AGENDA
DRAINAGE DISTRICT
BOARD OF DIRECTORS
September 30, 2014
9:00 A.M.

NOTICE is hereby given in accordance with Chapter 551, Texas Government Code, that a REGULAR MEETING of the Drainage District #1 Board of Directors will be held at the Edinburg Council Chambers, 415 W. University Drive, Edinburg, Hidalgo County, Texas. Discussion and possible action relating to the following business will be transacted:

1. **Roll Call**

2. **Open Forum**

3. **Approval of Consent Agenda**

4. **AI-46319** Approval of Annual Report for the period of July 1, 2013 through June 30, 2014

5. **AI-46736** A.Public Hearing on the 2015 Proposed Budget
B.Discussion, consideration and action or changes, "if any" and the Adoption of the 2015 Annual Budget.
C.Approval to set salaries for District Employees and Travel Allowance for Board Members.
D.Adoption of the 2014 Tax Rate.

6. **AI-46732** Pursuant to correspondence received from The Lee Law Firm (on 09-25-14), awarded firm (but as yet no letter of engagement executed) for: Professional Legal Services for the Review and Report of the Agreement between Hidalgo County Drainage District #1 and Integ Corporation" requesting the HCDD#1 Board of Directors consider, discuss, accept and approve, deny or modify, the following language regarding term of service: no less than 30 days no more than 100 days in order to include in final document so as to execute and commence legal employment timeline.

7. **AI-46429** Request approval to process payment for the following invoices for services provided to District by Leonel Garza with authority for County Treasurer to issue payment after review and auditing procedures are completed:

A. Inv. no. 2508 in the amount of $1,125.00 for Appraisal report no. 3076-Project: _____ E. Nolana Loop (N/S), 0.35 miles East of South Cesar Chavez Drive, Hidalgo County, Texas. Owner: Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust.
B. Inv. no. 2401 in the amount of $600.00 for File No. 2260-Condemnation Hearing preparation-Parcel 1 Faysville Drain.

C. Inv. no. 2438 in the amount of $2,250.00 for Appraisal Report No. 2643-2012 Bond Referendum-Rural Drainage Development Pct.2-Minnesota Meadows Project- Parcel 7-E. Minnesota Rd. (N/S), 0.25 miles east of South Cesar Chavez Drive, Hidalgo County, TX Owner: J. Roberto Velado.

8. **AI-46727** A.) Requesting approval to purchase (2) 3M Mytouch time clocks from Graybar through the District's membership with Department of Information Resources DIR Contract No. DIR-SDD-1464; in the amount of $1,613.64.

2013 BOND SERIES
B.) Requesting approval to Extend Notice to Suspend Work with RDH Site & Concrete, LLC as it relates to Construction Contract No. HCDD1-14-010-05-06 "Pct. 2 Rural Drainage Development - Seminole Valley Subdivision Area Drainage Improvements" due to lead time to manufacture Concrete box culverts. Resumption of Work Effective October 13, 2014.

9. **AI-46749** General Fund
Request approval to issue manual check after review and audit procedures are completed for the following item:

Request for Payment no. 7 in the amount of $12,177.00 from Texas Cordia Construction, LLC related to HCDD1-Construction Contract no. 13-014-11-26 for the Alamo Expressway Drain/Border Crossing Improvements. PO#624009-R.

Request approval of Change Order No. 2 from Texas Cordia Construction, LLC related to HCDD1 Construction Contract no. 13-014-11-26 Alamo Expressway Drain/Border Crossing Improvements. Change Order is needed for final quantity adjustments and a decrease in the amount of $4,710.00.

10. **Closed Session:**
Board of Directors may go into Closed Session pursuant to Chapter 551, Texas Government Code, Sections 551.071 & 551.072 to discuss the following:

A. **Real Estate Acquisition**

B. **Pending and/or Potential Litigation**

11. **Open Session:**

A. **Real Estate Acquisition**

B. **Pending and/or Potential Litigation**

12. **Closed Session:**
Board of Directors may reconvene into Closed Session for the discussion regarding the agenda items listed

13. **Open Session:**
Board of Directors may reconvene into Open Session for the discussion regarding the agenda items listed

14. **Adjourn**

AI-46319 **4.**

DRAINAGE DISTRICT

Meeting Date: 09/30/2014

Submitted By: Monica Badillo, EXECUTIVE OFFICE

Department: EXECUTIVE OFFICE

Information

CAPTION

Approval of Annual Report for the period of July 1, 2013 through June 30, 2014

BACKGROUND

Form Review

Inbox	Reviewed By	Date
Budget & Management	Debbie Tamez	09/04/2014 08:31 AM
Final Approval	Monica Badillo	09/26/2014 05:04 PM

Form Started By: Monica Badillo Started On: 09/03/2014 04:57 PM

Final Approval Date: 09/26/2014

AI-46736 **5.**

DRAINAGE DISTRICT

Meeting Date: 09/30/2014

Submitted By: Claudette Guerrero, DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

A.Public Hearing on the 2015 Proposed Budget
B.Discussion, consideration and action or changes, "if any" and the Adoption of the 2015 Annual Budget.
C.Approval to set salaries for District Employees and Travel Allowance for Board Members.
D.Adoption of the 2014 Tax Rate.

BACKGROUND

Form Review

Inbox	Reviewed By	Date
Budget & Management	Veronica Ortiz	09/26/2014 11:29 AM
Final Approval	Monica Badillo	09/26/2014 05:04 PM

Form Started By: Claudette Guerrero Started On: 09/26/2014 10:43 AM

Final Approval Date: 09/26/2014

AI-46732 **6.**

DRAINAGE DISTRICT

Meeting Date: 09/30/2014

Submitted For: Valde Guerra, HCCC-EO **Submitted By:** Marty Salazar, PURCHASING DEPT.

Department: PURCHASING DEPT.

Information

CAPTION

Pursuant to correspondence received from The Lee Law Firm (on 09-25-14), awarded firm (but as yet no letter of engagement executed) for: Professional Legal Services for the Review and Report of the Agreement between Hidalgo County Drainage District #1 and Integ Corporation" requesting the HCDD#1 Board of Directors consider, discuss, accept and approve, deny or modify, the following language regarding term of service: no less than 30 days no more than 100 days in order to include in final document so as to execute and commence legal employment timeline.

BACKGROUND

Attachments

1

2

Form Review

Inbox	Reviewed By	Date
Purchasing Department	Marty Salazar	09/26/2014 12:39 PM
Budget & Management	Debbie Tamez	09/26/2014 01:29 PM
Auditor's Office	Monica Badillo	09/26/2014 05:04 PM

Form Started By: Marty Salazar Started On: 09/26/2014 09:53 AM

Final Approval Date: 09/26/2014

Zimbra **evangelina.garcia@co.hidalgo.tx.us**

Re: HCDD1-14-140-06-04-VYG-Professional Legal Services

From : Martha Salazar <martha.salazar@co.hidalgo.tx.us> Thu, Sep 25, 2014 03:08 PM
Subject : Re: HCDD1-14-140-06-04-VYG-Professional Legal Services
To : TheLeeFirmPC@theleefirm.com
Cc : Valde Guerra <valde.guerra@co.hidalgo.tx.us>, Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us>

Mr. Lee:
I see that you have proposed a timeline (second paragraph of your letter). I am awaiting direction as to placement of your proposed wording of no less than 30 but not more than 100 days. It will be up to HCDD#1 Board of Directors to accept or reject your timeline or modify something in between. But just want to clarify that time of employment of law firm would commence upon full execution by all parties of the final Letter of Engagement. I will notify you if your presence is needed at the Hidalgo County Board of Directors scheduled meeting of possibly 09-30-14.
Yours truly,
Marty Salazar

----- Original Message -----
From: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
To: TheLeeFirmPC@theleefirm.com
Cc: "Valde Guerra" <valde.guerra@co.hidalgo.tx.us>, "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
Sent: Thursday, September 25, 2014 12:43:11 PM
Subject: Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services

Hon. Michael Lee:
Could you propose a date or timeline that would accommodate your trial schedule in which the 30 day time frame would be possible? Or an alternative timeline. Please advise so as to present to Commissioners Court for their review and action.
Yours truly,
Marty Salazar
Hidalgo County Purchasing Agent

----- Forwarded Message -----
From: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
To: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>, "Valde Guerra" <valde.guerra@co.hidalgo.tx.us>
Sent: Thursday, September 25, 2014 12:10:18 PM
Subject: Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services

Marty/Valde;
Please see the response including the attached letter from The Lee Law Firm as submitted by the Honorable Michael Lee.

What will be the next step; please advise.

Thank you;

Vangie Y. Garcia, Contract's Manager
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 785339
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

----- Forwarded Message -----
From: "The Lee Firm PC" <TheLeeFirmPC@theleefirm.com>
To: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
Cc: "valde guerra" <valde.guerra@co.hidalgo.tx.us>, "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
Sent: Thursday, September 25, 2014 11:50:25 AM

Subject: HCDD1-14-140-06-04-VYG-Professional Legal Services

Re: HCDD1-14-140-06-04-VYG-Professional Legal Services

Ms. Garcia,

Attached please find correspondence dated September 25, 2014.

Michael S. Lee
The Lee Firm, A Professional Corporation
615 N. Upper Broadway, Suite 708
Corpus Christi, Texas 78401
Telephone: 361.882.4444
Facsimile: 361.882.7844
E-mail Reply to: theleefirmpc@theleefirm.com

Zimbra **evangelina.garcia@co.hidalgo.tx.us**

Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services

From : Martha Salazar <martha.salazar@co.hidalgo.tx.us> Thu, Sep 25, 2014 03:04 PM

Subject : Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services 1 attachment

To : Valde Guerra <valde.guerra@co.hidalgo.tx.us>, Monica Badillo <monica.badillo@co.hidalgo.tx.us>

Cc : Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us>, Darlene H. Betancourt <darlene.betancourt@co.hidalgo.tx.us>

Mr. Guerra:
Mr. Lee is proposing a different term (no less than 30 and not more than 100 days). I believe this is something that the Board of Directors needs to review, accept or reject. How do we handle it, do I submit an agenda item under County and Ms. Badillo moves to DD#1 or does DD#1 create the item (which I think may be a conflict). Let me know asap.
Thanks,
Marty

----- Forwarded Message -----
From: "The Lee Firm PC" <TheLeeFirmPC@theleefirm.com>
To: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
Cc: "valde guerra" <valde.guerra@co.hidalgo.tx.us>, "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
Sent: Thursday, September 25, 2014 11:50:25 AM
Subject: HCDD1-14-140-06-04-VYG-Professional Legal Services

Re: HCDD1-14-140-06-04-VYG-Professional Legal Services

Ms. Garcia,

Attached please find correspondence dated September 25, 2014.

Michael S. Lee
The Lee Firm, A Professional Corporation
615 N. Upper Broadway, Suite 708
Corpus Christi, Texas 78401
Telephone: 361.882.4444
Facsimile: 361.882.7844
E-mail Reply to: theleefirmpc@theleefirm.com

To Evangelina Garcia 09-25-14.pdf
27 KB

Zimbra **evangelina.garcia@co.hidalgo.tx.us**

Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services

From : Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us> Thu, Sep 25, 2014 12:10 PM

Subject : Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services 1 attachment

To : Martha Salazar <martha.salazar@co.hidalgo.tx.us>, Valde Guerra <valde.guerra@co.hidalgo.tx.us>

Marty/Valde;
Please see the response including the attached letter from The Lee Law Firm as submitted by the Honorable Michael Lee.

What will be the next step; please advise.

Thank you;

Vangie Y. Garcia, Contract's Manager
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 785339
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

----- Forwarded Message -----
From: "The Lee Firm PC" <TheLeeFirmPC@theleefirm.com>
To: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
Cc: "valde guerra" <valde.guerra@co.hidalgo.tx.us>, "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
Sent: Thursday, September 25, 2014 11:50:25 AM
Subject: HCDD1-14-140-06-04-VYG-Professional Legal Services

Re: HCDD1-14-140-06-04-VYG-Professional Legal Services

Ms. Garcia,

Attached please find correspondence dated September 25, 2014.

Michael S. Lee
The Lee Firm, A Professional Corporation
615 N. Upper Broadway, Suite 708
Corpus Christi, Texas 78401
Telephone: 361.882.4444
Facsimile: 361.882.7844
E-mail Reply to: theleefirmpc@theleefirm.com

To Evangelina Garcia 09-25-14.pdf
27 KB

THE LEE FIRM

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

615 N UPPER BROADWAY, SUITE 708
CORPUS CHRISTI, TEXAS 78401-0732
TELEPHONE: 361/882-4444

126 W MAIN , SUITE B
P O BOX 599 (MAIL)
KENEDY, TEXAS 78119
TELEPHONE: 830/583-0899

TOLL FREE: 800/580-4444
FAX: 361/882-7844
EMAIL: THELEEFIRMPC@THELEEFIRM.COM

MICHAEL S LEE
BOARD CERTIFIED
PERSONAL INJURY TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION

OF COUNSEL
PETER C. RUGGERO

REPLY TO CORPUS CHRISTI ADDRESS

September 25, 2014

Via E-mail – evangelina.garcia@co.hidalgo.tx.us

Evangelina Garcia
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 78539

Re: HCDD1-14-140-06-004-VYG
Professional Legal Services

Dear Ms. Garcia:

Unfortunately, THE LEE FIRM, A PROFESSIONAL CORPORATION, (The Lee Firm) cannot accept professional legal service employment wherein the legal work will be performed within 30 days. If The Lee Firm had been retained earlier when we initially started this process, it could have been done. However, due to my trial schedule for the fall season, this is not acceptable.

However, The Lee Firm is available and would perform the professional services for no less than 30 days, no more than 100 days from the date of commencement of professional legal employment.

Ms. Garcia, I look forward to hearing from you. Thank you for your courtesy.

Yours very truly,

Michael S. Lee

MSL/cm
cc: Valde Guerra
Via E-mail – valde.guerra@co.hidalgo.tx.us

Martha Salazar
Via E-mail – martha.salazar@co.hidalgo.tx.us

Zimbra **evangelina.garcia@co.hidalgo.tx.us**

Fwd: Letter of Engagement-Professional Legal Services-Review and Report of Integ Agreement

From : Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us> Thu, Sep 25, 2014 08:45 AM

Subject : Fwd: Letter of Engagement-Professional Legal Services-Review and Report of Integ Agreement 2 attachments

To : Martha Salazar <martha.salazar@co.hidalgo.tx.us>

Cc : Darlene H. Betancourt <darlene.betancourt@co.hidalgo.tx.us>

Good Morning Marty;
I have not received any response from the "The Lee Law Firm" on the notice of award I sent to him back on September 11, 2014 with a follow up on September 16,2014. I notified Mr. Lee of the thirty day term to be referenced in the letter of engagement that was prepared by the law firm as Commissioners Court took action pursuant to this term which was entailed in the requirements of the RFQ.

Commissioners Court approved the ranking with the approval to proceed with the negotiation process of a letter of engagement with this law firm on June 30, 2014. Then on September 9,2014, court approved the letter of engagement pursuant to the thirty day term to be included in the letter of engagement. This however has not been initiated by the law firm; they have not responded.

This project is pending; please advise as to what direction to take.

Thank you;

Vangie Y. Garcia, Contract's Manager
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 785339
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

----- Forwarded Message -----
From: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
To: "theleefirmpc" <theleefirmpc@theleefirm.com>
Cc: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>, "Valde Guerra" <valde.guerra@co.hidalgo.tx.us>, "Raul Lozano" <raul.lozano@co.hidalgo.tx.us>, "raul silguero" <raul.silguero@co.hidalgo.tx.us>, "Mona Parras" <mona.parras@co.hidalgo.tx.us>, "marcos lopez" <marcos.lopez@co.hidalgo.tx.us>, "Yolanda Chapa" <yolanda.chapa@co.hidalgo.tx.us>, "Lora Briones" <lora.briones@hcdd1.org>, "Godfrey Garza" <g.g@hcdd1.org>
Sent: Tuesday, September 16, 2014 4:37:45 PM
Subject: Fwd: Letter of Engagement-Professional Legal Services-Review and Report of Integ Agreement

Honorable Michael Lee;
I am following up on the requested information of the thirty (30) day term to be referenced on letter of engagement for said services. It is important to have the term referenced on the letter of engagement in order to proceed ahead with expediting of signatures and get this project going. At this time it is pending said request; please let me know what the status is.

I thank you in advance for any assistance to this.

Respectfully;

Vangie Y. Garcia

----- Forwarded Message -----
From: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
To: "theleefirmpc" <theleefirmpc@theleefirm.com>

Cc: "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>, "valde guerra" <valde.guerra@co.hidalgo.tx.us>, "Raul Lozano" <raul.lozano@co.hidalgo.tx.us>, "raul silguero" <raul.silguero@co.hidalgo.tx.us>, "mona parras" <mona.parras@co.hidalgo.tx.us>, "marcos lopez" <marcos.lopez@co.hidalgo.tx.us>, "Yolanda Chapa" <yolanda.chapa@co.hidalgo.tx.us>, "lora briones" <lora.briones@hcdd1.org>
Sent: Thursday, September 11, 2014 4:19:33 PM
Subject: Letter of Engagement-Professional Legal Services-Review and Report of Integ Agreement

Honorable Michael Lee;
Attached for your information is the agenda item with the minutes of the action taken by Hidalgo County Drainage District No. 1 Board of Directors for the above referenced project. However, I need your assistance regarding the letter of engagement not reflecting the duration of the term for this agreement. Item was approved pursuant to the thirty (30) day term as this was referenced under Section I-General Term & Conditions of the RFQ Packet (see attachment)which stipulates that "The term of engagement for a thirty (30) day period with Hidalgo County Drainage District's sole option to extend (if necessary) under same engagement fees, terms and conditions.

It is important that this be inserted in the document therefore, please revise and resend the document so that I may proceed in expediting for signatures.

Appreciate your assistance on this and please do not hesitate to call and/or contact me if you have any questions on this.

Respectfully;

Vangie Y. Garcia, Contract's Manager
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 78539
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

RFQ-LEGAL SERVICES.pdf
2 MB

AI#46245.pdf
103 KB

Zimbra **evangelina.garcia@co.hidalgo.tx.us**

Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services

From : Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us> Mon, Sep 08, 2014 11:26 AM

Subject : Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services 1 attachment

To : theleefirmpc <theleefirmpc@theleefirm.com>

Cc : valde guerra <valde.guerra@co.hidalgo.tx.us>, Martha Salazar <martha.salazar@co.hidalgo.tx.us>, Darlene H. Betancourt <darlene.betancourt@co.hidalgo.tx.us>

Honorable Lee;
As stated below, the agenda item is on tomorrow, Tuesday, September 9,2014, for discussion and action on the Best and Final Offer (BAFO) and Letter of Engagement for the above referenced project however, there is one final matter that I need confirmation by you. It's on the Letter of Engagement; there is no language on the documentation regarding the term of engagement as detailed under Section I of the RFQ. The term requirements state that the engagement is for a thirty (30) day period with Hidalgo County Drainage District' sole option to extend (if necessary) under same engagement fees, terms and conditions.

Please send your confirmation for clarification purposes of this request; appreciate your assistance on this.

Thank you;

Vangie Y. Garcia, Contract's Manager
Hidalgo County Drainage District No. 1
2812 S. Business Hwy. 281
Edinburg, Texas 78539
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

----- Forwarded Message -----
From: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
To: "The Lee Firm PC" <TheLeeFirmPC@theleefirm.com>
Cc: "valde guerra" <valde.guerra@co.hidalgo.tx.us>, "Martha Salazar" <martha.salazar@co.hidalgo.tx.us>
Sent: Friday, August 29, 2014 4:38:43 PM
Subject: Re: HCDD1-14-140-06-04-VYG-Professional Legal Services

Honorable Michael Lee;
An agenda item is scheduled for the next court date of Tuesday, September 9, 2014 for approval of the Best and Final Offer (BAFO) and Letter of Engagement for the above referenced project.

Attached for your review is the Exhibit C-Insurance Requirements that was included in the RFQ. I need for you to please forward as soon as possible the accord for the insurances as detailed in the exhibit naming Hidalgo County Drainage District No. 1 as additional insured and listed under "Certificate Holder". I will note on the agenda item that you have been informed and will be providing this information.

Appreciate your assistance on this and please let me know if there are any questions.

