the original owner of record for the construction of the existing drainage canals. Site improvements were included in the following analysis that were part of the original purchase of said parcels and previously appraised as per scope of the assignment. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the sales comparison approach to value. The subject shall be valued based on the highest and best use as a single family residential tract of land currently constructed into an existing drainage pond as per scope.

| CONCLUSION OF MARKET VALUE PLUS CONSTRUCTION COST                 |           |       |   |                |        |      |              |           |                  |
|-------------------------------------------------------------------|-----------|-------|---|----------------|--------|------|--------------|-----------|------------------|
| PARCEL NO                                                         | LAND AREA |       |   | LAND UNIT RATE |        |      | MARKET VALUE |           |                  |
| PARCEL No. 16                                                     | 9.178     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 149,143          |
| PARCEL 16 Easement                                                | 0.837     | Acres | x | \$             | 8,125  | Acre | =            | \$        | 6,801            |
| PARCEL No. 20                                                     | 0.136     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 2,210            |
| PARCEL 20 Easement                                                | 0.330     | Acres | x | \$             | 8,125  | Acre | =            | \$        | 2,681            |
| PARCEL No. 21                                                     | 1.061     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 17,241           |
| PARCEL 21 Easement                                                | 0.189     | Acres | x | \$             | 8,125  | Acre | =            | \$        | 1,536            |
| PARCEL No. 22                                                     | 1.061     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 17,241           |
| PARCEL 22 Easement                                                | 0.189     | Acres | x | \$             | 8,125  | Acre | =            | \$        | 1,536            |
| PARCEL No. 23                                                     | 1.061     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 17,241           |
| PARCEL 23 Easement                                                | 0.189     | Acres | x | \$             | 8,125  | Acre | =            | \$        | 1,536            |
| PARCEL No. 24                                                     | 1.061     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 17,241           |
| PARCEL 24 Easement                                                | 0.189     | Acres | x | \$             | 8,125  | Acre | =            | \$        | 1,536            |
| PARCEL No. A                                                      | 5.000     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 81,250           |
| PARCEL No. B                                                      | 8.916     | Acres | x | \$             | 16,250 | Acre | =            | \$        | 144,885          |
| Land Market Value                                                 |           |       |   |                |        |      |              | \$        | 462,078          |
| Land Acquisition Improvement Cost / Site Improvements             |           |       |   |                |        |      |              | \$        | 17,559           |
| <b>TOTAL LAND ACQUISITION VALUE + SITE IMPROVEMENTS PURCHASED</b> |           |       |   |                |        |      |              | <b>\$</b> | <b>479,637</b>   |
| <b>Materials / Engineering</b>                                    |           |       |   |                |        |      |              | <b>\$</b> | <b>7,455</b>     |
| <b>Boundary Survey - Detention Pond</b>                           |           |       |   |                |        |      |              | <b>\$</b> | <b>14,400</b>    |
| <b>Labor / Equipment Cost of Construction</b>                     |           |       |   |                |        |      |              | <b>\$</b> | <b>565,783</b>   |
| <b>TOTAL MARKET VALUE OF DETENTION PONDS "AS BUILT"</b>           |           |       |   |                |        |      |              | <b>\$</b> | <b>1,067,275</b> |

### IMPROVEMENT VALUATION (SITE OR STRUCTURAL)

As per scope of the assignment, items of construction identified by Hidalgo County Precinct No. 2 were included in the overall valuation of said tracts. The purpose of said inclusion, is to determine the overall market value of the underlying fee simple and easement land area with the total construction cost of the existing drainage facility. This is performed for the future negotiations of selling said parcels of land included within the construction of the existing detention pond as per surveys provided.



## Hidalgo County Precinct #2 Asset Fact Sheet

### LJ POND SYSTEM

**Asset:**

LJ Pond System

**Asset Description:**

Three detention ponds on 28 acres of land located in North Alamo which will provide drainage relief to the northeast part of Precinct 2 and surrounding areas.

**Project Cost:**

| Expenditure Category                | Funding Source   | Amount Expended    |
|-------------------------------------|------------------|--------------------|
| Land Acquisition & Related Costs    | Fund 1200 & 1339 | \$462,984          |
| Materials & Engineering             | Fund 1339        | \$7,455            |
| Force Account: Labor/Equipment Cost | Fund 1200        | \$565,783          |
|                                     | <b>Total:</b>    | <b>\$1,036,222</b> |

REMAINDER BEFORE & AFTER

As per scope of the assignment, no remainder shall exist as the subject is to be sold in its entirety as purchased for said project.

TOTAL COMPENSATION

The following is a summary of the estimated total compensation for the part to be acquired as of the date of most recent visit; May 28, 2014 is \$1,067,275.

Sincerely,



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

## EXHIBITS

1. APPRAISAL DISTRICT DATA
2. FLOOD ZONE MAP
3. MUNICIPAL ZONING MAP
4. ASSUMPTIONS AND LIMITING CONDITIONS
5. GENERAL ASSUMPTIONS
6. DEFINITIONS
7. QUALIFICATIONS OF APPRAISER

#### APPRAISAL DISTRICT DATA

During the analysis of the subject property, the real property tax information was gathered from the Hidalgo County Appraisal District. The following information was verified as per the date of this report thru the District's web site [www.hidalgoad.org](http://www.hidalgoad.org), which is updated regularly. Once the subject is identified, the Hidalgo County Tax Office is also contacted in order to determine the status of property tax payments on said property. According to the Hidalgo Tax Office located at 2804 S US Highway 281, Edinburg, Texas 78539, the subject property does appear to be current with property tax payments. It appears without doing a title search the subject property is under the ownership of Hidalgo County and has been for over five (5) years.

|                                 |                |
|---------------------------------|----------------|
| OWNER OF RECORD                 | HIDALGO COUNTY |
| PROPERTY TAX IDENTIFICATION NO. | 112951         |
| IMPROVEMENT VALUE               | \$ 0           |
| LAND VALUE                      | \$ 113,670     |
| ASSESSED VALUE                  | \$ 113,670     |
| EXEMPTIONS                      | EX-XV          |

|                                 |                |
|---------------------------------|----------------|
| OWNER OF RECORD                 | HIDALGO COUNTY |
| PROPERTY TAX IDENTIFICATION NO. | 820172         |
| IMPROVEMENT VALUE               | \$ 0           |
| LAND VALUE                      | \$ 135,270     |
| ASSESSED VALUE                  | \$ 135,270     |
| EXEMPTIONS                      | EX-XV          |

|                                 |                |
|---------------------------------|----------------|
| OWNER OF RECORD                 | HIDALGO COUNTY |
| PROPERTY TAX IDENTIFICATION NO. | 790039         |
| IMPROVEMENT VALUE               | \$ 0           |
| LAND VALUE                      | \$ 67,500      |
| ASSESSED VALUE                  | \$ 67,500      |
| EXEMPTIONS                      | EX-XV          |

|                                 |                |
|---------------------------------|----------------|
| OWNER OF RECORD                 | HIDALGO COUNTY |
| PROPERTY TAX IDENTIFICATION NO. | 20406965       |
| IMPROVEMENT VALUE               | \$ 0           |
| LAND VALUE                      | \$ 16,875      |
| ASSESSED VALUE                  | \$ 16,875      |
| EXEMPTIONS                      | EX-XV          |

|                                 |                |
|---------------------------------|----------------|
| OWNER OF RECORD                 | HIDALGO COUNTY |
| PROPERTY TAX IDENTIFICATION NO. | 20822508       |
| IMPROVEMENT VALUE               | \$ 0           |
| LAND VALUE                      | \$ 40,500      |
| ASSESSED VALUE                  | \$ 40,500      |
| EXEMPTIONS                      | EX-XV          |

|                                 |                |
|---------------------------------|----------------|
| OWNER OF RECORD                 | HIDALGO COUNTY |
| PROPERTY TAX IDENTIFICATION NO. | 20830358       |
| IMPROVEMENT VALUE               | \$ 0           |
| LAND VALUE                      | \$ 20,260      |
| ASSESSED VALUE                  | \$ 20,260      |
| EXEMPTIONS                      | EX-XV          |

|                                 |                |
|---------------------------------|----------------|
| OWNER OF RECORD                 | HIDALGO COUNTY |
| PROPERTY TAX IDENTIFICATION NO. | 800018         |
| IMPROVEMENT VALUE               | \$ 0           |
| LAND VALUE                      | \$ 25,672      |
| ASSESSED VALUE                  | \$ 25,672      |
| EXEMPTIONS                      | EX-XV          |

Below are the associated property tax accounts found under said ownership for the parent tract of which an easement is to be acquired as per information provided by client.

| Entity                      | Description                                  | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------------------|----------------------------------------------|----------|-----------------|---------------|---------------|
| CAD                         | APPRAISAL DISTRICT                           | 0.000000 | \$135,270       | \$0           | \$0.00        |
| DR1                         | DRAINAGE DISTRICT #1                         | 0.095700 | \$135,270       | \$0           | \$0.00        |
| FD4                         | EMS DIST #04                                 | 0.026700 | \$135,270       | \$0           | \$0.00        |
| GHD                         | HIDALGO COUNTY                               | 0.590000 | \$135,270       | \$0           | \$0.00        |
| HCTR2                       | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$135,270       | \$0           | \$0.00        |
| JCC                         | SOUTH TEXAS COLLEGE                          | 0.150000 | \$135,270       | \$0           | \$0.00        |
| R14                         | ROAD DIST 14                                 | 0.000000 | \$135,270       | \$0           | \$0.00        |
| SDN                         | DONNA ISD                                    | 1.258200 | \$135,270       | \$0           | \$0.00        |
| SST                         | SOUTH TEXAS SCHOOL                           | 0.049200 | \$135,270       | \$0           | \$0.00        |
| Total Tax Rate:             |                                              | 2.169800 |                 |               |               |
| Taxes w/Current Exemptions: |                                              |          |                 |               | \$0.00        |
| Taxes w/o Exemptions:       |                                              |          |                 |               | \$2,935.09    |

Below is the Roll Value History of the subject parent tract. Note, this time of year the Appraisal District is re-assessing values throughout the County. Said assessed values are subject to change by the District prior to property tax roll certification of which is typically within the months of either July or August of each year.