Thank you;

Vangie Y. Garcia, Contract's Manager
Hidalgo County Drainage District No. 1
2812 S. Business Hwy. 281
Edinburg, Texas 78539
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

----- Original Message -----
From: "The Lee Firm PC" <TheLeeFirmPC@theleefirm.com>
To: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
Cc: "valde guerra" <valde.guerra@co.hidalgo.tx.us>
Sent: Thursday, August 28, 2014 6:57:08 PM
Subject: HCDD1-14-140-06-04-VYG-Professional Legal Services

Re: Best and Final Offer-Negotiation Letter-HCDD1-14-140-06-04-VYG

Professional Legal Services

Ms. Garcia:

Attached please find correspondence dated August 28, 2014.

Michael S. Lee

The Lee Firm, A Professional Corporation

615 N. Upper Broadway, Suite 708

Corpus Christi, Texas 78401

Telephone: 361.882.4444

Facsimile: 361.882.7844

E-mail Reply to: theleefirmpc@theleefirm.com

MSL/cm

100208 UPDATED EXHIBIT C-PROFESSIONAL SVCS-ARCHITECTS-ENGINEERS-SURVEYOR INSURANCE & OTHER PROF. SVCS-REQ.pdf
647 KB

Zimbra **evangelina.garcia@co.hidalgo.tx.us**

Re: HCDD1-14-140-06-04-VYG-Professional Legal Services

From : Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us> Fri, Aug 29, 2014 04:38 PM

Subject : Re: HCDD1-14-140-06-04-VYG-Professional Legal Services 1 attachment

To : The Lee Firm PC <TheLeeFirmPC@theleefirm.com>

Cc : valde guerra <valde.guerra@co.hidalgo.tx.us>, Martha Salazar <martha.salazar@co.hidalgo.tx.us>

Honorable Michael Lee;
An agenda item is scheduled for the next court date of Tuesday, September 9, 2014 for approval of the Best and Final Offer (BAFO) and Letter of Engagement for the above referenced project.

Attached for your review is the Exhibit C-Insurance Requirements that was included in the RFQ. I need for you to please forward as soon as possible the accord for the insurances as detailed in the exhibit naming Hidalgo County Drainage District No. 1 as additional insured and listed under "Certificate Holder". I will note on the agenda item that you have been informed and will be providing this information.

Appreciate your assistance on this and please let me know if there are any questions.

Thank you;

Vangie Y. Garcia, Contract's Manager
Hidalgo County Drainage District No. 1
2812 S. Business Hwy. 281
Edinburg, Texas 78539
Email: evangelina.garcia@co.hidalgo.tx.us
Phone: 956-292-7000-Ext. 4856

----- Original Message -----
From: "The Lee Firm PC" <TheLeeFirmPC@theleefirm.com>
To: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
Cc: "valde guerra" <valde.guerra@co.hidalgo.tx.us>
Sent: Thursday, August 28, 2014 6:57:08 PM
Subject: HCDD1-14-140-06-04-VYG-Professional Legal Services

Re: Best and Final Offer-Negotiation Letter-HCDD1-14-140-06-04-VYG

Professional Legal Services

Ms. Garcia:

Attached please find correspondence dated August 28, 2014.

Michael S. Lee

The Lee Firm, A Professional Corporation

615 N. Upper Broadway, Suite 708

Corpus Christi, Texas 78401

Telephone: 361.882.4444

Facsimile: 361.882.7844

E-mail Reply to: theleefirmpc@theleefirm.com

MSL/cm

100208 UPDATED EXHIBIT C-PROFESSIONAL SVCS-ARCHITECTS-ENGINEERS-SURVEYOR INSURANCE & OTHER PROF. SVCS-REQ.pdf
647 KB

APPROVED

AI-46245 **8.**

DRAINAGE DISTRICT

Meeting Date: 09/09/2014

Submitted For: Martha L. Salazar, HC PA

Submitted By: Vangie Garcia, PURCHASING DEPT.

Department: PURCHASING DEPT.

Information

CAPTION

A. **For clarification purposes only** of the purchase order and account number as referenced on previous agenda item #45208 to be corrected; the correct funding account number is 14-110-433-006-43330; and

B. **Acceptance and approval** of the negotiated "Letter of Engagement" including a Best and Final Offer (BAFO) submitted by The Lee Law Firm for the provision of professional legal services for the review and report of the agreement between Hidalgo County Drainage District No. 1 and Integ Corporation thru RFQ NO: HCDD1-14-140-06-04-VYG.

BACKGROUND

Fiscal Impact

FISCAL YEAR: 2014 ACCOUNT #: 110-433-006-43330

FUNDS AVAILABLE? Y/N: MATCHING FUNDS? Y/N:

BUDGETARY IMPACT:

Funding account number provideded by HCDD1 Financial Officer.

Attachments

Letter of Engagement Documentation

Form Review

Inbox	Reviewed By	Date
Budget & Management	Debbie Tamez	09/02/2014 08:51 AM
Final Approval	Monica Badillo	09/05/2014 05:48 PM

Form Started By: Vangie Garcia Started On: 08/29/2014 01:29 PM

Final Approval Date: 09/05/2014

C. Requesting exemption from competitive bidding requirements, under Texas Local Government Code, Chapter 262, Section .024(a)(4): a professional service; (only if applicable or permitted)

D. Engage the firm of _____ for the Collection of Delinquent Taxes for Hidalgo County Drainage District No.1 with an initial term of _____ year(s) and/or _____ year(s) options to extend/renew (and to include a rate/fee of _____% with all other terms and conditions applicable with final review and approval as to form by legal counsel) with an effective date of 01-01-15. (only if applicable or permitted)

NO ACTION taken on Items A - D.

7. **AI-46385** Requesting authority to advertise and approval of either one of the following procurement options:

A. A RFQ (Request for Qualifications) procurement packet (i.e. qualifications, specifications/requirements, scope of services, grading criteria/scoring sheets and legal notices) as attached hereto with applicable action on any modifications, additions, deletions or changes to any part/section/terms/conditions/exhibits of the final packet (if opted by CC) ; OR,

B. A RFP (Request for Proposals) procurement packet (i.e. qualifications, specifications/requirements, scope of services, grading criteria/scoring sheets and legal notices) as attached hereto with applicable action on any modifications, additions, deletions or changes to any part/section/terms/conditions/exhibits of the final packet;

for: "Engagement of a Law Firm for the collection of Delinquent (Ad Valorem/Tax Collections and Related Services" for Hidalgo County Drainage District No. 1, including the re-advertising of project in the event no responses are received and/or are rejected and project is still required.

NO ACTION taken on Items A and B.

8. **AI-46245** A. **For clarification purposes only** of the purchase order and account number as referenced on previous agenda item #45208 to be corrected; the correct funding account number is 14-110-433-006-43330; and

On motion by COMMISSIONER PCT. 3, JOE M. FLORES, seconded by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., the Board made a UNANIMOUS vote of approval.

Vote: 5 - 0 - Unanimously

B. **Acceptance and approval** of the negotiated "Letter of Engagement" including a Best and Final Offer (BAFO) submitted by The Lee Law Firm for the provision of professional legal services for the review and report of the agreement between Hidalgo County Drainage District No. 1 and Integ Corporation thru RFQ NO: HCDD1-14-140-06-04-VYG.

Mr. Garza informed the Board that the this would be for a 30-day scope of work.

On motion by COMMISSIONER PCT. 3, JOE M. FLORES, seconded by COMMISSIONER PCT. 4, JOSEPH PALACIOS , the Board made a

UNANIMOUS vote of approval.

Vote: 5 - 0 - Unanimously

9. **AI-46298** A.) Requesting approval to accept bid and approval to award Construction Contract to Sole Bidder meeting all specified requirements for RFB No. HCDD1-14-025-08-15 "MISSION INLET ARCH CULVERT - ALUMINUM LINER PLATE RE-LINE" in the amount of $169,900.00 to Foremost Paving, Inc.

On motion by COMMISSIONER PCT. 3, JOE M. FLORES, seconded by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., the Board made a UNANIMOUS vote of approval.

Vote: 5 - 0 - Unanimously

B.) Requesting approval to accept Sole response received as "qualified" Title Report Services - "Pool" and approval of Professional Services Contract with South Texas Land Investigations on an "As Needed Basis".

Mr. Garza stated that the services would only include Title Reports, not Title Policies.

On motion by COMMISSIONER PCT. 3, JOE M. FLORES, seconded by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., the Board made a UNANIMOUS vote of approval.

Vote: 5 - 0 - Unanimously

2013 BOND SERIES

C.) Requesting approval to advertise for RFB No. HCDD1-14-027-10-08 "Civil Site Improvements for Hidalgo County Drainage District No.1 - North Main Drain Weir No. 1"

On motion by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., seconded by COMMISSIONER PCT. 3, JOE M. FLORES, the Board made a UNANIMOUS vote of approval.

Vote: 5 - 0 - Unanimously

D.) Requesting approval of Supplemental Agreement No. 1 to Work Authorization No. 14 with TEDSI Infrastructure Group, Inc. to add University of Texas Pan American to perform Water Sample Collection as it relates to the Delta Watershed Project. Increase in the amount of $75,987.00.

On motion by COMMISSIONER PCT. 1, A.C. CUELLAR, JR., seconded by COMMISSIONER PCT. 4, JOSEPH PALACIOS, the Board made a UNANIMOUS vote of approval.

Vote: 5 - 0 - Unanimously

E.) Requesting approval of Supplemental Agreement No. 1 to Agreement for Professional Services - Pct. 4 North Seminary Drainage with Quintanilla, Headley & Associates, Inc. to include Sub-Consultant Firm for construction materials observation and testing services.

On motion by COMMISSIONER PCT. 3, JOE M. FLORES, seconded by COMMISSIONER PCT. 4, JOSEPH PALACIOS, the Board made a UNANIMOUS vote of approval.

Zimbra **evangelina.garcia@co.hidalgo.tx.us**

Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services

From : Evangelina Garcia <evangelina.garcia@co.hidalgo.tx.us> Fri, Aug 29, 2014 08:27 AM

Subject : Fwd: HCDD1-14-140-06-04-VYG-Professional Legal Services 1 attachment

To : Martha Salazar <martha.salazar@co.hidalgo.tx.us>, Valde Guerra <valde.guerra@co.hidalgo.tx.us>

Good Morning;
Here's the response from "The Lee Law Firm" in connection to the fees submitted for the above referenced project. Do I proceed with the agenda item for next court date of September 9, 2014; so as to attach the necessary documentation.

Please advise.

Thank you

----- Forwarded Message -----
From: "The Lee Firm PC" <TheLeeFirmPC@theleefirm.com>
To: "Evangelina Garcia" <evangelina.garcia@co.hidalgo.tx.us>
Cc: "valde guerra" <valde.guerra@co.hidalgo.tx.us>
Sent: Thursday, August 28, 2014 6:57:08 PM
Subject: HCDD1-14-140-06-04-VYG-Professional Legal Services

Re: Best and Final Offer-Negotiation Letter-HCDD1-14-140-06-04-VYG

Professional Legal Services

Ms. Garcia:

Attached please find correspondence dated August 28, 2014.

Michael S. Lee

The Lee Firm, A Professional Corporation

615 N. Upper Broadway, Suite 708

Corpus Christi, Texas 78401

Telephone: 361.882.4444

Facsimile: 361.882.7844

E-mail Reply to: theleefirmpc@theleefirm.com

MSL/cm

THE LEE FIRM

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

615 N UPPER BROADWAY, SUITE 708
CORPUS CHRISTI, TEXAS 78401-0732
TELEPHONE: 361/882-4444

126 W MAIN, SUITE B
P O BOX 599 (MAIL)
KENEDY, TEXAS 78119
TELEPHONE: 830/583-0899

TOLL FREE: 800/580-4444
FAX: 361/882-7844
EMAIL: THELEEFIRMPC@THELEEFIRM.COM

MICHAEL S LEE
BOARD CERTIFIED
PERSONAL INJURY TRIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION

OF COUNSEL
PETER C. RUGGERO

REPLY TO CORPUS CHRISTI ADDRESS

August 28, 2014

Via E-mail – evangelina.garcia@co.hidalgo.tx.us

Evangelina Garcia
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 78539

Re: Best and Final Offer-Negotiation Letter-HCDD1-14-140-06-004-VYG
Professional Legal Services

Dear Ms. Garcia:

Receipt of your "Negotiation Letter" for a "Best and Final Offer (BAFO) for the HCDD1-14-140-06-04-VYG-Professional Legal Services" project is hereby acknowledged. **Unfortunately, THE LEE FIRM, A PROFESSIONAL CORPORATION (The Lee Firm), has already submitted its best "discounted" professional rates for professional legal services. Hopefully, the Hidalgo County Drainage District No. 1 will accept our proposal.**

Thank you for considering The Lee Firm. I am available to answer any further inquiries.

Have a nice day.

Yours very truly,

Michael S. Lee

MSL/cm
cc: Valde Guerra
Via E-mail – valde.guerra@co.hidalgo.tx.us

LETTER OF ENGAGEMENT FOR LEGAL SERVICES

RFQ No: HCDD1-14-140-06-04-VYG
Professional Legal Service in connection with the review and report for the agreement between Hidalgo County Drainage District No. 1 and Integ Corporation

This Agreement is made by and between Michael S. Lee/The Lee Firm, A Professional Corporation ("Attorney"), and Hidalgo County Drainage District No. 1 ("Client") to review and report for the agreement between Hidalgo County Drainage District No. 1 and Integ Corporation.

1. Scope of Services. The Attorney will provide legal services as requested by Client and accepted by Attorney on a case-by-case and matter-by-matter assignment. Attorney shall provide those legal services reasonably required to represent Client, and shall keep Client informed of the progress of the case or matter. In order to enable Attorney to render effective legal services, Client shall provide all facts and keep Attorney informed of all developments relating to the matter. Attorney must rely on the accuracy and completeness of the facts and information provided by Client. In addition, Attorney will provide legal services in reviewing all documents related to the contractual issues between Hidalgo County Drainage District No. 1 and Integ Corporation; review appropriate Texas case law, whether statutory and/or common law; conferences and meetings with Hidalgo County Drainage District No. 1 representatives; interviews and conferences with any subcontractors and/or other contractors involved in the project developments that are the subject of the issues between Hidalgo County Drainage District No. 1 and Integ Corporation; interview witnesses; provide appropriate legal opinions relating to same.

2. Fees. Hourly fees for legal services are based on the amount of time each lawyer or paralegal spends working on the Client's behalf multiplied by their respective hourly rate. Hourly rates vary among professionals depending on experience, level of expertise and market conditions. Hourly rates are reviewed annually and will be adjusted only with the Client's written consent. The fee structure accepted for this matter is stated in the attached Exhibit "A". Lead counsel and all attorneys and legal staff working on the assigned matter shall be identified in the attached fee structure.

3. Expenses. By engaging services from Attorney, Client authorizes third-party contracting necessary for representation on Client's behalf and such costs shall be reimbursed for actual costs as incurred as per schedule of costs attached as Exhibit "A", although this list may not be all inclusive. The Attorney will seek approval from Client for any individual expenses that are expected to exceed the sum of $500.00. Attorney shall also obtain Client's consent before retaining an outside investigator, consultant or expert witness.

4. Billing. The Client shall be billed monthly for fees, costs and expenses incurred (detailed in the attached Exhibit "A") and will reimburse firm for actual expenses incurred in connection with litigation. The Client shall also pay for the time the Attorney spends traveling, (when necessary). Hourly and/or timed billing shall be submitted in increments of one-tenth (1/10th) of an hour. No block billing shall be accepted. Each billing entry shall separately itemize the activity or task performed and the amount of corresponding time. All billing invoices are subject to review by the County Auditor as provided for under the Texas Local Government Code. Payment of billing invoices requires approval by the Hidalgo County Drainage District No. 1.

5. Termination. This agreement will terminate once the case or matter assigned is completely resolved/dismissed, or in the event the Client chooses to terminate the agreement in advance of completion, resolution or final dismissal of the matter, then upon written notice of termination.

6. Client approval is necessary for settlement. Attorney is authorized to engage in settlement negotiations if and when appropriate in their professional judgment. No settlement of any nature shall be made for any of the claims or causes of action of Client without the complete approval of Client. Upon Client approval, Attorney shall have full authority to sign papers or documents regarding settlement. This provision is subject to the terms and conditions of the policy of insurance that indemnifies Client for the claims in the above matter.

7. Entire Agreement. This Agreement contains the entire understanding and agreement between the parties with respect to its subject matter (*i.e.*, the review and report for the agreement between Hidalgo County Drainage District No. 1 and Integ Corporation) and supersedes any prior or contemporaneous written or oral agreements, representations or warranties between the parties herein.

8. Amendment. This Agreement may be amended only by written amendment with the approval of the Hidalgo County Drainage District No. 1 and their duly authorized agent or representative.

9. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Texas which law shall govern any actions arising hereunder. Any dispute arising hereunder shall be brought before a court of competent jurisdiction in Hidalgo County, Texas.

AGREED:

LAW FIRM:

The Lee Firm, A Professional Corporation

By: _____
Title: President
Address: 615 N. Upper Broadway, Suite 708
Corpus Christi, Texas 78401
Telephone: 361.882.4444
Fax: 361.882.7844
E-mail: theleefirmpc@theleefirm.com

Date: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: _____
Title: _____
Address: 2812 S. Business Hwy 281
Edinburg, Texas 78539

Exhibit "A"
SCHEDULE OF COSTS IN CONNECTION WITH LEGAL REPRESENTATION INVOLVING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND INTGEG CORPORATION

Attorney Fees:	**Hourly Rate**:
Attorneys:	See Attached
Legal Assistant:	See Attached

Legal Fees/Court Costs:

Filing Fees	Actual costs
Service of Process & Subpoenas	Actual costs
Mediation Fees	Actual costs
Legal Research Expenses	Actual costs (Lexis Nexis)
Depositions (Court Reporter & Video as appropriate)	Actual costs
Internet Search Fees	Actual costs
Witness Fees	Actual required by law
Expert Witness Fees	Actual costs
Hearing Transcript Fees (as appropriate)	Actual costs
Investigator Fees (as appropriate)	Actual costs

Travel Expenses:
Mileage Rate (IRS guidelines recommended) – Prevailing IRS Rate
Air Travel (most economical travel recommended) – Most economical taking into consideration travel time.
Hotel (most economical recommended – not to exceed $100.00 per day)
Meals (to be reimbursed only if traveling out of town – not to exceed $39.00 per day)

Office Expense:

Faxes	$1.25 per page
Copies	$ .30 per page
Binding	As charged by Texas Star Documents
Telephone (Long Distance only)	As charged by Foremost

Postage and Express Mail:

U.S. Mail	Actual costs
Express Mail	Actual costs
Other:	
Overnight Delivery	Actual costs

Itemized receipts must be provided for each expense.

Send billing to: Hidalgo County Drainage District No. 1
ATTN: Evangelina Garcia
Hidalgo County Purchasing Department
2812 S. Business Hwy. 281
Edinburg, Texas 78539
E-mail: Evangelina.garcia@co.hidalgo.tx.us

CHARGES FOR ATTORNEY FEES AND LEGAL ASSISTANT

Michael S. Lee Senior Attorney	$250.00 per hour
Peter C. Ruggero Senior Attorney Of Counsel	$250.00 per hour
Contract Senior Attorney/Of Counsel	$250.00 per hour
Contract Junior Attorney/Of Counsel	$200.00 per hour
Senior Paralegal	$125.00 per hour
Junior Paralegal	$100.00 per hour
Investigator	$100.00 per hour
Administrative Tasks	$75.00 per hour

AI-46429 **7.**

DRAINAGE DISTRICT

Meeting Date: 09/30/2014

Submitted By: Claudette Guerrero, DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

Request approval to process payment for the following invoices for services provided to District by Leonel Garza with authority for County Treasurer to issue payment after review and auditing procedures are completed:

A. Inv. no. 2508 in the amount of $1,125.00 for Appraisal report no. 3076-Project: _____ E. Nolana Loop (N/S), 0.35 miles East of South Cesar Chavez Drive, Hidalgo County, Texas. Owner: Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust.
B. Inv. no. 2401 in the amount of $600.00 for File No. 2260-Condemnation Hearing preparation-Parcel 1 Faysville Drain.
C. Inv. no. 2438 in the amount of $2,250.00 for Appraisal Report No. 2643-2012 Bond Referendum-Rural Drainage Development Pct.2-Minnesota Meadows Project- Parcel 7-E. Minnesota Rd. (N/S), 0.25 miles east of South Cesar Chavez Drive, Hidalgo County, TX Owner: J. Roberto Velado.