# Hidalgo CAD

## Property Search Results > 112951 HIDALGO COUNTY TEXAS for Year 2014

### Property

#### Account

Property ID: 112951 Legal Description: ALAMO LAND & SUGAR CO S330' EXC N208.71'-S248.71'-W208.71' LOT 3 BLK 49 9.0 AC GR 8.42 AC NET  
Geographic ID: A1800-00-049-0003-00 Agent Code:  
Type: Real  
Property Use Code:  
Property Use Description:

#### Location

Address: TOWER RD TX Mapsco:  
Neighborhood: Map ID: 26H VOL 1 PG 24  
Neighborhood CD:

#### Owner

Name: HIDALGO COUNTY TEXAS Owner ID: 960141  
Mailing Address: 100 E CANO ST % Ownership: 100.000000000000%  
FL 2  
EDINBURG, TX 78539-4582  
Exemptions: EX-XV

### Values

(+) Improvement Homesite Value: + \$0  
(+) Improvement Non-Homesite Value: + \$0  
(+) Land Homesite Value: + \$0  
(+) Land Non-Homesite Value: + \$113,670 Ag / Timber Use Value  
(+) Agricultural Market Valuation: + \$0 \$0  
(+) Timber Market Valuation: + \$0 \$0  
  
(=) Market Value: = \$113,670  
(-) Ag or Timber Use Value Reduction: - \$0  
  
(=) Appraised Value: = \$113,670  
(-) HS Cap: - \$0  
  
(=) Assessed Value: = \$113,670

### Taxing Jurisdiction

Owner: HIDALGO COUNTY TEXAS  
% Ownership: 100.000000000000%  
Total Value: \$113,670

| Entity          | Description                                  | Tax Rate | Appraised Value | Taxable Value               | Estimated Tax |
|-----------------|----------------------------------------------|----------|-----------------|-----------------------------|---------------|
| CAD             | APPRAISAL DISTRICT                           | 0.000000 | \$113,670       | \$0                         | \$0.00        |
| DR1             | DRAINAGE DISTRICT #1                         | 0.095700 | \$113,670       | \$0                         | \$0.00        |
| FD4             | EWS DIST #04                                 | 0.026700 | \$113,670       | \$0                         | \$0.00        |
| GHD             | HIDALGO COUNTY                               | 0.590000 | \$113,670       | \$0                         | \$0.00        |
| HCTR2           | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$113,670       | \$0                         | \$0.00        |
| JCC             | SOUTH TEXAS COLLEGE                          | 0.150000 | \$113,670       | \$0                         | \$0.00        |
| R14             | ROAD DIST 14                                 | 0.000000 | \$113,670       | \$0                         | \$0.00        |
| SDN             | DONNA ISD                                    | 1.258200 | \$113,670       | \$0                         | \$0.00        |
| SST             | SOUTH TEXAS SCHOOL                           | 0.049200 | \$113,670       | \$0                         | \$0.00        |
| Total Tax Rate: |                                              | 2.169800 |                 |                             |               |
|                 |                                              |          |                 | Taxes w/Current Exemptions: | \$0.00        |
|                 |                                              |          |                 | Taxes w/o Exemptions:       | \$2,486.41    |

### Improvement / Building

No improvements exist for this property.

### Land

| # | Type | Description | Acres  | Sqft      | El Front | El Depth | Market Value | Pred. Value |
|---|------|-------------|--------|-----------|----------|----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 8.4200 | 366775.20 | 0.00     | 0.00     | \$113,670    | \$0         |

# Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed  |
|------|--------------|-------------|--------------|-----------|--------|-----------|
| 2014 | \$0          | \$113,670   | 0            | 113,670   | \$0    | \$113,670 |
| 2013 | \$0          | \$101,040   | 0            | 101,040   | \$0    | \$101,040 |
| 2012 | \$0          | \$101,040   | 0            | 101,040   | \$0    | \$101,040 |
| 2011 | \$0          | \$101,040   | 0            | 101,040   | \$0    | \$101,040 |
| 2010 | \$0          | \$93,840    | 0            | 93,840    | \$0    | \$93,840  |
| 2009 | \$0          | \$93,840    | 0            | 93,840    | \$0    | \$93,840  |
| 2008 | \$0          | \$93,840    | 0            | 93,840    | \$0    | \$93,840  |
| 2007 | \$0          | \$66,470    | 0            | 66,470    | \$0    | \$66,470  |
| 2006 | \$0          | \$66,470    | 0            | 66,470    | \$0    | \$66,470  |
| 2005 | \$0          | \$66,470    | 0            | 66,470    | \$0    | \$66,470  |
| 2004 | \$0          | \$66,470    | 0            | 66,470    | \$0    | \$66,470  |
| 2003 | \$0          | \$57,086    | 0            | 57,086    | \$0    | \$57,086  |

# Deed History - (Last 3 Deed Transactions)

| # | Deed Date             | Type | Description    | Grantor          | Grantee          | Volume | Page | Deed Number |
|---|-----------------------|------|----------------|------------------|------------------|--------|------|-------------|
| 1 | 1/21/2011 12:00:00 AM | CTOR | COURT ORDERS   | THE BRENHOLT FAN | HIDALGO COUNTY T |        |      | OCD-0011-E  |
| 2 | 3/30/2009 12:00:00 AM | QCD  | QUITCLAIM DEED | BREHOLT RICHAR   | BREHOLT RICHAR   |        |      | 1984095     |
| 3 | 7/9/2004 12:00:00 AM  | WD   | WARRANTY DEED  | VARGAS ROBERTO   | BREHOLT RICHAR   |        |      | 1355975     |

# Property Search Results > 820172 HIDALGO COUNTY for Year 2014

## Property

### Account

Property ID: 820172 Legal Description: ALAMO LAND & SUGAR S660'-E661' LOT 4 BLK 49 10.02 AC NET  
Geographic ID: A1800-00-049-0004-05 Agent Code:  
Type: Real  
Property Use Code:  
Property Use Description:

### Location

Address: Mapsc: VOL 1 PG25  
Neighborhood: Map ID:  
Neighborhood CD:

### Owner

Name: HIDALGO COUNTY Owner ID: 116115  
Mailing Address: 100 E CANO ST STE 302 % Ownership: 100.000000000000%  
EDINBURG, TX 78539-4548  
Exemptions: EX-XV

## Values

(+) Improvement Homesite Value: + \$0  
(+) Improvement Non-Homesite Value: + \$0  
(+) Land Homesite Value: + \$0  
(+) Land Non-Homesite Value: + \$135,270 Ag / Timber Use Value  
(+) Agricultural Market Valuation: + \$0 \$0  
(+) Timber Market Valuation: + \$0 \$0  
  
(=) Market Value: = \$135,270  
(−) Ag or Timber Use Value Reduction: − \$0  
  
(=) Appraised Value: = \$135,270  
(−) HS Cap: − \$0  
  
(=) Assessed Value: = \$135,270

## Taxing Jurisdiction

Owner: HIDALGO COUNTY  
% Ownership: 100.000000000000%  
Total Value: \$135,270

| Entity          | Description                                  | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------|----------------------------------------------|----------|-----------------|---------------|---------------|
| CAD             | APPRAISAL DISTRICT                           | 0.000000 | \$135,270       | \$0           | \$0.00        |
| DR1             | DRAINAGE DISTRICT #1                         | 0.095700 | \$135,270       | \$0           | \$0.00        |
| FD4             | EMS DIST #04                                 | 0.026700 | \$135,270       | \$0           | \$0.00        |
| GHD             | HIDALGO COUNTY                               | 0.590000 | \$135,270       | \$0           | \$0.00        |
| HCTR2           | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$135,270       | \$0           | \$0.00        |
| JCC             | SOUTH TEXAS COLLEGE                          | 0.150000 | \$135,270       | \$0           | \$0.00        |
| R14             | ROAD DIST 14                                 | 0.000000 | \$135,270       | \$0           | \$0.00        |
| SDN             | DONNA ISD                                    | 1.258200 | \$135,270       | \$0           | \$0.00        |
| SST             | SOUTH TEXAS SCHOOL                           | 0.049200 | \$135,270       | \$0           | \$0.00        |
| Total Tax Rate: |                                              | 2.169800 |                 |               |               |

|  |                             |            |
|--|-----------------------------|------------|
|  | Taxes w/Current Exemptions: | \$0.00     |
|  | Taxes w/o Exemptions:       | \$2,935.09 |

#### Improvement / Building

No improvements exist for this property.

#### Land

| # | Type | Description | Acres   | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|---------|-----------|-----------|-----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 10.0200 | 438471.20 | 0.00      | 0.00      | \$135,270    | \$0         |

#### Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed  |
|------|--------------|-------------|--------------|-----------|--------|-----------|
| 2014 | \$0          | \$135,270   | 0            | 135,270   | \$0    | \$135,270 |
| 2013 | \$0          | \$120,240   | 0            | 120,240   | \$0    | \$120,240 |
| 2012 | \$0          | \$120,240   | 0            | 120,240   | \$0    | \$120,240 |

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

| # | Deed Date            | Type | Description | Grantor | Grantee        | Volume | Page | Deed Number |
|---|----------------------|------|-------------|---------|----------------|--------|------|-------------|
| 1 | 1/5/2011 12:00:00 AM | DOC  | DOCUMENT    |         | HIDALGO COUNTY |        |      | CCD-0022-A  |

# Hidalgo CAD

## Property Search Results > 790039 HIDALGO COUNTY for Year 2014

### Property

#### Account

Property ID: 790039 Legal Description: ALAMO LAND & SUGAR CO E660'-S330 4.99AC NET  
 Geographic ID: A1800-00-050-0002-12 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: OWASSA RD TX Mapsco:  
 Neighborhood: Map ID:  
 Neighborhood CD:

#### Owner

Name: HIDALGO COUNTY Owner ID: 86623  
 Mailing Address: PO BOX 1356 % Ownership: 100.000000000000%  
 EDINBURG, TX 78540-1356  
 Exemptions: EX-XV

### Values

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$67,500 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 (=) Market Value: = \$67,500  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$67,500  
 (-) HS Cap: - \$0  
 (=) Assessed Value: = \$67,500

### Taxing Jurisdiction

Owner: HIDALGO COUNTY  
 % Ownership: 100.000000000000%  
 Total Value: \$67,500

| Entity | Description                                  | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|--------|----------------------------------------------|----------|-----------------|---------------|---------------|
| CAD    | APPRAISAL DISTRICT                           | 0.000000 | \$67,500        | \$0           | \$0.00        |
| DR1    | DRAINAGE DISTRICT #1                         | 0.095700 | \$67,500        | \$0           | \$0.00        |
| FD4    | EMS DIST #04                                 | 0.026700 | \$67,500        | \$0           | \$0.00        |
| GHD    | HIDALGO COUNTY                               | 0.590000 | \$67,500        | \$0           | \$0.00        |
| HCTR2  | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$67,500        | \$0           | \$0.00        |
| JCC    | SOUTH TEXAS COLLEGE                          | 0.150000 | \$67,500        | \$0           | \$0.00        |
| R14    | ROAD DIST 14                                 | 0.000000 | \$67,500        | \$0           | \$0.00        |
| SDN    | DONNA ISD                                    | 1.258200 | \$67,500        | \$0           | \$0.00        |
| SST    | SOUTH TEXAS SCHOOL                           | 0.049200 | \$67,500        | \$0           | \$0.00        |

|                 |          |                             |            |
|-----------------|----------|-----------------------------|------------|
| Total Tax Rate: | 2.169800 |                             |            |
|                 |          | Taxes w/Current Exemptions: | \$0.00     |
|                 |          | Taxes w/o Exemptions:       | \$1,464.62 |

#### Improvement / Building

No improvements exist for this property.

#### Land

| # | Type | Description | Acres  | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|-----------|-----------|-----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 5.0000 | 217800.00 | 0.00      | 0.00      | \$67,500     | \$0         |

#### Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed     |
|------|--------------|-------------|--------------|-----------|--------|--------------|
| 2014 |              | \$0         | \$67,500     | 0         | 67,500 | \$0 \$67,500 |
| 2013 |              | \$0         | \$60,000     | 0         | 60,000 | \$0 \$60,000 |
| 2012 |              | \$0         | \$60,000     | 0         | 60,000 | \$0 \$60,000 |
| 2011 |              | \$0         | \$60,000     | 0         | 60,000 | \$0 \$60,000 |
| 2010 |              | \$0         | \$35,000     | 0         | 35,000 | \$0 \$35,000 |

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

| # | Deed Date             | Type | Description | Grantor         | Grantee       | Volume | Page | Deed Number |
|---|-----------------------|------|-------------|-----------------|---------------|--------|------|-------------|
| 1 | 7/23/2009 12:00:00 AM | DOC  | DOCUMENT    | GAUNA MARIO & M | HDALGO COUNTY |        |      | 2019263     |

Property Search Results > 20406965 HIDALGO COUNTY IRR DIST #2 for Year 2014

Property

Account

Property ID: 20406965 Legal Description: ALAMO LAND & SUGAR CO E165'-W862.95'- S330' L J DRAINAGE LATERAL LOT 2 BLK 50 1.25 AC  
 Geographic ID: A1800-00-050-0002-14 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

Location

Address: MINNESOTA RD TX Mapsco:  
 Neighborhood: Map ID: 26H  
 Neighborhood CD:

Owner

Name: HIDALGO COUNTY IRR DIST #2 Owner ID: 61530  
 Mailing Address: PO BOX 6 % Ownership: 100.000000000000%  
 SAN JUAN, TX 78589-0006  
 Exemptions: EX-XV

Values

(+) Improvement Homestead Value: + \$0  
 (+) Improvement Non-Homestead Value: + \$0  
 (+) Land Homestead Value: + \$0  
 (+) Land Non-Homestead Value: + \$16,875 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 (=) Market Value: = \$16,875  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$16,875  
 (-) HS Cap: - \$0  
 (=) Assessed Value: = \$16,875

Taxing Jurisdiction

Owner: HIDALGO COUNTY IRR DIST #2  
 % Ownership: 100.000000000000%  
 Total Value: \$16,875

| Entity          | Description                                  | Tax Rate | Appraised Value | Taxable Value               | Estimated Tax |
|-----------------|----------------------------------------------|----------|-----------------|-----------------------------|---------------|
| CAD             | APPRAISAL DISTRICT                           | 0.000000 | \$16,875        | \$0                         | \$0.00        |
| DR1             | DRAINAGE DISTRICT #1                         | 0.095700 | \$16,875        | \$0                         | \$0.00        |
| FD4             | EMS DIST #04                                 | 0.026700 | \$16,875        | \$0                         | \$0.00        |
| GHD             | HIDALGO COUNTY                               | 0.590000 | \$16,875        | \$0                         | \$0.00        |
| HCTR2           | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$16,875        | \$0                         | \$0.00        |
| JCC             | SOUTH TEXAS COLLEGE                          | 0.150000 | \$16,875        | \$0                         | \$0.00        |
| R14             | ROAD DIST 14                                 | 0.000000 | \$16,875        | \$0                         | \$0.00        |
| SDN             | DONNA ISD                                    | 1.258200 | \$16,875        | \$0                         | \$0.00        |
| SST             | SOUTH TEXAS SCHOOL                           | 0.049200 | \$16,875        | \$0                         | \$0.00        |
| Total Tax Rate: |                                              | 2.169800 |                 |                             |               |
|                 |                                              |          |                 | Taxes w/Current Exemptions: | \$0.00        |
|                 |                                              |          |                 | Taxes w/o Exemptions:       | \$366.15      |

Improvement / Building

No improvements exist for this property.

Land

| # | Type | Description | Acres  | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 1.2500 | 54450.00 | 0.00      | 0.00      | \$16,875     | \$0         |

**Roll Value History**

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2014 | \$0          | \$16,875    | 0            | 16,875    | \$0    | \$16,875 |
| 2013 | \$0          | \$15,000    | 0            | 15,000    | \$0    | \$15,000 |
| 2012 | \$0          | \$15,000    | 0            | 15,000    | \$0    | \$15,000 |
| 2011 | \$0          | \$15,000    | 0            | 15,000    | \$0    | \$15,000 |
| 2010 | \$0          | \$8,750     | 0            | 8,750     | \$0    | \$8,750  |

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

| # | Deed Date             | Type | Description | Grantor           | Grantee           | Volume | Page | Deed Number |
|---|-----------------------|------|-------------|-------------------|-------------------|--------|------|-------------|
| 1 | 9/21/2009 12:00:00 AM | DEED | DEED        | LARA FELIX & NORA | HIDALGO COUNTY II |        |      | 2036382     |