BACKGROUND

Attachments

Leonel Garza Inv#2508
Leonel Garza Inv#2401
09-03-2014-Email Requesting Verification of Services-Leonel Inv#2508 & 2401
Ck#15478-Leonel Garza & Associates 11-12-2013
Leonel Garza Inv#2438
06-30-14 Email Notice of Services Provided Outside PO Scope
Jose Ochoa Email_Inv#2401 Leonel Garza
Beverly's Inv#371098

Form Review

Inbox	Reviewed By	Date
Budget & Management	Debbie Tamez	09/19/2014 11:56 AM
Final Approval	Monica Badillo	09/26/2014 05:04 PM

Form Started By: Claudette Guerrero Started On: 09/10/2014 10:37 AM

Final Approval Date: 09/26/2014

Leonel Garza Jr. & Associates,LLC
1419 Dove Ste. 1
McAllen, TX 78504
Phone # 956-687-7295

TIN# 74-2948770

Invoice

Date	Invoice #
6/23/2014	2508

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1
SEP 02 2014
10:08 AM / PM
BY: Roxanne

Hidalgo County Drainage District
c/o Godfrey Garza
902 N Doolittle
Edinburg, Texas 78541

P.O. No.	Terms	Job
	Due on receipt	Bond referendum

Item	Office File#	Description	Rate	Amount
Right of Way	3076	2012 Bond Referendum Parcel 4-UPDATE Subject Location: E. Nolana Loop (N/S), 0.35 miles East of South Cesar Chavez Drive, Hidalgo County, Texas Owner: Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust	1,125.00	1,125.00

Total $1,125.00

Fax # 956-687-9236 leonel3@garza-associates.com

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: : E. Nolana Loop (N/S), 0.35 miles East of South Cesar Chavez Drive, Hidalgo County, Texas.	District: NA
Property Owner: Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust	ROW CSJ: NA
Address of Property Owner: 25 Park Central Drive, Rockwall, Texas 75087	Parcel: 4
Occupant's Name: Vacant	Federal Project No: NA
Whole: ☐ Partial: ☒ Acquisition	Highway: County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is $22,950 as of June 14, 2014, based upon my independent appraisal and the exercise of my professional judgment; on June 14, 2014 and December 10, 2013, (date)(s), I personally inspected in the field the property herein appraised; I afforded Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on February 25, 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 #2 until authorized by County officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

June 23, 2014
Date

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

District Reviewing Appraiser Date

Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County, under the direction of Hidalgo County Precinct No. 2 the Honorable County Commissioner Hector "Tito" Palacios. The part to be acquired is for the a project known as the 2012 Bond Referendum for a drainage canal project. The intended use of the report is to assist Hidalgo County Precinct No. 2, for future negotiations of acquiring a portion of said property as fee simple in the name of Hidalgo County. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Precinct No. 2 and may include governmental entities participating in the project. Jaime Salinas, Right of Way Agent shall be the project manager for this project under the direction of Hidalgo County Precinct 2. Mr. Salinas has a local office located at 300 W. Hall Acres Suite G, Pharr, Texas and can be contacted at (956) 787-1891.

Scope of the Assignment

By work order on behalf of the Hidalgo County, Hidalgo County Precinct 2, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by R. Gutierrez Engineering Corporation, Professional Engineers & Land Surveyors, Pharr, Texas. This report shall be an updated from a previous report dated March 19, 2014. Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue, Suite 1, McAllen, Texas. The office of Leonel Garza Jr. & Associates has been in operation for over 30 years of which Leonel Garza III, became owner of the family operation in 1998. Creating Leonel Garza Jr. & Associates LLC, Leonel Garza III specializes in right-of-way acquisition field for over 15 years. Various right-of-way projects have been performed in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County.

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

Purpose of the Appraisal Report

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

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate 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". 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." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate or easement, please feel free to contact Leonel Garza III at (956) 687-7295 or leonel3@garza-associates.com for further explanation.

Accessibility

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of November 22, 2013. In addition, the property was re-inspected from existing road right of way for purposes of this report. A copy of the certified letter is located within the addenda of this report. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection proceeded off-site along existing road right-of-way as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

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

Economic Unit Analysis

The subject property shall be analyzed based on the subject as a whole as indicated by survey provided by R. Gutierrez Corporation, Professional Engineers & Land Surveyors, dated October 29, 2013. Comparable sales are then located in the market area of which have a similar highest and best use and an overall similarity on size and location. This is performed in order to determine market value of the subject as a whole. Once the unit rate is indicated, then it shall be applied to the part to be acquired of which is a pro-rata part of the whole.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the gross land area to be acquired is 1.73 acres (75,358 square feet) and a net area of 1.69 acres (73,616 square feet). The proposed acquisition has approximately 30.00' lineal feet of frontage along the northern boundary of Nolana Road. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use as a residential use along the frontage of Nolana Road. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired (NET)	**1.69**	**Acres**
	73,616	**Square Feet**

Legal Description: Part To Be Acquired

A 1.73 acre tract of land out of the South 15.0 acres of the West 20.0 acre of Lot 15, Block 48, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo county, Texas. Said 15.00 acres is vested to Shirley J. Belew and Charles Craig Belew, as Co-Trustees (or the successors), of the Shirley J. Belew Family Trust dated December 3, 2008, and any amendments thereto by virtue of a Special Warranty Deed dated December 3, 2008, recorded in Document 1955793, Official Records of Hidalgo County, Texas.

Remainder

The remainder, before and after the acquisition, is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired. Based on the limited area to be acquired, the remainder before and after shall have a similar highest and best use and therefore, no diminution (damage) to the remainder is indicated.

Property Tax Data

The property tax assessment was reviewed online and can be accessed via www.hidalgoad.org. According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas, the subject property was indicated to be under the ownership of Perez, Jose L. & Anna M. Perez. This was found under the tax account 112659.

OWNER OF RECORD	SHIRLEY J & CHARLES C. BELEW OF THE SHIRLEY J. BELEW FAMILY TRUST
PROPERTY TAX IDENTIFICATION NO.	112937
IMPROVEMENT VALUE	$ 0
LAND VALUE	$257,250
AGRICULTURAL VALUE	$ 6,292
ASSESSED VALUE	$ 6,292
EXEMPTIONS	

General Site Assessment Statement

This appraiser has made an on-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. A survey of the remainder of the subject property was not provided or necessary due to the acquisition being a partial taking. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole, part to be acquired and the remainder before and after the acquisition. In addition, the subject property was observed to be generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property.

Utility Services

The subject is located in a region, which contains, potable water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Personal Property

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

Listing Status

Based on the on-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) months exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

LOCATION MAP OF SUBJECT PROPERTY



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW LINE.

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

County: Hidalgo **Eng13.001**
October 23, 2013

DRAINAGE: H.C.D.D. No. 1 – MINNESOTA MEADOWS SUBDIVISION AREA

Project Limits: FROM NOLANA LOOP ROAD TO NORTH OF MINNESOTA ROAD TO LJ DRAIN DITCH

FIELD NOTES FOR PARCEL - 4

Being a 1.73 acre tract of land out of the South 15.0 acres of the West 20.0 acres of Lot 15, Block 48, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said 15.00 acres is vested to Shirley J. Belew and Charles Craig Belew, as Co-Trustees (or their successors), of the Shirley J. Belew Family Trust dated December 3, 2008, and any amendments thereto by virtue of a Special Warranty Deed dated December 3, 2008, recorded in Document 1955793, Official Records of Hidalgo County, Texas. Said 1.73 acre of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle set at the Southwest corner of Lot 15, Block 48, Alamo Land and Sugar Company Subdivision also being the Southwest corner of the South 15.0 acres of the West 20.0 acres of Lot 15, Block 48, Thence South 81 degrees 35 minutes 00 seconds East, with the South line of Lot 15, Block 48, Alamo Land and Sugar Company Subdivision, a distance of 630.00 feet to a cotton picker spindle set; **Thence**, North 08 degrees 25 minutes 00 seconds East, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the North Right of Way line of Nolana Road for the most Southerly Southwest corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, continuing North 08 degrees 25 minutes 00 seconds East, parallel to the West line of said Lot 15, Block 48, a distance of 621.57 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for an interior corner of this tract of land;

THENCE, North 21 degrees 35 minutes 00 seconds West, with a clip, a distance of 14.89 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the North Right of Way and Easement line of a 25.00 foot Tennessee Gas Transmission Company, a Delaware Corporation (Volume 691, Page 202, D.R.H.C.) for an interior corner of this tract of land;

THENCE, North 81 degrees 54 minutes 01 seconds West, with the North Right of Way and Easement line said 25.00 foot Tennessee Gas Transmission Company, a Delaware Corporation, a distance of 127.56 to a No. 4 rebar set (with a plastic cap stamped RGEC) for the most Northerly Southwest corner of this tract of land;

THENCE, North 08 degrees 25 minutes 00 East, parallel to the West line of said Lot 15, Block 48, a distance of 336.30 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the South property line of Ricks Exploration, Inc. (as per Document No. 940346, O.R.H.C.) for the Northwest corner of this tract of land;

THENCE, South 81 degrees 35 minutes 00 seconds East, with the South property line of said Ricks Exploration, Inc. and the North property line of said South 15.0 acres, a distance of 165.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the Southeast property

corner of said Ricks Exploration, Inc. and the Northeast property corner of said South 15.0 acres for the Northeast corner of this tract of land;

THENCE, South 08 degrees 25 minutes 00 seconds West, with the East property line of said South 15.0 acres, a distance of 970.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the North Right of Way line of said Nolana Road for the Southeast corner of this tract of land;

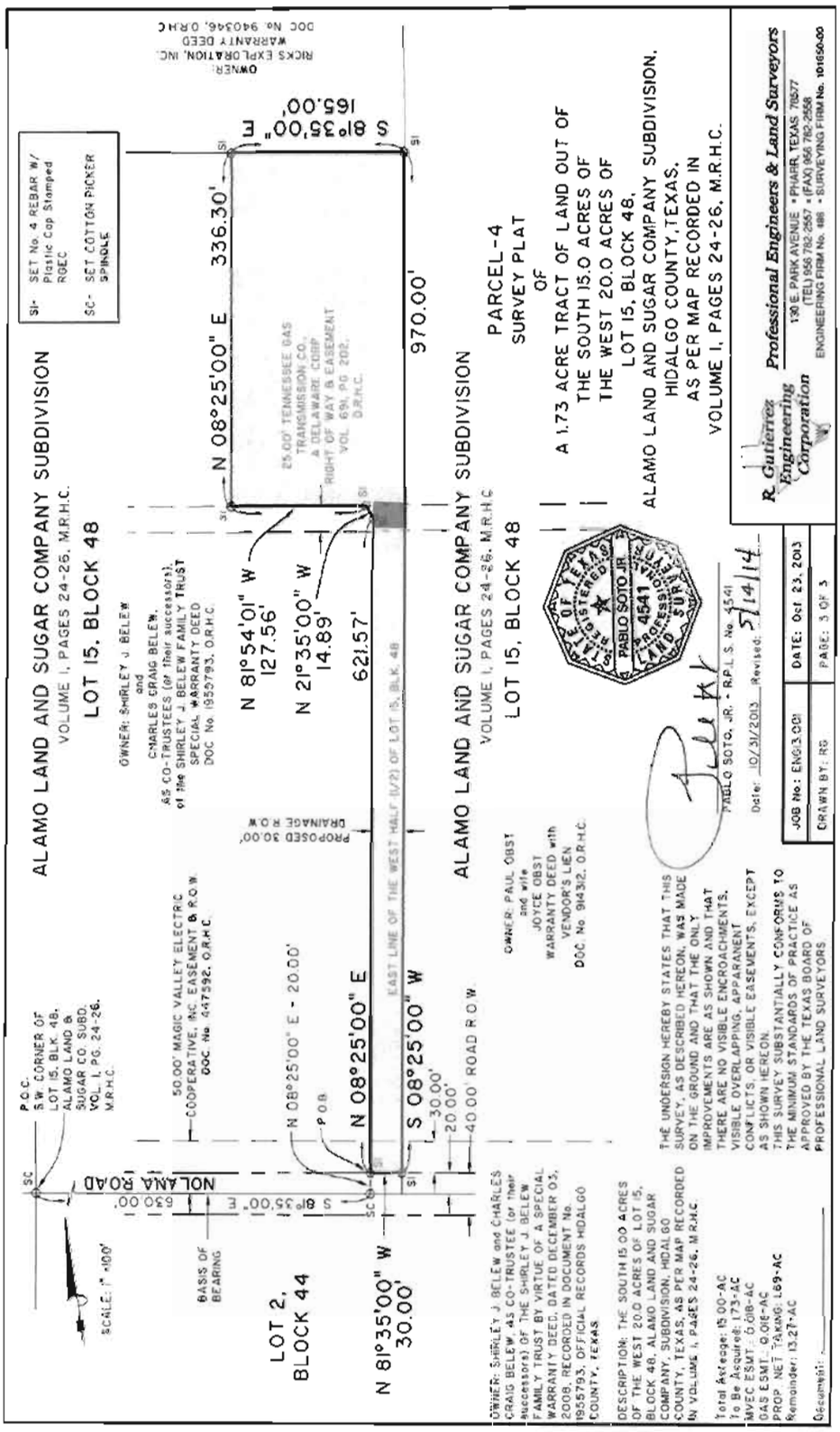
THENCE, North 81 degrees 35 minutes 00 seconds West, with the North Right of Way line of Nolana Road, a distance of 165.00 feet to the **POINT OF BEGINNING** and containing 1.73 acres of which 0.018 of an acre of land lies within a Magic Valley Electrical Cooperative, Inc. Easement & Right of Way (as recorded in document No. 447592, O.R.H.C.) and 0.018 of an acre of land lies within the Tennessee Gas Transmission Company, a Delaware Corporation Easement (as recorded in Volume 691, Page 202, D.R.H.C.) and leaving a **Proposed Net Taking of 1.69 acres** of land, more or less.

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

STATE OF TEXAS REGISTERED PABLO SOTO JR. 4541 PROFESSIONAL LAND SURVEYOR

Pablo Soto, Jr. – R.P.L.S. No. 4541
Date: 10-31-2013
Revise: 5/14/14

SURVEY OF PART TO BE ACQUIRED (Page 3 of 3)



YELLOW HIGHLIGHT = PART TO BE ACQUIRED
GREEN HIGHLIGHT = R.O.W. & GAS EASEMENT

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 4

Local Address: E. Nolana Loop (N/S), 0.35 miles east of South Cesar Chavez Drive, Hidalgo County, Texas.

Date Taken: June 14, 2014

Taken By: Leonel Garza III

Point which taken: Photo 1: Nolana Road
Photo 2: Existing access ROW

Looking: Photo 1: Northern View
Photo 2: Northwestern View



Photo 1

View of the proposed acquisition area and access drive of the subject property along the southeastern boundary on Nolana Road.



Photo 2

Another view of the proposed acquisition area along the eastern boundary of the subject property on an existing ROW.

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

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



Photo 3

Street view of Nolana Road along the southern boundary of the subject property. Subject is on the right side of the this photo.



Photo 4

Street view of Nolana Road along the southern boundary of the subject property.

DESCRIPTION OF PROPERTY:

The subject is an agricultural farm tract of which is located along the north side of East Nolana Loop in-between South Cesar Chavez Road and Alamo Road, in Hidalgo County, Texas. The subject property as a whole consists of 15.00 acres and has 660.00' lineal feet of frontage along the northern side of Nolana Loop. The property has two easements, the first is a 50.00' electric easement & ROW from Magic Valley Electric Cooperative, Inc. along the southern boundary of the subject property. The second, a 25.00' gas easement that bisects west/east along the center of the subject property from Tennessee Gas Transmission Company, a Delaware Corporation. Based on the off-site inspection of the subject property, it did not appear that any building or site improvements are located within the part to be acquired nor the remainder after. Therefore, the subject will be appraised as a vacant tract of land as per scope of the assignment. The scope of this assignment is to determine the market value of the part to be acquired as indicated by the survey provided by R. Gutierrez Engineering Corporation, Professional Engineers & Land Surveyors, Pharr, Texas. The area to be acquired shall consist of 30.00' lineal feet of frontage along Nolana Road, 165' lineal feet along the northern boundary of the subject property, a depth of 970' lineal feet on the east side and a depth of 336.30' lineal feet on the west side from the northern boundary of the subject property. The proposed acquisition area is indicated to be 1.73 acres (75,358 square feet). The property in question is currently owned in "fee simple" and therefore shall be valued at 100% of the market value determined by the Sales Comparison Approach "as vacant". This is performed in order to determine the unit market value (price per acre) of the part to be acquired by the County of Hidalgo as per 2012 Bond Referendum Rural Drainage Development program.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along East Nolana Loop is of single family residential developments and agricultural use properties. The subject properties market area can be defined by Trenton Road to the north, Earling Road to the south, North Alamo Road to the east and Cesar Chavez Road to the west. This appraiser has inspected the market area, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (4) four years. However, the market does appear to be rebounding throughout Hidalgo County.

SITE ANALYSIS

Five Year Sales History:
During the course of the appraisal, research was performed through the Hidalgo County Appraisal District to verify the current ownership of the subject property along with title information provided by the client. The property was transferred from Shirley J. Belew to Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust on December 3, 2008 and recorded under Warranty Deed Document No. 1955793 for an undisclosed consideration. A copy of the appraisal card and deed of the subject property is located in the Addenda of this report.

Legal Description:
The south 15.0 acres of the west 20.0 acres of Lot 15, Block 48, Alamo Land and Sugar Company, Subdivision, Hidalgo County, Texas, as per Map Recorded in Volume 1, Pages 24-26, M.R.H.C.

Legal Description: (Part to be Acquired)
A 1.73 acre tract of land out of the South 15.0 acres of the West 20.0 acre of Lot 15, Block 48, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo county, Texas. Said 15.00 acres is vested to Shirley J. Belew and Charles Craig Belew, as Co-Trustees (or the successors), of the Shirley J. Belew Family Trust dated December 3, 2008, and any amendments thereto by virtue of a Special Warranty Deed dated December 3, 2008, recorded in Document 1955793, Official Records of Hidalgo County, Texas.

Improvements:
During the off-site inspection of the subject property no building improvements were indicated within the part to be acquired. The subject remainder contains a single family residence with supporting site improvements. No damages are indicated for the remainder, however, several site improvements are located within the proposed acquisition and shall be itemized on page 5.0 of this report for purposes of determining compensation. These site improvements within the acquisition are valued based on their depreciated cost value. In the event site improvements must be re-established within the remainder, a cost to cure shall apply and be added to the total compensation calculated. In addition, any utilities located within the part to be acquired of which are affected by the acquisition, shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

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

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	Shirley J. Belew	Victor and Nora Davila Family Limited Partnership		Arlene Maes Cavazos and Rudolfo Cavazos		Larry Earl and Adonna Lynn Peacock	
Grantee	Shirley J. Belew and Charles Craig Belew, as Co-Trustee (or their successors) of the Shirley J. Belew Family Trust	Ramon Guajardo and Elizabeth Gutierrez		RB RGV LTD		Buena Tierra Holdings, LLC	
Date	December 3, 2008	November 4, 2013		October 31, 2011		September 18, 2012	
Sales Price	$ -	$ 228,000		$ 300,000		$ 734,506	
Unit Price	$ - / Acre	$ 11,692	/ Acre	$ 14,006	/ Acre	$ 15,999	/ Acre
Relative Location	Average	Similar	0%	Similar	0%	Similar	-15%
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Typical of Market	Similar	0%	Similar	0%	Similar	0%
Financing	Conventional	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water/Elec/Phone	Similar	0%	Similar	0%	Similar	0%
Frontage	Nolana Loop	Sioux Road	0%	NEC of Nolana and Val Verde Road	-20%	SEC of Minnesota Road and Val Verde Road	-20%
Size of Tract (Acre)	15.00 Acres	19.500 Ac	5%	21.420 Ac	5%	45.910 Ac	15%
Net Adjustments			5%		-15%		-20%
Indicated Unit Value		$ 12,277	/ Acre	$ 11,905	/ Acre	$ 12,799	/ Acre

Estimated Unit Value of Fee Simple Area		**$ 12,500**	**/ Acre**
Estimated Unit Value of Easement Area		**$ 6,250**	**/ Acre**
Estimated Value by Sales Comparison Approach *(Includes Part To Be Acquired Only)- Fee Land*	**(1.73 Acre x $12,500/Acre)**	**$ 43,313**	
Estimated Value by Sales Comparison Approach *(Includes Part To Be Acquired Only)- Encumbered Fee Land*	**(0.036 Acre x $6,250/Acre)**	**$ 225**	
Estimated Value by Sales Comparison Approach *(Includes Part To Be Acquired Only)- Easement Land*	**(0.018 Acre x $6,250/Acre)**	**$ 113**	
Estimated Value by Sales Comparison Approach *(Includes Part To Be Acquired Only)- Easement Land*	**(0.018 Acre x $6,250/Acre)**	**$ 113**	

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 Highway:
County: Hidalgo ROW CSJ: NA

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Victor and Nora Davila Family Limited Partnership
Grantee/Lessee: Ramon Guajardo and Elizabeth Gutierrez
Date: November 04, 2013
Recording Information: Document No.: 2454135
Key Map:
Address: E Sioux Road, San Juan, Hidalgo County, Texas
Zip Code: 78516
Legal Description: The West 10.00 acres, more or less, out of a 19.50 acre tract of land out of the East half of Lot 14, Block 43, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under Clerk's Document No. 956640, Official Records, Hidalgo County, Texas.
Confirmed Price: $228,000
Verified with: MLS No.: A161901S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 19.50 Acres (Gross) / 849,420 Sf
Unit Price as Vacant: $ 11,692 / Acre or $0.27/SF
Type Street: Paved – Sioux Road
Utilities: Electricity / Septic
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A
Unit Price as Improved: $ N/A
Condition and Functional Design: N/A
Current Use: Vacant Tract of Land
Highest & Best Use: Single Family Residential
Date of Inspection:
Zoning: N/A
Flood Plain: Zone "B"
Attach additional information as necessary.

Appraiser: Leonel Garza III (Typed, not signed)
June 23, 2014 Date

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 Highway:
County: Hidalgo ROW CSJ: NA

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Arlene Maes Cavazos and Rudolfo Cavazos
Grantee/Lessee: RB RGV, LTD
Date: October 31, 2011
Recording Information: Document No.: 2254395
Key Map:
Address: N Val Verde Road, Donna, Hidalgo County, Texas
Zip Code: 78537
Legal Description: 36.83 acres of land, out of Block 137 and 138, Hill-Halbert Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 1, Page 35, Map Records, Hidalgo County, Texas.
Confirmed Price: $300,000
Verified with: MLS No.: A140218S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 21.420 Acres / 933,055SF
Unit Price as Vacant: $ 14,006 / Acre or $0.32/SF
Type Street: Paved – Nolana Loop and Val Verde Road
Utilities: Electricity / Septic
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A
Unit Price as Improved: $ N/A
Condition and Functional Design: N/A
Current Use: Vacant Tract of Land
Highest & Best Use: Single Family Residential
Date of Inspection:
Zoning: N/A
Flood Plain: Zone "C"
Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)
June 23, 2014
Date

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 Highway:
County: Hidalgo ROW CSJ: NA

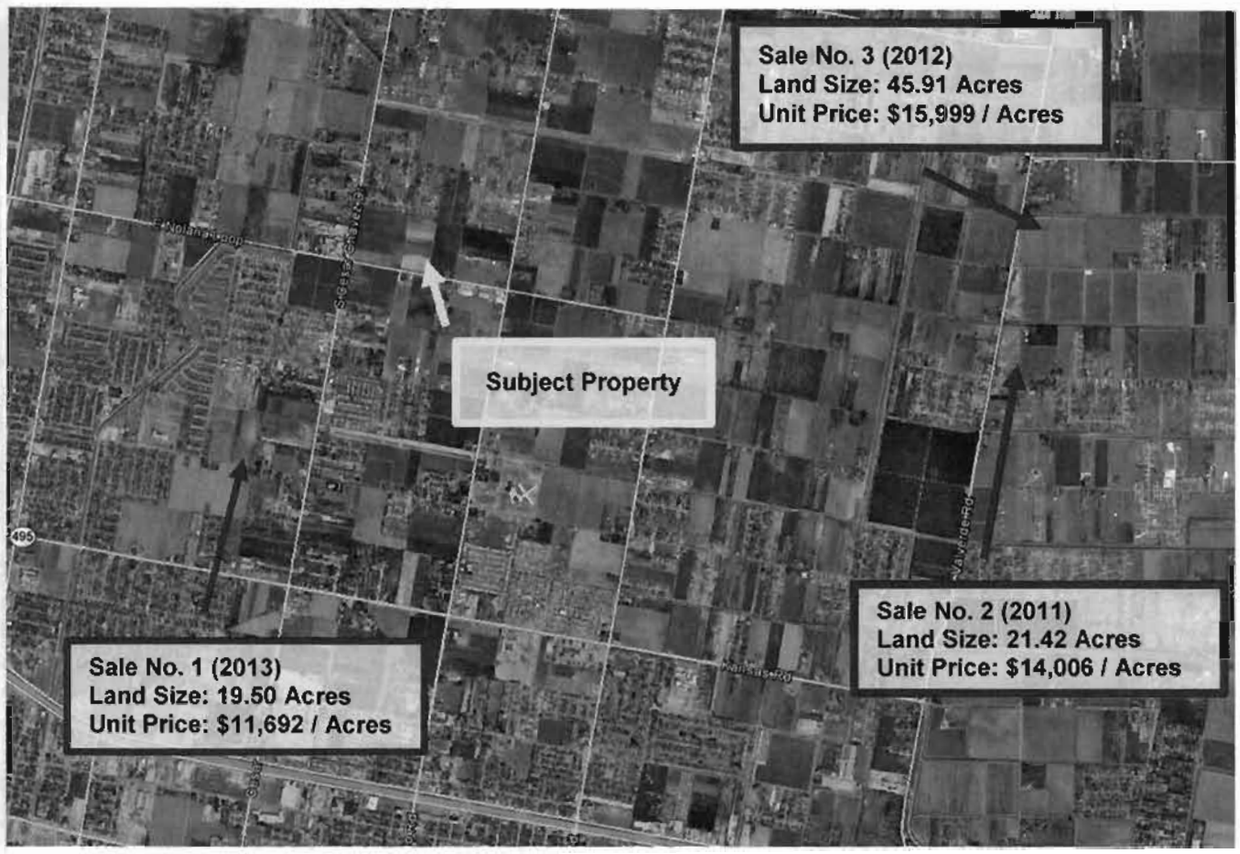
Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Larry Earl Peacock and Adonna Lynn Peacock
Grantee/Lessee: Buena Tierra Holdings, LLC
Date: September 18, 2012
Recording Information: Document No.: 2343226
Key Map:
Address: Minnesota Road, Donna, Hidalgo County, Texas
Zip Code: 78537
Legal Description: 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.
Confirmed Price: $734,506
Verified with: MLS No.: A150245S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 45,910 Acres / 1,999,840 SF
Unit Price as Vacant: $15,999 / Acre or $0.37/ SF
Type Street: Paved – Minnesota Road
Utilities: Electricity / Septic
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A
Unit Price as Improved: $ N/A
Condition and Functional Design: N/A
Current Use: Vacant Tract of Land
Highest & Best Use: Single Family Residential
Date of Inspection:
Zoning: N/A
Flood Plain: Zone "C"
Attach additional information as necessary.

Appraiser: Leonel Garza III (Typed, not signed)
June 23, 2014
Date

COMPARABLE SALES MAP



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar overall highest and best use and located in similar market areas. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past three years. However, the three sales selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts.

After reviewing the comparable sales selected, an unadjusted unit range of market value of $11,692 per acre to $15,999 per acre was indicated. After adjustments were made in paired sales analysis of the comparable to the subject property, an adjusted range of market value of $11,905 per acre to $12,799 per acre was determined. Based on the existing developments and surrounding land use within the immediate market area and the current trends in Northside Village Mobile Home Subdivision, a unit value near the mid-range is selected; $12,500 per acre.

As for the portion of the part to be acquired of which is encumbered by a 50' foot Magic Valley Electric Cooperative Easement and a 25' Tennessee Gas Transmission Company Easement. As such, a 50% downward adjustment of the fee simple unit rate is applied for the existing easement area only. The purpose of such adjustment is to account for the division of ownership held by both the owner of record and the easement holder. The easement holder controls said portion of land as there are restrictions as to the use of said property for the construction, repair and installation of utility lines.

Calculation For Part To Be Acquired

Fee Simple Unit Value	$12,500 /Acre
Easement Value ($13,500/Acre x 50%)	$ 6,250 /Acre

ESTIMATED VALUE OF ACQUISITION

Land:	**1.730 Acre**	**@**	**$**	**12,500**	**Per Acre Fee Simple**	**$**	**21,625**
	0.036 Acre	**@**	**$**	**6,250**	**Per Acre Encumbered Fee**	**$**	**225**
	0.018 Acre	**@**	**$**	**6,250**	**Per Acre MVEC Easement**	**$**	**113**
	0.018 Acre	**@**	**$**	**6,250**	**Per Acre Gas Easement**	**$**	**113**

Improvements:	(1) Mexican Palm ($875/Each)	**$**	**875**
		$	**-**
		$	**-**
	Total Improvements	**$**	**875**

TOTAL ESTIMATED VALUE	**$**	**22,950**
Cost To Cure Damages	**$**	**-**
Estimated Total Compensation	**$**	**22,950**

Source of Cost Schedule: Marshall Valuation Service created by Marshall & Swift and local cost estimates

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed

Certification of Appraisal

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

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

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

Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable,. but no warranty is given for its accuracy.

5. All engineering is assumed to be correct The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

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

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

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

General Limiting Conditions:

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

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

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

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

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

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

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

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

QUALIFICATIONS OF APPRAISER – LEONEL GARZA III

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years. Leonel Garza III continued the family business since 1998, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

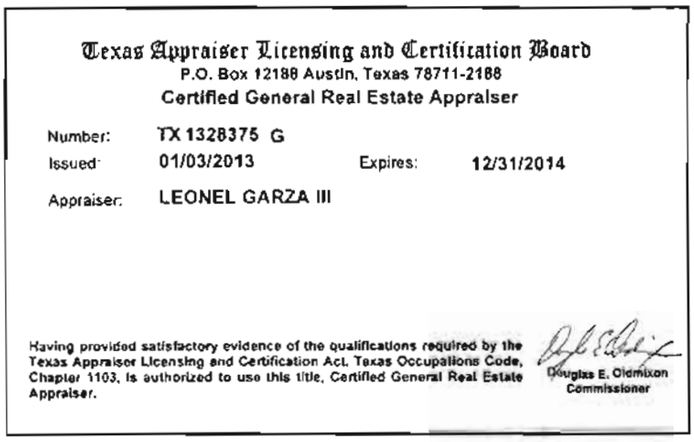
Education

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

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014 (Active)

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



Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1328375 G
Issued: 01/03/2013 Expires: 12/31/2014
Appraiser: LEONEL GARZA III

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

Douglas E. Oldmixon
Commissioner

Public Service Organizations

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

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

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

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

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

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

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

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

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

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee
Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

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

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

Member of The McAllen Palm City Lions Club
Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2005 & 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

Other Work Experience

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

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

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

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

Paul A. Gibson

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

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

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

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services
1419 Dove, Suite 1 - McAllen, Texas 78504
(956) 687-7295 (24 hour answering service) Fax (956) 687-9236
Email: leonel3@garza-associates.com

November 22, 2013

Project: 2012 Bond Referendum Rural Drain

Parcel No. 4
Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust
25 Park Central Drive
Rockwall, Texas 75087

To Whom It May Concern:
Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Drainage District No. 1 to appraise various properties for the expansion of a proposed drain ditch to be known as the "2012 Bond Referendum Rural Drain Ditch. The project extends from Sioux Road to Owassa Road between Alamo Road and Cesar Chavez Road in Hidalgo County, Texas.

Attached is a survey of the easement to be acquired. This office is requesting verbal or written permission to inspect the subject property at the earliest date possible in order to locate the part to be acquired and photograph the area. We would like to extend the opportunity to meet with our office, on-site, in order to further explain the project and the purpose of the appraisal report.

The Hidalgo County Drainage District No. 1 along with the County of Hidalgo Precinct No. 2 Right of Way Agents shall be negotiating the purchase of this portion of your property. As per the Hidalgo County Appraisal District (www.hidalgoad.org) it is indicated that the subject property is in the name of Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust . If you or your representative wish to meet with our office to discuss the purpose of the appraisal and join us for an on-site inspection of your land, contact our office at (956) 687-7295 or leonel3@garza-associates.com. I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. If this letter does not pertain to you and or you have sold said property, please notify our office as soon as possible so that the proper owner can be notified of the project.

With this letter I request permission to perform an on-site inspection and photograph your property. If access is restricted by a perimeter fence or gate, the inspection shall remain off-site along existing road right of way or existing drainage easements in the area. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible. Thank you.

Sincerely,

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

Cc: Hidalgo County Precinct No. 2
Jaime Salinas / Guadalupe Rodriguez, Right of Way Agents
Office (956) 787-1891
300 West Hall Acres, Suite G
Pharr, Texas 78577

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

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Requested label is archived.
Restore Archived Details ›

Product & Tracking Information

Available Actions

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
December 8, 2013, 11:21 am	Notice Left	ROCKWALL, TX 75087

Track Another Package

What's your tracking (or receipt) number?

Track It

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FOIA ›
No FEAR Act EEO Data ›

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HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 112937 BELEW SHIRLEY J & CHARLES C for Year 2013

Property

Account

Property ID:	112937	Legal Description:	ALAMO LAND & SUGAR CO W660 - S990' LOT 15 BLK 48 14.70 AC
Geographic ID:	A1800-00-048-0015-03	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

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

Owner

Name:	BELEW SHIRLEY J & CHARLES C	Owner ID	709189
Mailing Address:	SHIRLEY J BELEW FAMILY TRUST 25 PARK CENTRAL DR ROCKWALL, TX 75087-7401	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$257,250	$6,292
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$257,250	
(–) Ag or Timber Use Value Reduction:	–	$250,958	
(=) Appraised Value:	=	$6,292	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$6,292	

Taxing Jurisdiction

Owner: BELEW SHIRLEY J & CHARLES C
% Ownership: 100.0000000000%
Total Value: $257,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$6,292	$6,292	$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	$6,292	$6,292	$6.02
FD4	EMS DIST #04	0.026700	$6,292	$6,292	$1.68
GHD	HIDALGO COUNTY	0.590000	$6,292	$6,292	$37.12
JCC	SOUTH TEXAS COLLEGE	0.150000	$6,292	$6,292	$9.44
R14	ROAD DIST 14	0.000000	$6,292	$6,292	$0.00
SFA	FSJA ISD	1.359200	$6,292	$6,292	$85.52
SST	SOUTH TEXAS SCHOOL	0.049200	$6,292	$6,292	$3.10
	Total Tax Rate:	2.270800			

Taxes w/Current Exemptions:	$142.88
Taxes w/o Exemptions:	$142.88

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	14.7000	640332.00	0.00	0.00	$257,250	$6,292

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$0	$257,250	6,292	6,292	$0	$6,292
2012	$0	$257,250	6,130	6,130	$0	$6,130
2011	$0	$257,250	5,895	5,895	$0	$5,895
2010	$0	$257,250	5,939	5,939	$0	$5,939
2009	$0	$257,250	6,159	6,159	$0	$6,159
2008	$0	$257,250	6,159	6,159	$0	$6,159
2007	$0	$257,250	5,865	5,865	$0	$5,865
2006	$0	$257,250	5,880	5,880	$0	$5,880
2005	$0	$147,000	5,939	5,939	$0	$5,939
2004	$0	$147,000	5,880	5,880	$0	$5,880
2003	$0	$147,000	5,865	5,865	$0	$5,865

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/18/2008 12:00:00 AM	SWD	SPEC W/D	BELEW SHIRLEY J	BELEW SHIRLEY J &			1955793
2	11/24/1999 12:00:00 AM	DEED	DEED	BELEW SHIRLEY J	BELEW SHIRLEY J			825613
3	9/7/1993 12:00:00 AM	CONV	CONVERSION	BELEW CHARLES R	BELEW SHIRLEY J			23055C

Tax Due

1955793

NOTICE OF CONFIDENTIALITY RIGHTS: **If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.**

SPECIAL WARRANTY DEED

[15 acre tract]

DATE:	December 3, 2008
GRANTOR:	**Shirley J. Belew**
GRANTOR'S MAILING ADDRESS:	3033 Oak Drive Rockwall, Rockwall County, Texas 75087
GRANTEE:	**Shirley J. Belew** and **Charles Craig Belew**, as Co-Trustees (or their successors), of the **Shirley J. Belew Family Trust** dated December 3, 2008, and any amendments thereto
GRANTEE'S MAILING ADDRESS:	3033 Oak Drive Rockwall, Rockwall County, Texas 75087
CONSIDERATION:	TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All of Grantors' right, title and interest in and to that certain property situated in Hidalgo County, Texas, described as follows, to-wit:

> All that certain 20.00 acres, more or less, in the Alamo Land and Sugar Company Subdivision, Lot 15, Block 48, more fully described in the Warranty Deed to the Veternas Land Board dated December 31, 1962, recorded in Volume 1052, Page 69, Deed Records of HIDALGO County, Texas; and further described in that Contract of Sale and Purchase dated December 31, 1962, recorded in Volume 1052, Page 71, Deed Records of HIDALGO County, Texas, less and except the real property described in the Warranty Deed between **Shirley J. Belew**, as Grantor, and **Ricks Exploration, Inc.**, as Grantee, dated January 11, 2001, recorded in Document Number 940346, on February 2, 2001, Deed Records of HIDALGO County, Texas, a copy of which is attached hereto as Exhibit "A."

RESERVATIONS FROM CONVEYANCE:

None.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of Hidalgo County; and taxes for 2008, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Shirley J. Belew

Shirley J. Belew

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on December 3rd, 2008, by **Shirley J. Belew.**



(SEAL)

Paula Kay Fleming
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jordan, Houser & Flournoy, LLP
10000 North Central Expressway, Suite 800
Dallas, Texas 75231

940346

WARRANTY DEED

Date: January 11, 2001

Grantor: Shirley J. Belew

Grantor's Mailing Address (including county):
3033 Oak Drive
Rockwall (Rockwall), Texas 75087

Grantee: Ricks Exploration, Inc.

Grantee's Mailing Address:
3000 Oklahoma Tower
210 Park Avenue
Oklahoma City, Oklahoma 73120

Consideration: Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged

Property: Situated in Hidalgo County, Texas, the surface only of the Property described in Exhibit "A" which is attached and made a part of this Deed

Reservations from and Exceptions to Conveyance and Warranty:

1. This is a conveyance of the surface only of the Property, all oil, gas and other minerals being excepted and reserved by Grantor.

2. SUBJECT TO roll back taxes, if any, assessed due to change in land use by Grantee.

3. Subject to Oil, Gas and Mineral Leases, dated November 15, 1966, recorded in Volume 312, Page 817, Oil and Gas Records, dated October 15, 1996, recorded under Document #647919, and dated August 25, 1999, recorded under Document #824036, Official Records, Hidalgo County, Texas.

4. Subject to Oil, Gas and Mineral Lease dated March 4, 1999, recorded under Document #773520 and corrected under Document #819759, and unitized in instrument recorded under Document #888450, Official Records, Hidalgo County, Texas.

5. Subject to easement for right-of-way granted to Tennessee Gas Transmission Company as recorded in Volume 691, Page 202, Deed Records, and amended under Document #872815, Official Records, Hidalgo County, Texas.

6. Subject to easement for right-of-way granted to Tennessee Gas Transmission Company as recorded in Volume 963, Page 493, Deed Records, Hidalgo County, Texas.

EXHIBIT
A

7. Subject to easement granted to Hidalgo County Irrigation District No. 2 as recorded in Volume 2285, Page 962, Official Records, Hidalgo County, Texas.

8. Subject to any portion of the Property lying within canal right-of-way.

9. Subject to Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 2.

10. Subject to easements and reservations as may appear upon the recorded map and dedication of the subdivision.

11. Subject to easements, or claims of easements, which are not recorded in the public records.

12. Subject to surface (farming) lease in favor of Paul Obst Farm.

13. Grantor has executed this Deed and granted, bargained, sold, set over, assigned, transferred, delivered and conveyed the Property, and Grantee has accepted this Deed and purchased the Property without any easement, express or implied, by necessity or otherwise, on or across Grantor's adjoining property, it being the intention of Grantor and Grantee to expressly negate and exclude all rights or claim of rights in favor of Grantee with respect to any such easement. Grantor and Grantee agree that ingress and egress to and from the Property shall be by way of other lands and not by way of lands owned by Grantor.