# Hidalgo CAD

## Property Search Results > 20822508 HIDALGO COUNTY for Year 2014

### Property

#### Account

Property ID: 20822508 Legal Description: ALAMO LAND & SUGAR CO E165'-W697.95'-S330' LOT 2 BLK 50 1.25AC NET  
 Geographic ID: A1800-00-050-0002-16 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: Mapscot:  
 Neighborhood: Map ID:  
 Neighborhood CD:

#### Owner

Name: HIDALGO COUNTY Owner ID: 933183  
 Mailing Address: 2401 N MOOREFIELD RD % Ownership: 100.0000000000%  
 MISSION, TX 78574-7043

Exemptions: EX-XV

### Values

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$40,500 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$40,500  
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$40,500  
 (-) HS Cap: - \$0

(=) Assessed Value: = \$40,500

### Taxing Jurisdiction

Owner: HIDALGO COUNTY  
 % Ownership: 100.0000000000%  
 Total Value: \$40,500

| Entity          | Description                                  | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |  |
|-----------------|----------------------------------------------|----------|-----------------|---------------|---------------|--|
| CAD             | APPRAISAL DISTRICT                           | 0.000000 | \$40,500        | \$0           | \$0.00        |  |
| DR1             | DRAINAGE DISTRICT #1                         | 0.095700 | \$40,500        | \$0           | \$0.00        |  |
| FD4             | EMS DIST #04                                 | 0.026700 | \$40,500        | \$0           | \$0.00        |  |
| GHD             | HIDALGO COUNTY                               | 0.590000 | \$40,500        | \$0           | \$0.00        |  |
| HCTR2           | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$40,500        | \$0           | \$0.00        |  |
| JCC             | SOUTH TEXAS COLLEGE                          | 0.150000 | \$40,500        | \$0           | \$0.00        |  |
| R14             | ROAD DIST 14                                 | 0.000000 | \$40,500        | \$0           | \$0.00        |  |
| SDN             | DONNA ISD                                    | 1.258200 | \$40,500        | \$0           | \$0.00        |  |
| SST             | SOUTH TEXAS SCHOOL                           | 0.049200 | \$40,500        | \$0           | \$0.00        |  |
| Total Tax Rate: |                                              | 2.169800 |                 |               |               |  |

Taxes w/Current Exemptions: \$0.00

Taxes w/o Exemptions: \$878.77

### Improvement / Building

No improvements exist for this property.

### Land

| # | Type | Description | Acres  | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 1.2500 | 54450.00 | 0.00      | 0.00      | \$40,500     | \$0         |

### Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2014 | \$0          | \$40,500    | 0            | 40,500    | \$0    | \$40,500 |
| 2013 | \$0          | \$40,500    | 0            | 40,500    | \$0    | \$40,500 |
| 2012 | \$0          | \$40,500    | 0            | 40,500    | \$0    | \$40,500 |
| 2011 | \$0          | \$40,500    | 0            | 40,500    | \$0    | \$40,500 |
| 2010 | \$0          | \$27,143    | 0            | 27,143    | \$0    | \$27,143 |

### Deed History - (Last 3 Daed Transactions)

| # | Deed Date            | Type | Description | Grantor             | Grantee        | Volume | Page | Deed Number |
|---|----------------------|------|-------------|---------------------|----------------|--------|------|-------------|
| 1 | 2/1/2010 12:00:00 AM | DEED | DEED        | CASTILLO JOSE I & / | HIDALGO COUNTY |        |      | 2071473     |

# Hidalgo CAD

## Property Search Results > 20830358 COUNTY OF HIDALGO for Year 2014

| Property                  |                                       |                                                                                        |                    |
|---------------------------|---------------------------------------|----------------------------------------------------------------------------------------|--------------------|
| <b>Account</b>            |                                       |                                                                                        |                    |
| Property ID:              | 20830358                              | Legal Description: ALAMO LAND & SUGAR CO E165°-W532.95° S330° LOT 2 BLK 50 1.25 AC NET |                    |
| Geographic ID:            | A1800-00-050-0002-18                  | Agent Code:                                                                            |                    |
| Type:                     | Real                                  |                                                                                        |                    |
| Property Use Code:        |                                       |                                                                                        |                    |
| Property Use Description: |                                       |                                                                                        |                    |
| <b>Location</b>           |                                       |                                                                                        |                    |
| Address:                  | OWASSA RD<br>TX                       | Mapsc:                                                                                 |                    |
| Neighborhood:             |                                       | Map ID:                                                                                | 26H VOL 1 PG 24-28 |
| Neighborhood CD:          |                                       |                                                                                        |                    |
| <b>Owner</b>              |                                       |                                                                                        |                    |
| Name:                     | COUNTY OF HIDALGO                     | Owner ID:                                                                              | 728875             |
| Mailing Address:          | PO BOX 178<br>EDINBURG, TX 78540-0178 | % Ownership:                                                                           | 100.000000000000%  |
|                           |                                       | Exemptions:                                                                            | EX-XV              |