14. Grantor has executed this Deed and granted, bargained, sold, set over, assigned, transferred, delivered and conveyed the Property, and Grantee has accepted this Deed and purchased the Property, AS IS, WHERE IS, WITH ALL FAULTS and without any warranties of whatsoever nature, express or implied, it being the intention of the Grantor and Grantee to expressly negate and exclude all warranties (except the special warranty of title set forth with respect to the Property), including, without limitation, warranties of merchantability for any particular purpose or use or habitability. Grantor has made no, and hereby disclaims all, representations and warranties, express or implied, in respect to the condition of the Property or the use which may be made of it, including, without limitation, (A) the physical condition of the Property, (B) the soil conditions existing at the Property for any particular purpose or development potential, (C) the nature or quality of the construction, structural design and/or engineering of the improvements, (D) the quality of labor and materials included in the improvements, (E) the presence or absence of any hazardous substance or matter in or on the improvements or the Property, and (F) compliance of the improvements or Property with applicable laws,

regulations, or other governmental requirements including any laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to health or the environment in effect in any and all jurisdictions in which the Property is located, and by acceptance of the Deed, Grantee affirms that the conveyance of the Property is without warranty, except for the warranty of title expressly set out in this Deed.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Shirley J. Below

(Acknowledgment)

THE STATE OF TEXAS *
County of Rockwall *

This instrument was acknowledged before me by Shirley J. Below on the 11th day of January, 2001.

R. J. HALL
Notary Public, State of Texas
My Commission Expires 09-18-01

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Ricks Exploration, Inc.
3000 Oklahoma Tower
210 Park Avenue
Oklahoma City, Oklahoma 73120

3

Exhibit "A"

A tract of land out of the West 20 acres of Lot 15, Block 48, Alamo Land and Sugar Company Subdivision of Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas, and described in deed from the Veterans Land Board of Texas to Shirley J. Belew, recorded under Document #825613, Public Records of Hidalgo County, Texas, and being 5.00 acres described in metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of the 20 acre tract, in the South line of the Minnesota Meadows Unit No. 2 Subdivision described in Volume 30, Page 137, Map Records of Hidalgo County, Texas, in the North line of Lot 15 and in the South line of Lot 10, Block 48, Alamo Land and Sugar Company Subdivision, for the Northeast corner of this tract;

THENCE, South 08° 45' 00" West, with the East line of the 20 acre tract and the East line of this tract, a distance of 330.00 feet to a 5/8 inch iron rod set for the Southeast corner of this tract;

THENCE, North 81° 13' 44" West, with the South line of this tract, a distance of 660.00 feet to a 5/8 inch iron rod set in the West line of Lot 15, the East line of Lot 16, being the East line of the North 1/2 of Lot 16, Block 48, Alamo Land and Sugar Company Subdivision, in the name of Jean Windbigler and Paul Windbigler, as described in deed recorded in Volume 2480, Page 185, Deed Records of Hidalgo County, Texas, for the Southwest corner of this tract;

THENCE, North 08° 45' 00" East, with the West line of the 20 acre tract, the West line of Lot 15, and the East line of the North 1/2 of Lot 16, a distance of 330.00 feet to a 5/8 inch iron rod set at the Northwest corner of the 20 acre tract, at the Northwest corner of Lot 15, at the Northeast corner of Lot 16, and the Southwest corner of Lot 10, and at the Southeast corner of Lot 9, Block 48, for the Northwest corner of this tract;

THENCE, South 81° 13' 44" East, with the North line of the 20 acre tract and of Lot 15, with the South line of Lot 10 and the South line of the Minnesota Meadows Unit No. 2 Subdivision, a distance of 660.00 feet to the POINT OF BEGINNING, and containing 5.00 acres of land, more or less.

Bearings are based on the West line of Lot 14, Block 47, Alamo Land and Sugar Company Subdivision, between a Spike found at the Southwest corner and a 1/2 inch iron rod found at the Northwest corner as called for in Document #625572, Official Records of Hidalgo County, Texas, being North 08° 45' East with a called distance of 1320.00 feet and a found distance of 1319.91 feet.

End of Exhibit "A"

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Feb 02,2001 at 02:26P

As a Recording

Document Number: 948346
Total Fees : 15.00

Receipt Number - 326622
By,
Anna Smith, Deputy

July 3, 2012
Parcel 4

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 4

Description of a 1.825 acre (79,506 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, being out of that certain 25.5 acre tract, conveyed to LSH Partners, ltd., recorded in Document No. 852514 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 1.825 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found at the northwest corner of said 35.00 acre tract and the southwest corner of the Tamarron Estates Subdivision, recorded in Volume 31, Page 113 (M.R.H.C.), Texas, also being on the east boundary line of said 25.5 acre tract conveyed to LSH Partners ltd., recorded in Document No. 852514 (O.R.H.C.), Texas;

THENCE, South 08°47'02" West, along the common boundary line of that certain 35.00 acre tract, conveyed to Bison Oilfield Tools, Inc., recorded in Document No. 1154913 (O.R.H.C.), Texas and said 25.5 acre tract, a distance of 327.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the **POINT OF BEGINNING** of the herein described parcel, and having surface coordinate of X=1,100,108.80, Y=16,672,728.55, being 50.00 feet left of and perpendicular to proposed baseline station PT 135+04.28;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, South 08°47'02" West, along the common boundary line of said 25.5 acre tract and said 35.00 acre tract, a distance of 180.0 feet to a 5/8 inch iron rod with cap set at the northeast corner of that certain 2.83 acre tract conveyed to Roberto Salinas et ux, recorded in Document No. 1929531 (O.R.H.C.), Texas, for the southeast corner of the herein described parcel;

THENCE, North 81°09'48" West, along the common boundary line of said 25.5 acre tract and said 2.83 acre tract at a distance of 233.09 feet pass a 1/2 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 2.83 acre tract conveyed to Santos Salinas, et al, recorded in Document No. 2148391 (O.R.H.C.), Texas, at a distance of 466.90 feet pass a 1/2 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 (O.R.H.C.), Texas continuing for a total distance of 700.51 feet to a 1/2 inch iron rod found at the common corner of said 25.5 acre tract and said 2.83 acre tract and also being on the east boundary line of that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District public Facilities Corporation, recorded in Document No. 655045 (O.R.H.C.), Texas, for the southwest corner of the herein described parcel;

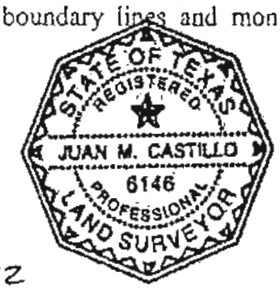
THENCE, North 08°47'09" East, along the common boundary line of said 25.5 acre tract and said 21.635 acre tract, a distance of 110.00 feet to a 5/8 inch iron rod with cap set, for the northwest corner of the herein described parcel;

THENCE, South 81°09'48" East, across said 25.5 acre tract, along the proposed north line of the Faysville Drain Ditch, a distance of 630.51 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

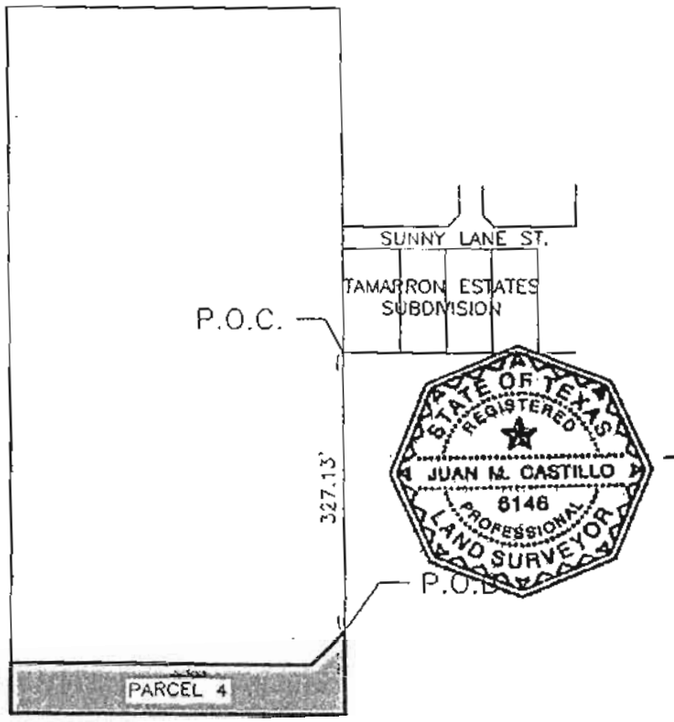
THENCE, North 53°48'37" East, continuing along the proposed Faysville Drain Ditch, a distance of 98.95 feet to the POINT OF BEGINNING, said parcel contains the amount of 1.825 acres (79,506 S.F), more or less.

A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.



Juan M. Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146



PARENT TRACT INSET
PARCEL NO. 4
N.T.S.

I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

Juan M. Castillo 9-27-2012

JUAN M. CASTILLO, R.P.L.S. #6146

EXISTING	TAKING	REMAINING
25.50 AC.	1.825 AC.	0.00 AC. RT.
	79,506 S.F.	23.675 AC. LT.

GENERAL NOTES:

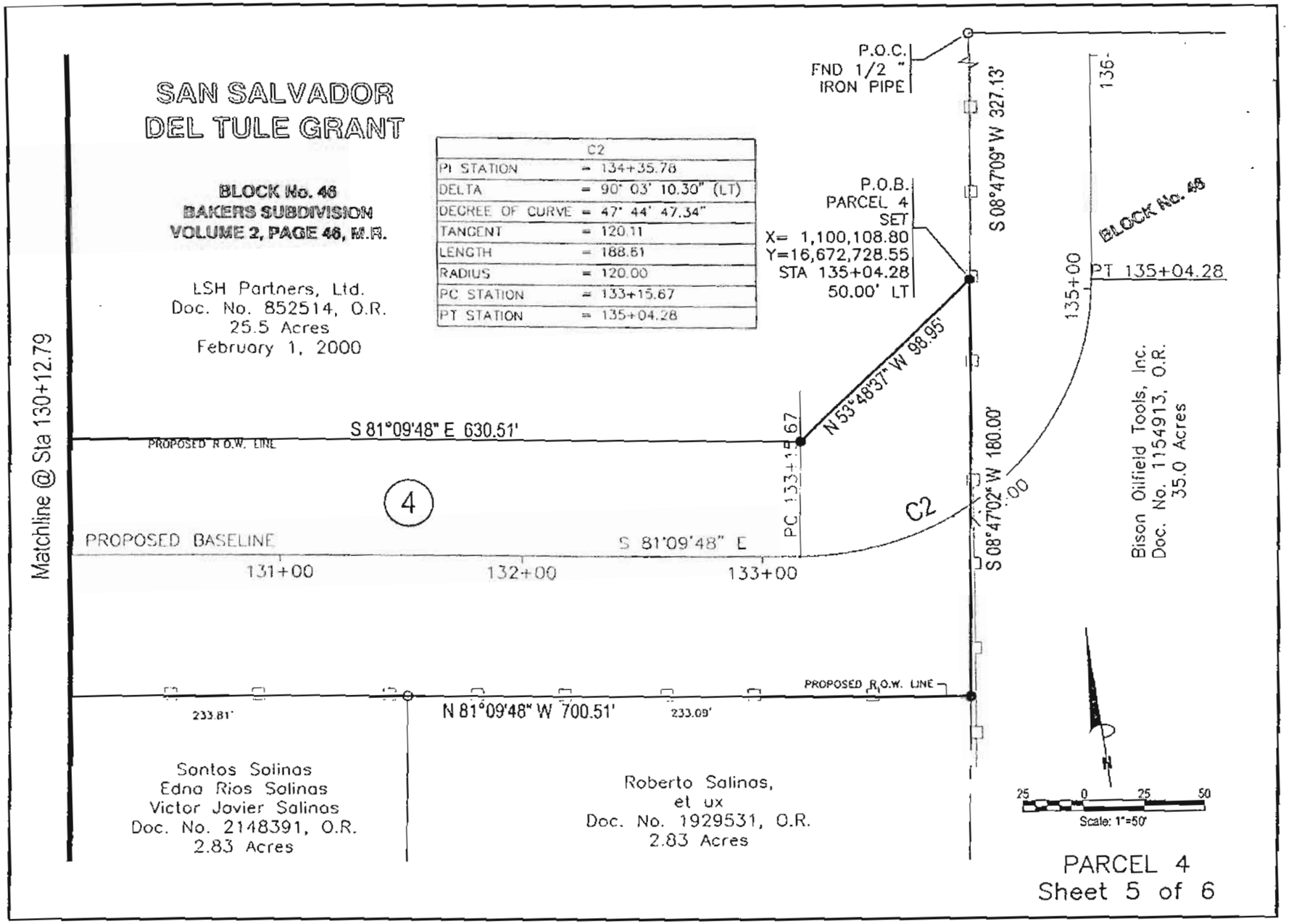
1. All bearings and coordinates are based on the State Plane Coordinate system, South Zne (4205), North American Datum, 1983 (2007 Adjustment). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined surface adjustment factor of 0.999946144.
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. ● Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
4. o Indicates a 1/2" iron rod found (unless otherwise noted).
5. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
6. The deed of record for subject tract is recorded in Document No. 852514, O.R.
7. This plat was prepared with the benefit of a title commitment effective date June 5, 2012, GF No. 129878.

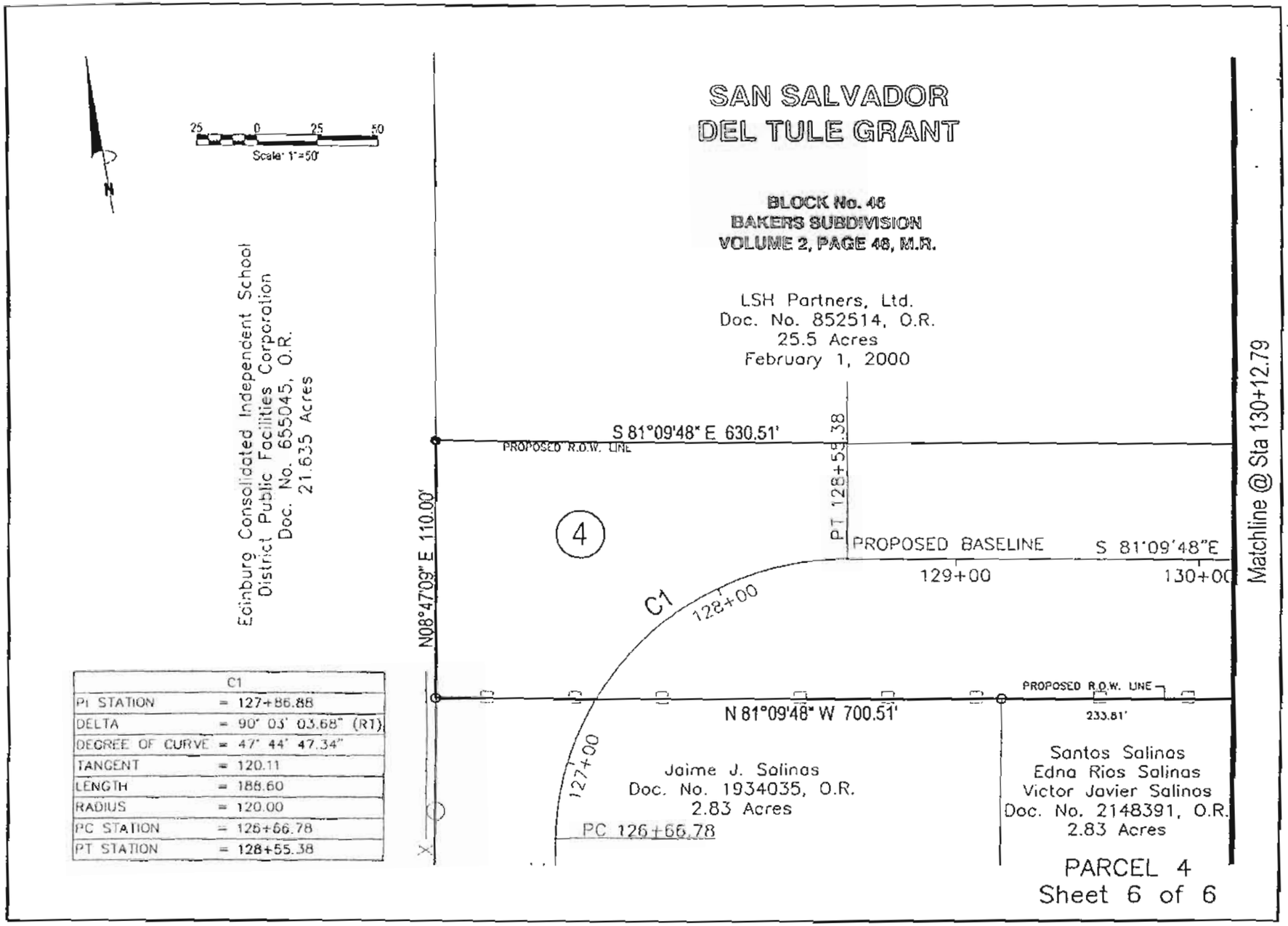
PARCEL 4
Sheet 4 of 6

DLS
Dos Land Surveying

1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78596 Fax (956)447-8194

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
LSH PARTNERS, LTD
FAYSVILLE PROPOSED DRAINAGE DITCH
AUGUST, 2012


SAN SALVADOR
DEL TULE GRANT
BLOCK No. 46
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.
LSH Partners, Ltd.
Doc. No. 852514, O.R.
25.5 Acres
February 1, 2000
C2
PI STATION = 134+35.76
DELTA = 90° 03' 10.30" (LT)
DEGREE OF CURVE = 47° 44' 47.34"
TANGENT = 120.11
LENGTH = 188.61
RADIUS = 120.00
PC STATION = 133+15.67
PT STATION = 135+04.28
P.O.C.
FND 1/2 " IRON PIPE
P.O.B.
PARCEL 4
SET
X= 1,100,108.80
Y=16,672,728.55
STA 135+04.28
50.00' LT
S 08°47'09" W 327.13'
136-
BLOCK No. 46
PT 135+04.28
135+00
N 53°46'37" W 98.95'
S 81°09'48" E 630.51'
PROPOSED R.O.W. LINE
PC 133+15.67
C2
S 08°47'02" W 180.00'
Matchline @ Sta 130+12.79
4
PROPOSED BASELINE
S 81°09'48" E
131+00
132+00
133+00
Bison Oilfield Tools, Inc.
Doc. No. 1154913, O.R.
35.0 Acres
PROPOSED R.O.W. LINE
233.81'
N 81°09'48" W 700.51'
233.09'
Santos Solinas
Edna Rios Solinas
Victor Javier Salinas
Doc. No. 2148391, O.R.
2.83 Acres
Roberto Salinas,
et ux
Doc. No. 1929531, O.R.
2.83 Acres
25 0 25 50
Scale: 1"=50'
PARCEL 4
Sheet 5 of 6



C1	
PI STATION	= 127+86.88
DELTA	= 90° 03' 03.68" (RT)
DEGREE OF CURVE	= 47° 44' 47.34"
TANGENT	= 120.11
LENGTH	= 188.60
RADIUS	= 120.00
PC STATION	= 126+66.78
PT STATION	= 128+55.38

Parcel No 4 Inverse with Area Tue Aug 28 08:33:25 2012

POC TO POB

PntNo	Bearing	Distance	Northing	Easting	Description
PP			16673051.85	1100158.75	
	S 08°47'02" W	327.13			
234			16672728.55	1100108.80	set 5/8 ir.. cap

CRD File> W:\SURVEY\L&G Enginnering\Faysville Ditch\dwg\Surface\Faysville Topo_surface.crd

PntNo	Bearing	Distance	Northing	Easting	Description
234			16672728.55	1100108.80	set 5/8 ir.. cap
	S 08°47'02" W	180.00			
231			16672550.66	1100081.31	set 5/8 ir.. cap
	N 81°09'48" W	700.51			
247			16672658.28	1099389.11	calc
	N 08°47'09" E	110.00			
232			16672766.99	1099405.91	set 5/8 ir.. cap
	S 81°09'48" E	630.51			
233			16672670.13	1100028.94	set 5/8 ir.. cap
	N 53°48'37" E	98.95			
234			16672728.55	1100108.80	set 5/8 ir.. cap

Closure Error Distance> 0.0000
Total Distance Inversed> 1719.97
Area: 79506.159 S.F., 1.825 Acres

August 29, 2012
Parcel 5
Page 1 of 10

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 5

Description of a 5.870 acre (255,689 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No 45 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County, (H.C.M.R.) Texas, being out of that certain 35.00 acre tract, conveyed to Bison Oilfield tools, Inc, recorded in Document No. 1154913 of the Official Records of Hidalgo County, (O.R.H.C.) Texas, said 5.870 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron found for the southeast of said 35.00 acre tract, same being on the existing west right of way line of US Hwy 281 (300.00 feet right-of-way width);

THENCE, North 08°49'52" East, along the exiting west right of way line of US 281 and the east line of said 35.00 acre tract, a distance of 673.00 feet to the point of curvature of a curve to the left.