| Values                                |   |          |                       |
|---------------------------------------|---|----------|-----------------------|
| (+) Improvement Homosite Value:       | + | \$0      |                       |
| (+) Improvement Non-Homosite Value:   | + | \$0      |                       |
| (+) Land Homosite Value:              | + | \$0      |                       |
| (+) Land Non-Homosite Value:          | + | \$20,260 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation:    | + | \$0      | \$0                   |
| (+) Timber Market Valuation:          | + | \$0      | \$0                   |
| <hr/>                                 |   |          |                       |
| (=) Market Value:                     | = | \$20,260 |                       |
| (-) Ag or Timber Use Value Reduction: | - | \$0      |                       |
| <hr/>                                 |   |          |                       |
| (=) Appraised Value:                  | = | \$20,260 |                       |
| (-) HS Cap:                           | - | \$0      |                       |
| <hr/>                                 |   |          |                       |
| (=) Assessed Value:                   | = | \$20,260 |                       |

| Taxing Jurisdiction |                   |
|---------------------|-------------------|
| Owner:              | COUNTY OF HIDALGO |
| % Ownership:        | 100.000000000000% |
| Total Value:        | \$20,260          |

| Entity          | Description                                  | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------|----------------------------------------------|----------|-----------------|---------------|---------------|
| CAD             | APPRAISAL DISTRICT                           | 0.000000 | \$20,260        | \$0           | \$0.00        |
| DR1             | DRAINAGE DISTRICT #1                         | 0.095700 | \$20,260        | \$0           | \$0.00        |
| FD4             | EVS DIST #04                                 | 0.026700 | \$20,260        | \$0           | \$0.00        |
| GHD             | HIDALGO COUNTY                               | 0.590000 | \$20,260        | \$0           | \$0.00        |
| HCTR2           | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$20,260        | \$0           | \$0.00        |
| JCC             | SOUTH TEXAS COLLEGE                          | 0.150000 | \$20,260        | \$0           | \$0.00        |
| R14             | ROAD DIST 14                                 | 0.000000 | \$20,260        | \$0           | \$0.00        |
| SDN             | DONNA ISD                                    | 1.258200 | \$20,260        | \$0           | \$0.00        |
| SST             | SOUTH TEXAS SCHOOL                           | 0.049200 | \$20,260        | \$0           | \$0.00        |
| Total Tax Rate: |                                              | 2.169800 |                 |               |               |

|                             |          |
|-----------------------------|----------|
| Taxes w/Current Exemptions: | \$0.00   |
| Taxes w/o Exemptions:       | \$439.60 |

#### Improvement / Building

No improvements exist for this property.

#### Land

| # | Type | Description | Acres  | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 1.2500 | 54450.00 | 0.00      | 0.00      | \$20,260     | \$0         |

#### Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2014 | \$0          | \$20,260    | 0            | 20,260    | \$0    | \$20,260 |
| 2013 | \$0          | \$20,260    | 0            | 20,260    | \$0    | \$20,260 |
| 2012 | \$0          | \$20,260    | 0            | 20,260    | \$0    | \$20,260 |
| 2011 | \$0          | \$20,260    | 0            | 20,260    | \$0    | \$20,260 |

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

| # | Deed Date              | Type | Description | Grantor           | Grantee          | Volume | Page | Deed Number |
|---|------------------------|------|-------------|-------------------|------------------|--------|------|-------------|
| 1 | 10/12/2010 12:00:00 AM | DEED | DEED        | MARTINEZ MARIA CI | COUNTY OF HIDALG |        |      | 2145562     |

# Hidalgo CAD

## Property Search Results > 800018 COUNTY OF HIDALGO for Year 2014

### Property

#### Account

Property ID: 800018 Legal Description: ALAMO LAND & SUGAR CO W202.95'-S100' LOT 2 BLK 50 0.466AC AKA PARCEL 20  
 Geographic ID: A1800-00-050-0002-20 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

#### Location

Address: Mapsco:  
 Neighborhood: ALAMO LAND & SUGAR CO. Map ID: VOL 1 PG 24-26  
 Neighborhood CD: A180000

#### Owner

Name: COUNTY OF HIDALGO Owner ID: 729450  
 Mailing Address: 2401 N MOOREFIELD RD % Ownership: 100.000000000000%  
 MSSION, TX 78574-7043  
 Exemptions: EX-XV

### Values

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$25,672 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 (=) Market Value: = \$25,672  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$25,672  
 (-) HS Cap: - \$0  
 (=) Assessed Value: = \$25,672

### Taxing Jurisdiction

Owner: COUNTY OF HIDALGO  
 % Ownership: 100.000000000000%  
 Total Value: \$25,672

| Entity                       | Description                                  | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |  |
|------------------------------|----------------------------------------------|----------|-----------------|---------------|---------------|--|
| CAD                          | APPRAISAL DISTRICT                           | 0.000000 | \$25,672        | \$0           | \$0.00        |  |
| DR1                          | DRAINAGE DISTRICT #1                         | 0.095700 | \$25,672        | \$0           | \$0.00        |  |
| FD4                          | BVS DIST #04                                 | 0.026700 | \$25,672        | \$0           | \$0.00        |  |
| GHD                          | HIDALGO COUNTY                               | 0.590000 | \$25,672        | \$0           | \$0.00        |  |
| HCTR2                        | COUNTY - TRANSPORTATION REINVESTMENT ZONE #2 | 0.000000 | \$25,672        | \$0           | \$0.00        |  |
| JCC                          | SOUTH TEXAS COLLEGE                          | 0.150000 | \$25,672        | \$0           | \$0.00        |  |
| R14                          | ROAD DIST 14                                 | 0.000000 | \$25,672        | \$0           | \$0.00        |  |
| SDN                          | DONNA ISD                                    | 1.258200 | \$25,672        | \$0           | \$0.00        |  |
| SST                          | SOUTH TEXAS SCHOOL                           | 0.049200 | \$25,672        | \$0           | \$0.00        |  |
| Total Tax Rate:              |                                              | 2.169800 |                 |               |               |  |
| Taxes w /Current Exemptions: |                                              |          |                 |               | \$0.00        |  |
| Taxes w/o Exemptions:        |                                              |          |                 |               | \$557.03      |  |

### Improvement / Building

No improvements exist for this property.