THENCE, northwesterly, continuing along with exiting west right of way line of US 281 and the east boundary line of said 35.00 acre tract, with the radius of 2765.00 feet, a delta angle of 00°33'12", an arc length distance of 26.70 feet, and a chord bearing of North 08°33'18" East, a chord length of 26.70 feet to a 5/8 inch iron rod with Texas Department of Transportation (TxDOT) Aluminum Disc set on the proposed south right-of-way line of the Faysville Drain ditch, for the southeast corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinate of X=1,102,185.31, Y=16,672,712.70, being 15.50 feet right of and perpendicular to proposed baseline station 157+ 44.26;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, North 81°11'48" West, across said 35.00 acre tract and with the proposed south right-of-way line of said Faysville Drain Ditch, a distance of 193.50 feet to a 5/8 inch iron rod with cap, set for an interior corner of the herein described parcel;

Leonel Garza Jr. & Associates,LLC
1419 Dove Ste. 1
McAllen, TX 78504
Phone # 956-687-7295

TIN# 74-2948770

Invoice

Date	Invoice #
12/12/2013	2401

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1
AUG 29 2014
9:58 AM / PM
BY: Rosa Ana

Hidalgo County Drainage District
c/o Godfrey Garza
902 N Doolittle
Edinburg, Texas 78541

P.O. No.	Terms	Job
621509	Due on recei...	Fayesville Drain

Item	Office File#	Description	Rate	Amount
Preparation	2260	Condemnation Hearing Preparation (2 hours) Parcel 1 Faysville Drain	150.00	300.00
Preparation		Preparation - Conference with Atlas and Hall	150.00	150.00
Expert Testimony		Expert Testimony 12/11/13	150.00	150.00
		P.O. 621509		

Total $600.00

Fax # 956-687-9236 leonel3@garza-associates.com

COUNTY of HIDALGO

JOSEPH PALACIOS
1051 N. DOOLITTLE RD.
EDINBURG, TEXAS 78542
OFFICE: (956) 383-3112
FAX: (956) 381-5905



COUNTY COMMISSIONER, PCT. NO. 4

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1
AUG 29 2014
9:58 AM PM
BY: Rosa Cruz

Pay Memo

To: Godfrey Garza, Hidalgo County Drainage District No. 1 District Manager
Attn: Sylvia Sanchez/Claudette Gonzalez

From: Joe Ochoa, Precinct 4 Right of Way Agent

Date: August 29, 2014

Re: Faysville Drainage Project– Parcel 1
Hidalgo County Drainage District No. 1 v. Santa Cruz Properties, Ltd
Petition Cause No: CCD-0070-E (Eminent Domain Proceedings)

Attached is an invoice submitted by the office of Leonel Garza, Jr. & Associates, LLC. This is for his preparation and testimony for a condemnation hearing on Parcel one (1) of the Faysville Drainage Project. Condemnation Hearing was conducted on December 11, 2013. Attached for your review is the invoice, summary of appraisal report, plaintiffs' notice of deposit, official receipt and fully executed judgment. Please make payable to the office of Leonel Garza & Associates, LLC. in the amount of **$600.00**.

Please have your accounting department process payment as soon as possible from the identified account set up for this project regarding condemnation proceedings/testimony for said project.

Should you have any questions or need additional information, please contact me at (956) 383-3112 or (956) 648-1245. Thanks.

Sincerely,

Joe Ochoa

xc: file

Condemnation Hearing: December 11, 2013
Parcel 1: Richard W. Ruppert

Summary of Appraisal Report
Prepared By Leonel Garza Jr. & Associates, LLC

The subject tract is located within Block No. 46 of Bakers Subdivision in Hidalgo County Texas. The subject property is a 65.50 acre vacant tract of land located off the northwest corner of Ric-Mar Street and Via Fernandez Street north of the City of Edinburg. The property is rectangular is shape and appeared to be level and free of any encumbrances that would hinder its development. The subject was vacant of structural and site improvements and at the time of inspection and was utilized for agricultural use. The proposed acquisition is for the construction of drainage system for storm water run-off. The subject property is located in an area of the County of which contains potable water services, electrical and phone service and sewer in the area. The property is level and typical of the market area. According to the FEMA Mapping Service the property is located in an area indicated as Flood Zone "AE". The area to be acquired was surveyed by Dos Land Surveying, LLC dated August 22, 2012 of which indicates the part to be acquired is approximately 1.802 acres. The following is a further breakdown of the property to be purchased:

Whole Property:	**65.50 Acres**
To Be Acquired:	**1.802 Acres (Net)**
Market Unit Value:	**$15,000 / Acre**
Total Land Compensation:	**$ 27,030**
Total Compensation:	**$ 27,030**

Negotiations Notations:

Counter Offer Received:	**$55,000 ($30,521 / Acre)**
Owners Appraisal (Malcolm)	**$36,040 ($20,000 / Acre - Dated March 14, 2013)**
County 2nd Offer:	**$32,000 ($17,758 / Acre)**

CAUSE NO. CCD-0070-E

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	§	CONDEMNATION PROCEEDINGS FILED
	§	
	§	
v.	§	
	§	
SANTA CRUZ PROPERTIES, LTD.	§	IN THE COUNTY COURT AT LAW
	§	NO. 5
AND	§	
	§	
BBVA COMPASS BANK	§	
(AS LIENHOLDER)	§	OF HIDALGO COUNTY, TEXAS

PLAINTIFFS' NOTICE OF DEPOSIT

TO THE HONORABLE JUDGE OF SAID COURT:

Come now Plaintiffs, **HIDALGO COUNTY DRAINAGE DISTRICT NO. 1,** ("Plaintiff"), and file this Notice of Deposit and in support thereof would respectfully provide notice of the following:

1. That the Award of Special Commissioners in the captioned matter has been filed with the Judge in this proceeding, in which the amount of damages awarded against Plaintiffs, by the Special Commissioners is Thirty Six Thousand Forty and 00/100ths Dollars ($36,040.00).

2. That the Award of Special Commissioners in this matter was executed by the Court on January 9, 2014, in which the Court confirmed the award in the amount of $36,040.00.

3. That Plaintiff desires to enter upon and take possession of the property sought to be condemned in this proceeding pending litigation, and in order to do so, deposit this amount in the Court's Registry by delivering to the Clerk of this Court check number 000015762 in the amount described above.

4. That, by reason of this deposit, Plaintiffs, have satisfied the terms of the Award of Special Commissioners.

5. That all parties asserting a claim to all or part of this amount may make written application to the Judge of this Court seeking disbursement of such sum, and may request a hearing on such application, subject to notice and time requirements as set forth in Rules 21 and 21a of the Texas Rules of Civil Procedure.

6. That pursuant to Texas Property Code § 21.021, Plaintiffs hereby are granted possession of the condemned property.

7. That Plaintiffs are further hereby granted all writs and processes available for access to the property including a writ of possession.

WHEREFORE, PREMISES CONSIDERED, Plaintiffs ask the court to take notice of this deposit.

Respectfully submitted,

ATLAS, HALL & RODRIGUEZ, LLP
Attorneys at Law
P. O. Drawer 3725
McAllen, Texas 78502
Telephone No. (956) 682-5501
Telecopier No. (956) 686-6109

By: _____
Gregory S. Kazen
State Bar I.D. No. 24007469
Special Attorneys for Commissioners Court

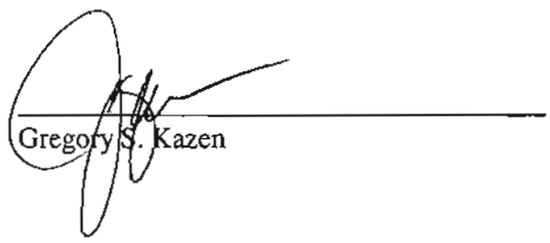
CERTIFICATE OF SERVICE

I hereby certify that a true and correct of this document was served on all counsel of record by fax or regular mail, or hand delivery, on the 12th day of February, 2014, as follows:

Santa Cruz Properties
c/o Richard W. Rupert
3803 Hobbs, Dr.
Edinburg, Texas 78542

Santa Cruz Properties
c/o Richard W. Rupert
9805 N. Expressway 281
Edinburg, Texas 78539

BBVA Compass Bank
c/o Sharon McGhee, Executive Vice President
3900 N. 10th Street
McAllen, Texas 78501



Gregory S. Kazen

OFFICIAL RECEIPT

Arturo Guajardo Jr.

P.O. Box 58, Edinburg, Texas 78540
phone: 956.318.2100 fax: 956.318.2251
countyclerk@co.hidalgo.tx.us

Payor
HIDALGO COUNTY DRAINAGE DISTRICT NO1

Receipt No.
2014-037472

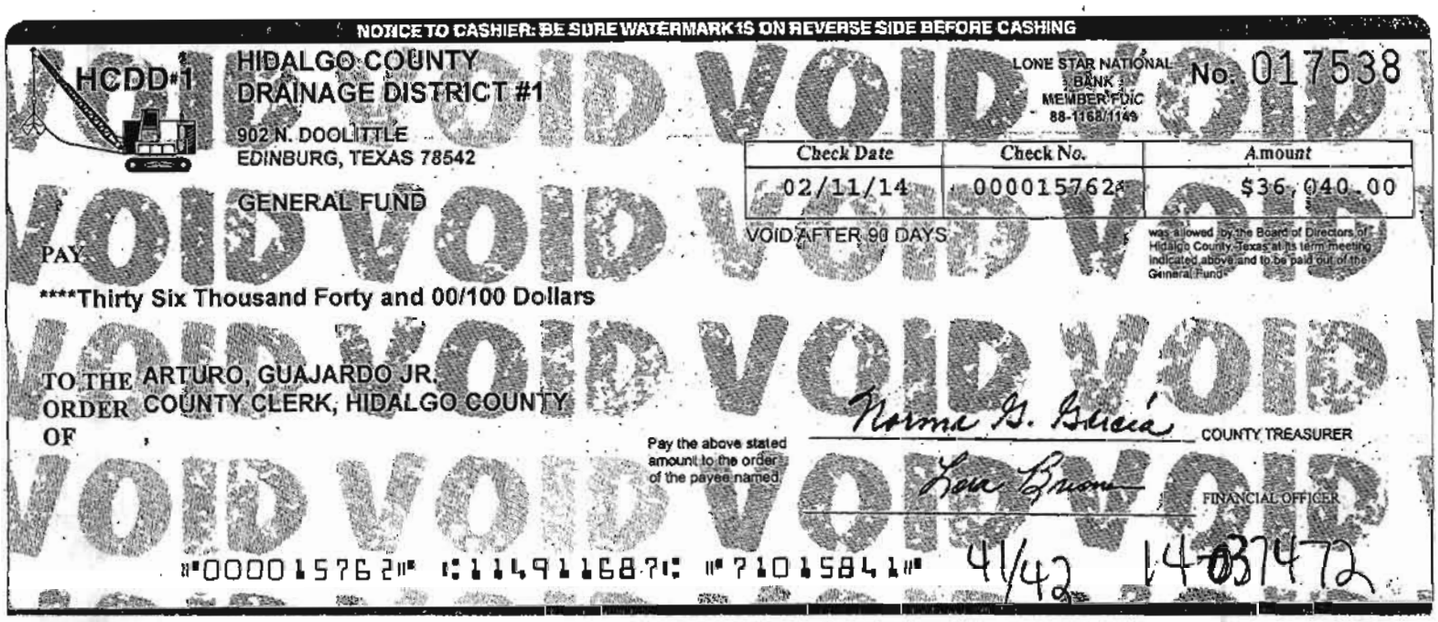
Transaction Date
02/12/2014

Description	Amount Paid
On Behalf Of BBVA COMPASS BANK	
CCD-0070-E	
HIDALGO COUNTY DRAINAGE DISTRICT NO1 VS. SANTA CRUZ PROERTIES LTD,BBVA COMPASS BANK	
Registry - Condemnation	
Registry - Condemnation (CV)	36,040.00
SUBTOTAL	**36,040.00**
PAYMENT TOTAL	**36,040.00**
Check (Ref #17538) Tendered	36,040.00
Total Tendered	36,040.00
Change	0.00

41/42 HCDD# 1

02/12/2014	Cashier	Audit
11:40 AM	Station BK1	2009848

OFFICIAL RECEIPT


NOTICE TO CASHIER: BE SURE WATERMARK IS ON REVERSE SIDE BEFORE CASHING

HCDD#1
HIDALGO COUNTY DRAINAGE DISTRICT #1
902 N. DOOLITTLE
EDINBURG, TEXAS 78542

LONE STAR NATIONAL BANK MEMBER FDIC 88-1168/1149

No. 017538

Check Date	Check No.	Amount
02/11/14	000015762	$36,040.00

GENERAL FUND

VOID AFTER 90 DAYS

was allowed by the Board of Directors of Hidalgo County, Texas, at its term meeting indicated above, and to be paid out of the General Fund.

PAY
****Thirty Six Thousand Forty and 00/100 Dollars

TO THE ORDER OF ARTURO, GUAJARDO JR. COUNTY CLERK, HIDALGO COUNTY

Norma G. Garcia COUNTY TREASURER

Pay the above stated amount to the order of the payee named

Lore Bruno FINANCIAL OFFICER

⑈0000157621⑈ ⑆114911687⑆ ⑈7101584⑈ 41/42 14-037472



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg,TX 78540

Instrument Number: 2014-2487138

As

Recorded On: February 18, 2014 **Recording**

Parties: **Billable Pages: 8**

To **Number of Pages: 9**

Comment: JUDMENT COURT ABSC OBJECT

**** Examined and Charged as Follows: ****

Recording	54.00
Total Recording:	**54.00**

********** THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2014-2487138
Receipt Number: 1419677
Recorded Date/Time: February 18, 2014 04:12P

User / Station: P Diaz - Cash Superstation 08

Record and Return To:

ATLAS HALL & RODRIGUEZ LLP
RETURNED ORIGINAL TO CUSTOMER
TX



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Accepted by: Samantha Martinez

Electronically Submitted
2/13/2014 11:00:27 AM
Hidalgo County Clerks Office

2487138

CAUSE NO. CCD-0070-E

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	§	CONDEMNATION PROCEEDINGS FILED
	§	
v.	§	
	§	
SANTA CRUZ PROPERTIES, LTD.	§	IN THE COUNTY COURT AT LAW NO. 5
AND	§	
	§	
BBVA COMPASS BANK (AS LIENHOLDER)	§	OF HIDALGO COUNTY, TEXAS

JUDGMENT OF COURT IN ABSENCE OF OBJECTION

BE IT REMEMBERED:

That on this date there came on to be heard and considered the Award of the Special Commissioners filed on the 10th day of January, 2014, with the Judge of said Court aforesaid under the above styled and numbered proceedings in Eminent Domain, in which Hidalgo County Drainage District No. 1, is the Plaintiff, and Santa Cruz Properties, Ltd. and BBVA Compass Bank (As Lienholder) are Defendants. It appears to the Court, and it is so found, that no objections to said Award were filed within the time prescribed by law and that said Award has been filed with the Clerk of this Court.

It is, therefore, ORDERED, ADJUDGED and DECREED by the Court as follows:

1. That said Award of said Special Commissioners be, and the same is hereby, made the judgment of this Court.

2. That the Clerk of this Court record said Award in the minutes of this Court.

3. That by virtue of said Award of said Special Commissioners, the Hidalgo County Drainage District Number One is entitled to condemn, and does hereby have judgment against the above named Defendants for the hereinafter described property, for the construction of the *Faysville Drainage Project* and to provide drainage for the immediate area and vicinity, with fee simple title thereto vesting in the Hidalgo County Drainage District No. One; provided, however, there is excluded from said estate condemned all the oil, gas and sulphur which can be removed from beneath said land without any right whatever remaining to the owner of such oil, gas and sulphur of ingress or egress to or from the surface of said land for the purpose of exploring, developing, drilling or mining of same; which said land is situated in Hidalgo County, Texas and is more particularly described in Exhibit "A" attached hereto, which is hereby made a part hereof for any and all purposes.

FEB 18 2014

DATE _____

COUNTY CLERK ★ COUNTY OF HIDALGO, TEXAS ★

A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By _____ Deputy

Accepted by: Samantha Martinez

Electronically Submitted
2/13/2014 11:00:27 AM
Hidalgo County Clerks Office

4. That by virtue of said Award of said Special Commissioners the Defendants in said cause is entitled to recover from the County of Hidalgo the sum of $36,040.00.

5. That a writ of possession issue in behalf of the Hidalgo County Drainage District No.1.

6. That the amount of said Judgment be and herewith has been paid by the Plaintiff into the Registry of this Court and that the Clerk pay the same to the parties according to their interest.

7. That the costs of said proceeding are to be paid by Plaintiff as provided in said Award of said Special Commissioners.

Rendered and ordered entered of record, this 14 day of Feb., 2014.

Judge Presiding, County Court at Law No. 5,
Hidalgo County, Texas

cc: Gregory S. Kazen
ATLAS, HALL & RODRIGUEZ, LLP
818 Pecan
McAllen, Texas 78501

COUNTY CLERK * COUNTY OF HIDALGO, TEXAS *

DATE FEB 18 2014

A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By _____ Deputy

Accepted by: Samantha Martinez

Electronically Submitted
2/13/2014 11:00:27 AM
Hidalgo County Clerks Office

Dos Land Surveying, LLC

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 1

Description of a 1.802 acre (78,510 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 65.50 acre tract (remainder) conveyed to Santa Cruz Properties, LTD, recorded in Document No. 2154814 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 1.802 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the northwest corner of the Edinburg Consolidated Independent School District Subdivision, recorded in Volume 41, Page 146 (M.R.H.C.), Texas;

THENCE, South 08°47'09" West, along the common boundary line of said 65.50 acre tract and the west right-of-way line of Via Fernandez (50.00' right of way width), a distance of 1,314.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set on the proposed north right of way line of Faysville Drain Ditch for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,098,671.16, Y=16,672,345.67, and being 85.00 feet left of and perpendicular to proposed baseline station 115+65.53;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 2007 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

FEB 18 2014

COUNTY CLERK ★ COUNTY OF HIDALGO, TEXAS ★

DATE _____

A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By _____ Deputy

Accepted by: Samantha Martinez
Electronically Submitted
2/13/2014 11:00:27 AM
Hidalgo County Clerks Office

THENCE, South 08°47'09" West, continuing along common boundary line of said 65.50 acre tract and the west right-of-way line of said Via Fernandez, a distance of 110.00 feet to a 1/2 inch iron rod found at the intersection of north boundary line of the Vista del Sol Phase III Subdivision, recorded in Volume 31, Page 76 (M.R.H.C.), Texas, with the west right of way line of said Via Fernandez, for the southeast corner of the herein described parcel;

THENCE, North 81°11'49" West, along common boundary line of said 65.50 acre tract and the north boundary line of said Vista Del Sol Phase III Subdivision, a distance of 713.58 feet to a 3/8 inch iron rod in concrete found at the east boundary line of that certain 337.87 acre tract conveyed to Blb Real Estate, LTD, recorded in Document No. 1947807 (O.R.H.C.), Texas, same being the east boundary line of an abandoned railroad right of way line and the common corner of said 65.50 acre tract and said Vista Del Sol Phase III Subdivision, for the southwest corner of the herein described parcel;

THENCE, North 08°37'43" East, along common boundary line of said 65.50 acre tract and said 337.87 acre tract, a distance of 110.00 feet to a 5/8 inch iron rod with cap set on proposed north right of way line of the Faysville Drain Ditch, for the northwest corner of the herein described parcel;

THENCE, South 81°11'49" East, across said 65.50 acre tract and along the proposed north right of way line of the Faysville Drain Ditch, a distance of 713.88 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 1.802 acres (78,510 S.F), more or less.