**Land**

| # | Type | Description | Acres  | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|-------------|--------|----------|-----------|-----------|--------------|-------------|
| 1 | AC   | ACREAGE     | 0.4660 | 20288.96 | 0.00      | 0.00      | \$25,672     | \$0         |

**Roll Value History**

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed     |
|------|--------------|-------------|--------------|-----------|--------|--------------|
| 2014 |              | \$0         | \$25,672     | 0         | 25,672 | \$0 \$25,672 |
| 2013 |              | \$0         | \$23,105     | 0         | 23,105 | \$0 \$23,105 |
| 2012 |              | \$0         | \$23,105     | 0         | 23,105 | \$0 \$23,105 |
| 2011 |              | \$0         | \$5,033      | 0         | 5,033  | \$0 \$5,033  |

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

| # | Deed Date             | Type | Description | Grantor          | Grantee          | Volume | Page | Deed Number |
|---|-----------------------|------|-------------|------------------|------------------|--------|------|-------------|
| 1 | 5/16/2011 12:00:00 AM | DEED | DEED        | COUNTY OF HIDALG | COUNTY OF HIDALG |        |      | 2206862     |

## CERTIFICATION

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 is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

I have made a personal inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person(s) signing the 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 Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

The Office of Leonel Garza Jr. & Associates LLC has not performed an appraisal on the subject property within the last (3) three years. However, this appraiser has appraised the subject properties for the County of Hidalgo Precinct No. 2 for the acquisition of said tracts for the "LJ Drainage Project" of which appraisals were performed with the time period of 2009 thru 2010.



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

## ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report is based on facts present and found during the course of the report. The report is also conducted under the following assumptions and limiting conditions, except as otherwise noted in our report.

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.
10. 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.
11. Any sketch the property included in the body of this report is for illustrative purposes only and should not be considered to be scaled accurately as this is utilized for demonstrative purposes only in order to have the reader understand the scope of the assignment as stated in the report. Any survey provided by the client shall be utilized as the official indicator of land area to be acquired throughout the body of the report.
12. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. The distribution of the total valuation in this report between land and improvements

applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This appraisal report shall be considered only in its entirety. No part of this appraisal report shall be utilized separately or out of context.

13. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the appraisers.
14. Information, estimates and opinions contained in this report, obtained from sources outside of the office of the undersigned, are assumed to be reliable and have not been independently verified.
15. Any income and expense estimates contained in this appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
16. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
17. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
18. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
19. This appraisal report has been prepared for the exclusive benefit of Hidalgo County Precinct No. 2 and their assigns. It may not be used or relied upon by any other party. All parties who use or rely upon any information in this report without our written consent do so at their own risk. No studies have been provided to us indicating the presence or absence of hazardous materials on the site or in the improvements, and our valuation is predicated upon the property being free and clear of any environment hazards.
20. We have not been provided with any evidence or documentation as to the presence or location of any floodplain areas and/or wetlands. Wetlands generally include swamps, marshes, bogs, and similar areas. We are not qualified to detect such areas. The presence of floodplain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal
21. Possession of this report, or a copy thereof, does not carry with it the right of publication. Any and all further copies of said report must be requested to the client, Hidalgo County Precinct No. 2 and the Office of Leonel Garza Jr. & Associates LLC.
22. 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.
23. 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.

## Qualifications of Appraiser – Leonel Garza III

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

Leonel Garza III has continued the family business, concentrating on general commercial properties and right-of-way acquisition projects for more than 15 years. The office of Leonel Garza Jr. & Associates LLC contains General Certified Appraisers and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

### EDUCATION

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

### LICENCES & CERTIFICATIONS

#### State Certified General Real Estate Appraiser

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

#### State Certified Property Tax Consultant

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

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

### PUBLIC & PROFESSIONAL SERVICE

#### 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)

#### City of McAllen Planning and Zoning Board (Chairman & Member)

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.

Hidalgo County Subdivision Advisory Board (Current Chairman & Member)

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

Hidalgo County Building Line of Adjustments Board (Current Chairman & Member)

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.

City of McAllen Traffic Board (Member)

Makes recommendations to the City Commission in order to reduce and eliminate traffic congestion and flow throughout the City.

The McAllen Palm City Lions Club (Member)

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. The club raises funds to feed 50-60 families throughout the City of McAllen every year.

City of McAllen Zoning Board of Adjustments and Appeals (Former Chairman & Former Member)

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.

City of McAllen Ambulance Advisory Committee (Former Vice Chairman & Former Member)

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

City of McAllen Building Board of Adjustments and Appeals (Former Member)

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.

Pharr Municipal Park Charter Committee (Former Member)

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.

## DEFINITIONS

The definitions included in this Addendum have been extracted, solely or in combination, from definitions and descriptions printed in:

The Uniform Standards of Professional Appraisal Practice 2013-2014 Edition (USPAP);

The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2010 (Dictionary);

The Appraisal of Real Estate, Thirteenth, Appraisal Institute, Chicago, Illinois, 2008 (Thirteenth Edition); and/or Appraisal

The act or process of developing an opinion of value; an opinion of value. (USPAP)