COUNTY CLERK COUNTY OF HIDALGO, TEXAS
DATE FEB 18 2014
A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By _____ Deputy

Accepted by: Samantha Martinez
Electronically Submitted
2/13/2014 11:00:27 AM
Hidalgo County Clerks Office

A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.

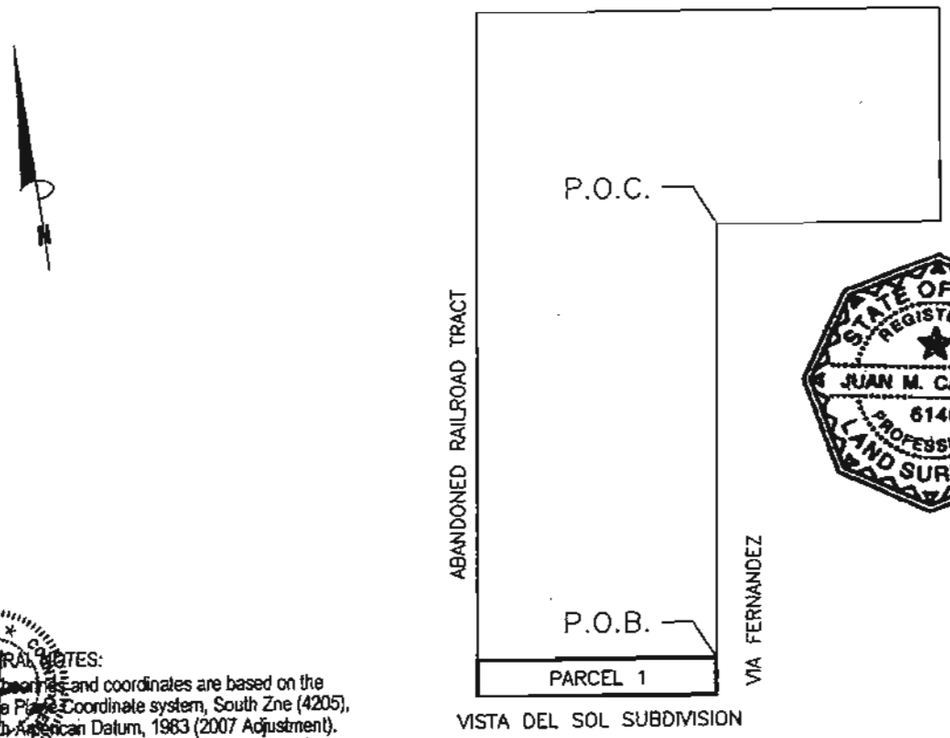
STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146

COUNTY CLERK
COUNTY OF HIDALGO, TEXAS

DATE FEB 18 2014
A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By _____ Deputy

Accepted by: Samantha Martinez



PARENT TRACT INSET
PARCEL NO. 1
N.T.S.

I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

STATE OF TEXAS REGISTERED JUAN M. CASTILLO 6146 PROFESSIONAL LAND SURVEYOR

Juan M. Castillo 9-27-2012

JUAN M. CASTILLO, R.P.L.S. #6146

EXISTING	TAKING	REMAINING
65.50 AC.	1.802 AC.	0.00 AC. RT.
	78,510 S.F.	63.698 AC. LT.

GENERAL NOTES:

1. Coordinates and coordinates are based on the State Plane Coordinate system, South Zne (4205), North American Datum, 1983 (2007 Adjustment). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined surface adjustment factor of 0.99994044.
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. ○ indicates a 5/8" iron rod set with yellow cap marked "DLS BNDY MRKR".
4. ● indicates a 1/2" iron rod found (unless otherwise noted).
5. Metes and bounds description of even date was prepared, and is made a part of this survey plat.
6. The deed of record for subject tract is recorded in Document No. 2154814, O.R.
7. This plat was prepared with the benefit of a title commitment effective date June 5, 2012. GF No. 129880.

COUNTY OF HIDALGO, TEXAS

By: _____ Deputy

County Clerk, Hidalgo County, TX

Affidavit Filed for Record
Instrument Number
2013-2014-11-00-27 AM
Official Public Records
Hidalgo County Clerks Office

DLS
Dos Land Surveying

1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78596 Fax (956)447-8194

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
SANTA CRUZ PROPERTIES, LTD
FAYSVILLE PROPOSED DRAINAGE DITCH

AUGUST, 2012

PARCEL 1
Sheet 4 of 6

Electronically Submitted
2/13/2014 11:00:27 AM
Hidalgo County Clerks Office

Accepted by: Samantha Martinez
Electronically Submitted
2/4/2014 11:00:27 AM
Hidalgo County Clerks Office

SAN SALVADOR DEL TULE GRANT

BLOCK No. 46
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.

Scale: 1"=50"

Magic Valley Electric Cooperative
Vol. 2749, Pg. 832 O.R.
65.50 Acres

Santa Cruz Properties, LTD
Doc. No. 2154814, O.R.
65.50 Acres (Remainder)
November 15, 2010

Blb Real Estate, LTD
Doc. No. 1947807 O.R.
337.87 Acres
Tract 11

ABANDONED RAILROAD TRACT

S 81°11'49" E 713.88'

PROPOSED R.O.W. LINE

PROPOSED BASELINE

S 81°11'49" E

108+79.47

109+00

110+00

111+00

112+

Matchline @ Sta 112+32.60

N 08°37'43" E 110.00'

108+00

Fnd 3/8" conc. monument

PROPOSED R.O.W. LINE

N 81°11'49" W 713.58'

20' DRAINAGE SWALE

10' UTIL. ESMT.

LOT 111

VISTA DEL SOL
SUBDIVISION PHASE III
VOLUME 31, PAGE 76, M.R.

Norma S Garza
Doc. No. 901484,
O.R.
LOT 110

Alicia Chapa Valle
Doc. No. 1139359,
O.R.
LOT 109

PARCEL 1
Sheet 6 of 6

COUNTY OF HIDALGO, TEXAS
COUNTY CLERK

DATE FEB 18 2014

A true copy I certify
ARTURO GUAJARDO, JR.
County Clerk, Hidalgo County, TX
By _____ Deputy

Accepted by: Samantha Martinez

Electronically Submitted
2/18/2014 11:00:27 AM
Hidalgo County Clerks Office

Zimbra **claudette.guerrero@hcdd1.org**

Leonel Garza & Associates Inv. no. 2508 & 2401_Services Performed without a Purchase Order

From : Claudette Guerrero <claudette.guerrero@hcdd1.org> Wed, Sep 03, 2014 01:23 PM

Subject : Leonel Garza & Associates Inv. no. 2508 & 2401_Services Performed without a Purchase Order 3 attachments

To : jaime salazar <jaime.salazar@hcdd1.org>

Cc : Lora Briones <lora.briones@hcdd1.org>, Norma Reyna <norma.reyna@hcdd1.org>

Jaime,

Attached please find copies of the invoices noted above from Leonel Garza & Associates; please review both items and verify if services were intended for District. If so, please provide and explanation on what led to services be provided without an authorized purchase order ; this explanation will also serve as our back up should District issue payment as a claim. Please be advised that invoice no. 2401 reflects purchase order no. 621509; that purchase order was issued for five (5) appraisal services for the Faysville Project and was settled w/Check no. 15478 for Invoice no. 2161 in the amount of $10,000.00. A copy of the check has been attached for your review.

Your prompt attention to this matter is greatly appreciated.

Thank you,

HCDD#1

Claudette Guerrero, Accountant
Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, Texas 78542
Off: (956)292-7080 ext: 5804
Fax: (956)292-7089
claudette.guerrero@hcdd1.org



Signature(claudette)acct2013.jpg
32 KB

Inv#2508_Leonel Garza & Associates_06-23-14.pdf
2 MB

Inv#2401_Leonel Garza & Associates_12-12-2013.pdf
807 KB

NOTICE TO CASHIER: BE SURE WATERMARK IS ON REVERSE SIDE BEFORE CASHING

HCDD#1

HIDALGO COUNTY DRAINAGE DISTRICT #1

902 N. DOOLITTLE
EDINBURG, TEXAS 78542

GENERAL FUND

LONE STAR NATIONAL BANK
MEMBER FDIC
88-1168/1149

No. 017173

Check Date	Check No.	Amount
11/12/13	000015478	$10,000.00

VOID AFTER 90 DAYS

was allowed by the Board of Directors of Hidalgo County, Texas at its term meeting indicated above and to be paid out of the General Fund

PAY

****Ten Thousand and 00/100 Dollars

TO THE ORDER OF
LEONEL GARZA, JR & ASSOCIATES LLC
1419 DOVE AVE., STE 1
MCALLEN, TX 78504

Pay the above stated amount to the order of the payee named.

Norma S. Garcia COUNTY TREASURER

Lora Brown FINANCIAL OFFICER

⑈000015478⑈ ⑆114911687⑆ ⑈7101584 1⑈

Payee LEONEL GARZA, JR & ASSOCIATES LLC

000015478

Account #:

11/12/2013

Invoice	Description	Amount
2161	RE: FAYESVILLE DRAIN- APPRAISAL SERVICES FOR 5 PARCELS	$10,000.00

Total : $10,000.00

Payee LEONEL GARZA, JR & ASSOCIATES LLC

000015478

Account #:

11/12/2013

Invoice	Description	Amount
2161	RE: FAYESVILLE DRAIN- APPRAISAL SERVICES FOR 5 PARCELS	$10,000.00

Total : $10,000.00

HCDD#1

HIDALGO COUNTY DRAINAGE DISTRICT #1

902 N. DOOLITTLE
EDINBURG, TEXAS 78542

GENERAL FUND

LONE STAR NATIONAL BANK
MEMBER FDIC
88-1168/1149

Check Date	Check No.	Amount
11/12/13	000015478	$10,000.00

VOID AFTER 90 DAYS

was allowed by the Board of Directors of Hidalgo County, Texas at its term meeting indicated above and to be paid out of the General Fund

PAY

******Ten Thousand and 00/100 Dollars**

TO THE ORDER OF **LEONEL GARZA, JR & ASSOCIATES LLC**
1419 DOVE AVE., STE 1
MCALLEN, TX 78504

Pay the above stated amount to the order of the payee named.

Norma S. Garcia COUNTY TREASURER

Lora Brown FINANCIAL OFFICER

⑈000015478⑈ ⑆114911687⑆ ⑈7101584 1⑈

Payee LEONEL GARZA, JR & ASSOCIATES LLC

000015478
Account #:
11/12/2013

Invoice	Description	Amount
2161	RE: FAYESVILLE DRAIN- APPRAISAL SERVICES FOR 5 PARCELS	$10,000.00

Total : $10,000.00

Payee LEONEL GARZA, JR & ASSOCIATES LLC

000015478
Account #:
11/12/2013

Invoice	Description	Amount
2161	RE: FAYESVILLE DRAIN- APPRAISAL SERVICES FOR 5 PARCELS	$10,000.00

Total : $10,000.00

Leonel Garza Jr. & Associates,LLC
1419 Dove Ste. 1
McAllen, TX 78504
Phone # 956-687-7295

TIN# 74-2948770

Invoice

Date	Invoice #
11/5/2013	2161

Hidalgo County Drainage District
c/o Godfrey Garza
902 N Doolittle
Edinburg, Texas 78541

P.O. No.	Terms	Job
621509-13	Due on recei...	Fayesville Drain

Item	Office File#	Description	Rate	Amount
Right of Way	2260	Faysville Drain Parcel 1 Subject Location: Located along the west line of Via Fernandez Street north of Ric-Mar Street, Edinburg Texas Owner: Richard W. Ruppert	2,000.00	2,000.00
Right of Way	2261	Faysville Drain Parcel 2 Subject Location: Located along the east line of Via Fernandez Street north of Ric- Mar Street, Edinburg Texas Owner: Edinburg Consildated Independent School District	2,000.00	2,000.00
Right of Way	2262	Faysville Drain Parcel 3 Subject Location: Located at 623 Ric-Mar Street, Edinburg Texas 78541. Owner: Jaime J. Salinas	2,000.00	2,000.00
Right of Way	2263	Faysville Drain Parcel 4 Subject Location: Located north of Ric Mar Street east of US Higway 281, Edinburg Texas Owner: LSH Partners LTD	2,000.00	2,000.00
Right of Way	2264	Faysville Drain Parcel 5 Subject Location: Located along the west line of US Highway 83, north of Ric-Mar Street, in the City of Edinburg Texas Owner: Holt Texas LTD PO 621509	2,000.00	2,000.00

PAID NOV 12 2013

11/08/13

13-110-433-006-47118 See Page 2 for APPROVAL
Fayesville Drain
Pct. 1 2 7

Total $10,000.00

Fax # 956-687-9236 leonel3@garza-associates.com

Leonel Garza Jr. & Associates,LLC
1419 Dove Ste. 1
McAllen, TX 78504
Phone # 956-687-7295

TIN# 74-2948770

Invoice

Date	Invoice #
1/16/2013	2161

Needs correction

HIDALGO COUNTY
NOV 05 2013
DRAINAGE DISTRICT #1

Hidalgo County Drainage District
c/o Godfrey Garza
902 N Doolittle
Edinburg, Texas 78541

@#cad1

VOID See Revised Invoice

P.O. No.	Terms	Job
621509-13	Due on recei...	Fayesville Drain

Item	Office File#	Description	Rate	Amount
Right of Way	2260	Faysville Drain Parcel 1 Subject Location: Located along the west line of Via Fernandez Street north of Ric-Mar Street, Edinburg Texas Owner: Richard W. Ruppert	2,000.00	2,000.00
Right of Way	2261	Faysville Drain Parcel 2 Subject Location: Located along the east line of Via Fernandez Street north of Ric- Mar Street, Edinburg Texas Owner: Edinburg Consildated Independent School District	2,000.00	2,000.00
Right of Way	2262	Faysville Drain Parcel 3 Subject Location: Located at 623 Ric-Mar Street, Edinburg Texas 78541. Owner: Jaime J. Salinas	2,000.00	2,000.00
Right of Way	2263	Faysville Drain Parcel 4 Subject Location: Located north of Ric Mar Street east of US Higway 281, Edinburg Texas Owner: LSH Partners LTD	2,000.00	2,000.00
Right of Way	2264	Faysville Drain Parcel 5 Subject Location: Located along the west line of US Highway 83, north of Ric-Mar Street, in the City of Edinburg Texas Owner: Holt Texas LTD PO 621509	2,000.00	2,000.00

13-110-433-006 47110
FAYSVILLE DRAIN

Total $10,000.00

11-08-13 Monica will e-mail corrected invoice

Fax # 956-687-9236 leonel3@garza-associates.com

COUNTY of HIDALGO
JOSEPH PALACIOS
1051 N. DOOLITTLE RD.
EDINBURG, TEXAS 78542
OFFICE: (956) 383-3112
FAX: (956) 381-5905



COUNTY COMMISSIONER, PCT. NO. 4

Pay Memo

To: Godfrey Garza, Hidalgo County Drainage District No. 1 District Manager

From: Joe Ochoa, Precinct 4 Right of Way Agent

Date: November 5, 2013

Re: Invoice-Faysville Drainage Project

Attached is an invoice (Invoice # 2161) submitted by Leonel Garza Jr. & Associates, LLC for professional appraisal services rendered for the above-referenced drainage project. This is the price for the appraisal of five (5) parcels. Please make payable to Leonel Garza Jr. & Associates, LLC in the amount of **$10,000.00**.

Please have your accounting department process payment as soon as possible from the identified account set up for this project regarding appraisal services.

Should you have any questions or need additional information, please contact me at (956) 648-1245. Thanks.

Sincerely,

Joe Ochoa

HIDALGO COUNTY
DRAINAGE DISTRICT #1

NOV 05 2013

TIME: 2:54 PM
Rosa Rice

xc: file

HCDD#1
HIDALGO COUNTY
DRAINAGE DISTRICT
902 N. DOOLITTLE
EDINBURG, TEXAS 78542

621509

PURCHASE ORDER

Date	Number
10/22/2012	621509

Vendor Address:
LEONEL GARZA, JR & ASSOCIATES LLC
1419 DOVE AVE., STE 1
MCALLEN, TX 78504

Attention:

Shipping Address: 902 N. Doolittle
Edinburg, TX 78542

FRAY SVILLE DRAIN. APPRAISAL SERVICES BOD 10-09-12

Shipping Method:

VENDOR NOTES
1. DO NOT ADD TO, ALTER THIS PURCHASE ORDER. THIS ORDER IS NOT RENEWABLE.
2. TAX EXEMPTION: THIS PURCHASE ORDER MAY BE ACCEPTED IN LIEU OF EXEMPTION CERTIFICATE.
3. THIS ORDER IS ALSO PLACED F.O.B. DESTINATION. VENDOR MUST REPAY ALL SHIPPING COSTS.
4. INVOICE EACH PURCHASE ORDER SINGLY. ORIGINAL INVOICES ARE REQUIRED. CUSTOMER COPY MAY BE ACCEPTED.
5. PAYMENT WILL BE MADE ONLY FOR BONA FIDE AND FULLY COMPLETED ORDERS, UNLESS OTHERWISE ATTACHED.

Item Code	Description	GL Code	Dist... Code	Quantity	Unit Price	Total	Date Received
	APPRAISAL SERVICES	47110	006-...	5.00	2,000.00	10,000.00	

Purchase Order Total: $10,000.00

Vendor Name LEONEL GARZA, JR & ASSOCIATES LLC 10/22/2012 621509

Item Code	Item Description	Unit of Measure	Quantity	Unit Price	Total
	APPRAISAL SERVICES		5.00	2,000.00	10,000.00

Purchase Order Total: $10,000.00

Authorized By:

HCDD#1

P.O. # 621509

Hidalgo County Drainage District #1
902 N. Doolittle Rd.
Edinburg, TX 78542
Office#: (956) 292-7080
Fax#: (956) 292-7089

REQUISITION FORM

DATE: 10.10.2012
UNIT#: Faysville Drain
REQUESTED BY: G. Garza
PREPARED BY: J. Salazar
VENDOR'S NAME: Leonel Garza Jr. & Assoc.
PHONE: ( ) 687.7295
PERSON CONTACTED: Leonel Garza

QTY.	PARTS #	DESCRIPTION	UNIT PRICE	TOTAL
5 parcels		Appraisal Services	$2000.00	$10,000

Approval By: [signature]
Date: 10/22/2012

TOTAL: $10,000.00

If over $1,000.00 please attach 3 quotes.

ENC. SESSION 6977 4/1/10

PARTS ORDERED BY: _____ DATE: _____
PARTS RECEIVED BY: _____ DATE: _____

COMMENTS:
Approved by B.O.D. on 10.09.2012

WARRANTY, IF APPLICABLE:

Jaime Salazar

From: jose [jose.pena@co.hidalgo.tx.us]
Sent: Monday, October 01, 2012 8:23 AM
To: 'Jaime Salazar'
Subject: FW: Faysville Proposed Drain Ditch
Attachments: Plats and Metes & Bounds.rar

Jaime,
Please get me a PO for Leonel Garza for $10,000.00 and a PO for HLH Appraisal Review Services for $4,500.00 as soon as possible so that I can get this project going.
Thanks,
Joe

From: Juan Castillo [mailto:juancastillo@doslandsurveying.com]
Sent: Thursday, September 27, 2012 3:39 PM
To: 'jose'
Cc: 'Robert Macheska'
Subject: RE: Faysville Proposed Drain Ditch

Good afternoon Joe,

Attached please find signed and seal Parcel plats (1-4) and metes & bounds. We will hand delivered originals to Robert Macheska tomorrow morning.

Thank you,

Juan M. Castillo
Registered Professional Land Surveyor
Dos Land Surveying, LLC
1002 E. Expressway 83
Weslaco, TX 78596
Office (956) 969-4183 ext 402
Cell (956) 975-0239
Fax (956) 447-8194



From: jose [mailto:jose.pena@co.hidalgo.tx.us]
Sent: Thursday, September 27, 2012 8:15 AM
To: 'Juan Castillo'
Cc: 'Robert Macheska'
Subject: FW: Faysville Proposed Drain Ditch

Juan,
As per Godfrey you guys need to get moving on this metes & bounds, the only parcel that still cannot be finalized is Parcel # 5 because Holt has not responded as to how far West they want to go underground. Please let me know when I can expect the other parcels to be completed.
Thanks,
Joe

From: Godfrey Garza [mailto:g.g@hcdd1.org]
Sent: Thursday, September 27, 2012 7:52 AM
To: 'jose'
Subject: RE: Faysville Proposed Drain Ditch

Need these m&b expedited it is taking way too long need dates for completion or need another direction.

Godfrey Garza, Jr., CFM, District Manager,
Floodplain Administrator

Hidalgo County Drainage District No. 1
902 N. Doolittle Rd.
Edinburg, Texas 78542
Office #: (956) 292-7080
Cell #: (956) 227-3623
Fax #: (956) 292-7088

From: jose [mailto:jose.pena@co.hidalgo.tx.us]
Sent: Wednesday, September 26, 2012 4:25 PM
To: Godfrey Garza
Subject: FW: Faysville Proposed Drain Ditch

Not good enough but it's a start.
Joe

From: Juan Castillo [mailto:juancastillo@doslandsurveying.com]
Sent: Wednesday, September 26, 2012 2:45 PM
To: Mr. Joe Pena, R.O.W. Director
Cc: 'Robert Macheska'; 'Christopher Rodriguez'
Subject: RE: Faysville Proposed Drain Ditch

Good afternoon Joe,

Attached please find preliminary Control sheets (Horizontal & Vertical) , Parcels plats and Metes & Bounds, Borehole locations. Now all this is preliminary just show our progress of work, we still have to review it and finalizing it. Hopefully we are expecting to submit final plats within a week.

Thank you,

Juan M. Castillo
Registered Professional Land Surveyor
Dos Land Surveying, LLC
1002 E. Expressway 83
Weslaco, TX 78596
Office (956) 969-4183 ext 402
Cell (956) 975-0239
Fax (956) 447-8194

From: Juan Castillo [mailto:juancastillo@doslandsurveying.com]
Sent: Wednesday, September 26, 2012 10:55 AM
To: 'Robert Macheska'
Cc: 'Christopher Rodriguez'
Subject: RE: Faysville Boring Hole Locations

Good morning Robert,

You will be getting hard copies of the Preliminary Control sheets (Horizontal & Vertical) , Parcels and metes & bounds, borehole locations and a CD with an excel file of the existing borehole locations and pdf files. Now all this is just show are progress of work, we still have to review it and finalizing.

Thank you,

Juan M. Castillo
Registered Professional Land Surveyor
Dos Land Surveying, LLC
1002 E. Expressway 83
Weslaco, TX 78596
Office (956) 969-4183 ext 402
Cell (956) 975-0239
Fax (956) 447-8194

From: Christopher Rodriguez [mailto:crodriguez@lgengineers.com]
Sent: Wednesday, August 29, 2012 4:24 PM
To: Juan Castillo
Cc: Robert Macheska
Subject: Faysville Boring Hole Locations

Juan,

Attached are the boring hole locations. You can reference them into the plan files and row files to see their approx. location. They should be marked out in the field with stakes. Thanks.

L&G Engineering
Transportation Consultants

Christopher Rodriguez, P.E.

900 S. Stewart Rd. Ste. 9 Mission, Tx 78572
Ofc: (956) 585-1909 Fax: (956) 585-1927
crodriguez@lgengineers.com www.LGEngineers.com

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AGENDA
DRAINAGE DISTRICT
BOARD OF DIRECTORS
October 9, 2012
9:00 A.M.

NOTICE is hereby given in accordance with Chapter 551, Texas Government Code, that a SPECIAL MEETING of the Drainage District #1 Board of Directors will be held at the Edinburg Council Chambers, 415 W. University Drive, Edinburg, Hidalgo County, Texas. Discussion and possible action relating to the following business will be transacted:

1. **Roll Call**

2. **Open Forum**

3. **Approval of Consent Agenda**

4. AI-34598 A. Presentation of scoring grid of the firms evaluated through the District's "Pool" of Title Report Services for the purpose of ranking by the Hidalgo County Drainage District No. 1 Board of Directors in connection with Title Report Services for J-09 Parcel 49 Ramseyer Gardens.

FIRM NAME	SCORE	RANK
SOUTH TEXAS LAND INVESTIGATIONS	100	
VALLEY LAND & TITLE	94	

B. Pursuant to the Boards approval, requesting authority to issue Purchase Order to the number one ranked firm of _____, for Title Report Services as it relates to J-09 Parcel 49 Ramseyer Gardens.

C. Presentation of scoring grid of the firms evaluated through the District's "Pool" of Real Estate Appraisers and Surveyors for the purpose of ranking by the Hidalgo County Drainage District No.1 Board of Directors in connection with Appraisal Services for Faysville Drain Ditch Project.

FIRM NAME	SCORE	RANK
LEONEL GARZA & ASSOCIATES	100	
JAIME SALAZAR	98	

D. Pursuant to the Boards approval, requesting authority to issue Purchase Order to the number one ranked firm of _____, for Appraisal Services as it relates to the Faysville Drain Ditch Project.

5. **AI-34608** Request approval of a Budget Amendment to the District's General fund for additional cost that will be incurred on the emergency repair of Weir #2 and for the Contract of Election services.

6. **AI-34423** Presentation and discussion by Hollis Rutledge & Associates on the recapturing of funds through federal and state agencies and other sources.

7. **Closed Session:**
Board of Directors may go into Closed Session pursuant to Chapter 551, Texas Government Code, Sections 551.071 & 551.072 to discuss the following:

   A. **Real Estate Acquisition**

   B. **Pending and/or Potential Litigation**

8. **Open Session:**

   A. **Real Estate Acquisition**

   B. **Pending and/or Potential Litigation**

9. **Closed Session:**
Board of Directors may reconvene into Closed Session for the discussion regarding the agenda items listed

10. **Open Session:**
Board of Directors may reconvene into Open Session for the discussion regarding the agenda items listed

11. **Adjourn**

August 22, 2012
Parcel 1

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 1

Description of a 1.802 acre (78,510 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 65.50 acre tract (remainder) conveyed to Santa Cruz Properties, LTD, recorded in Document No. 2154814 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 1.802 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the northwest corner of the Edinburg Consolidated Independent School District Subdivision, recorded in Volume 41, Page 146 (M.R.H.C.), Texas;

THENCE, South 08°47'09" West, along the common boundary line of said 65.50 acre tract and the west right-of-way line of Via Fernandez (50.00' right of way width), a distance of 1,314.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set on the proposed north right of way line of Faysville Drain Ditch for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,098,671.16, Y=16,672,345.67, and being 85.00 feet left of and perpendicular to proposed baseline station 115+65.53;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 2007 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, South 08°47'09" West, continuing along common boundary line of said 65.50 acre tract and the west right-of-way line of said Via Fernandez, a distance of 110.00 feet to a 1/2 inch iron rod found at the intersection of north boundary line of the Vista del Sol Phase III Subdivision, recorded in Volume 31, Page 76 (M.R.H.C.), Texas, with the west right of way line of said Via Fernandez, for the southeast corner of the herein described parcel;

THENCE, North 81°11'49" West, along common boundary line of said 65.50 acre tract and the north boundary line of said Vista Del Sol Phase III Subdivision, a distance of 713.58 feet to a 3/8 inch iron rod in concrete found at the east boundary line of that certain 337.87 acre tract conveyed to Blb Real Estate, LTD, recorded in Document No. 1947807 (O.R.H.C.), Texas, same being the east boundary line of an abandoned railroad right of way line and the common corner of said 65.50 acre tract and said Vista Del Sol Phase III Subdivision, for the southwest corner of the herein described parcel;

THENCE, North 08°37'43" East, along common boundary line of said 65.50 acre tract and said 337.87 acre tract, a distance of 110.00 feet to a 5/8 inch iron rod with cap set on proposed north right of way line of the Faysville Drain Ditch, for the northwest corner of the herein described parcel;

THENCE, South 81°11'49" East, across said 65.50 acre tract and along the proposed north right of way line of the Faysville Drain Ditch, a distance of 713.88 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 1.802 acres (78,510 S.F), more or less.

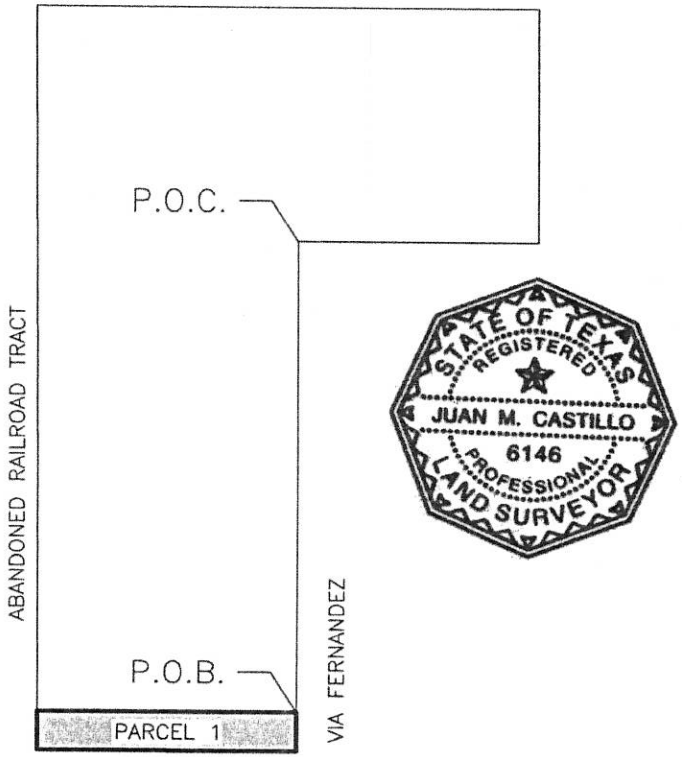
A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.



Juan M. Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146





PARENT TRACT INSET
PARCEL NO. 1
N.T.S.

I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Juan M. Castillo 9-27-2012

JUAN M. CASTILLO, R.P.L.S. #6146

EXISTING	TAKING	REMAINING
65.50 AC.	1.802 AC.	0.00 AC. RT.
	78,510 S.F.	63.698 AC. LT.

GENERAL NOTES:

1. All bearings and coordinates are based on the State Plane Coordinate system, South Zne (4205), North American Datum, 1983 (2007 Adjustment). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined surface adjustment factor of 0.999946144.
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. ● Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
4. o Indicates a 1/2" iron rod found (unless otherwise noted).
5. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
6. The deed of record for subject tract is recorded in Document No. 2154814, O.R.
7. This plat was prepared with the benefit of a title commitment effective date June 5, 2012. GF No. 129880.

PARCEL 1
Sheet 4 of 6

DLS
Dos Land Surveying

1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78596 Fax (956)447-8194

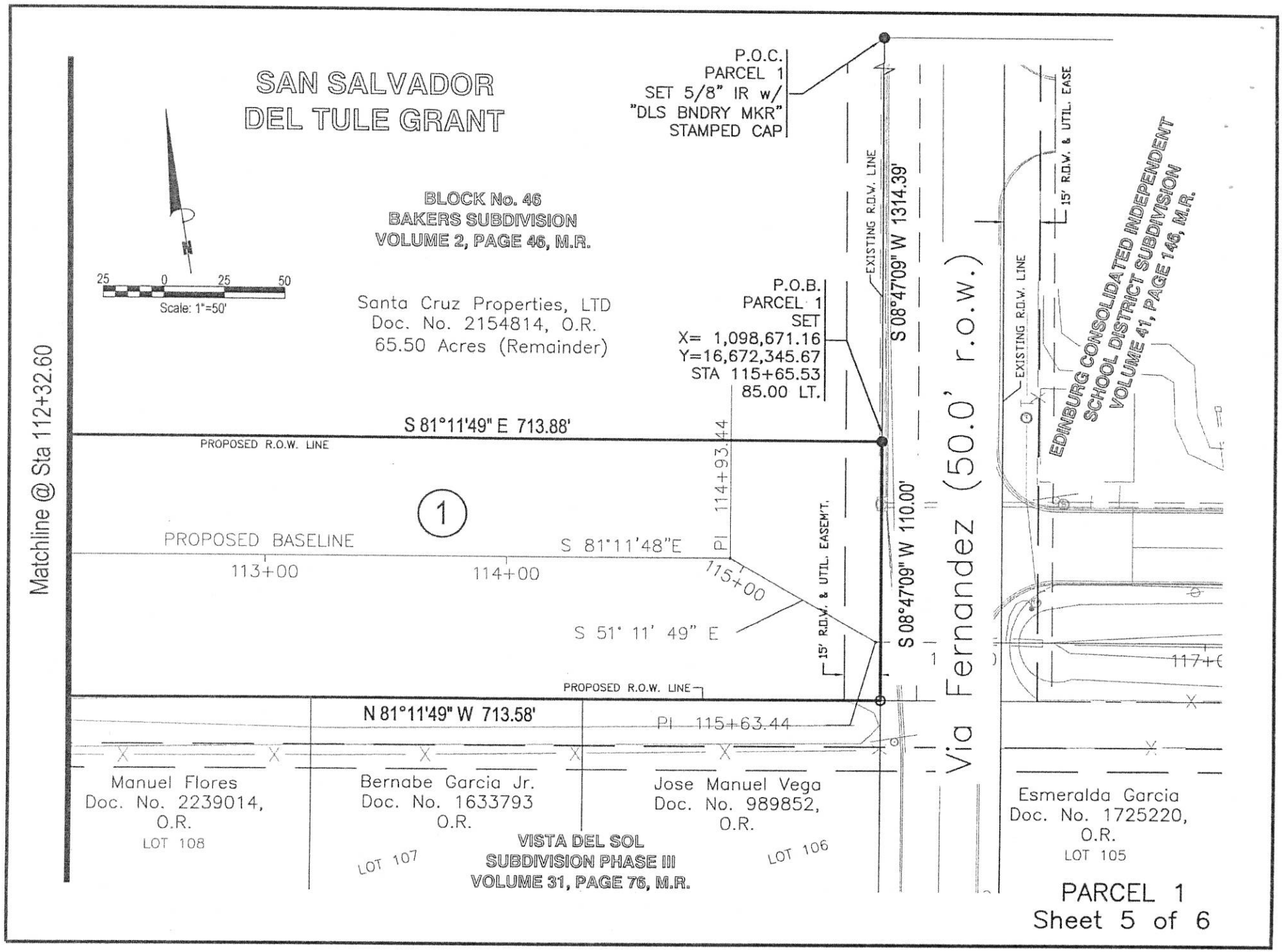
RIGHT OF WAY SKETCH

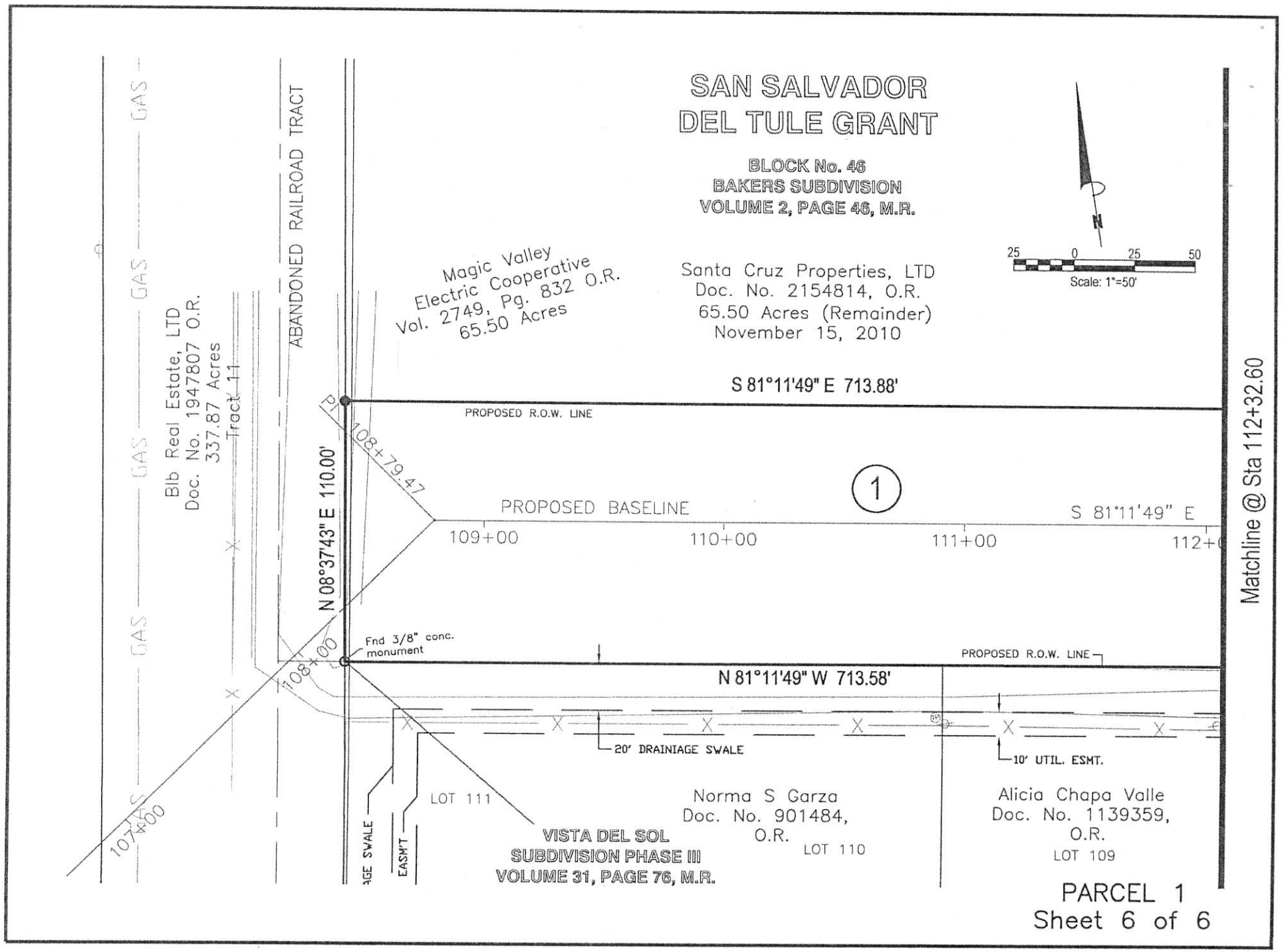
SHOWING PROPERTY OF

SANTA CRUZ PROPERTIES, LTD

FAYSVILLE PROPOSED DRAINAGE DITCH

AUGUST, 2012


SAN SALVADOR
DEL TULE GRANT
BLOCK No. 46
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.
25 0 25 50
Scale: 1"=50'
Santa Cruz Properties, LTD
Doc. No. 2154814, O.R.
65.50 Acres (Remainder)
P.O.C.
PARCEL 1
SET 5/8" IR w/
"DLS BNDRY MKR"
STAMPED CAP
P.O.B.
PARCEL 1
SET
X= 1,098,671.16
Y=16,672,345.67
STA 115+65.53
85.00 LT.
EXISTING R.O.W. LINE
S 08°47'09" W 1314.39'
S 81°11'49" E 713.88'
PROPOSED R.O.W. LINE
PI 114+93.44
S 08°47'09" W 110.00'
15' R.O.W. & UTIL. EASE'T.
PROPOSED BASELINE
113+00
114+00
S 81°11'48"E
115+00
S 51° 11' 49" E
PROPOSED R.O.W. LINE
N 81°11'49" W 713.58'
PI 115+63.44
Matchline @ Sta 112+32.60
Via Fernandez (50.0' r.o.w.)
15' R.O.W. & UTIL. EASE
EXISTING R.O.W. LINE
EDINBURG CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT SUBDIVISION
VOLUME 41, PAGE 146, M.R.
Manuel Flores
Doc. No. 2239014,
O.R.
LOT 108
Bernabe Garcia Jr.
Doc. No. 1633793
O.R.
LOT 107
VISTA DEL SOL
SUBDIVISION PHASE III
VOLUME 31, PAGE 76, M.R.
Jose Manuel Vega
Doc. No. 989852,
O.R.
LOT 106
Esmeralda Garcia
Doc. No. 1725220,
O.R.
LOT 105
PARCEL 1
Sheet 5 of 6


SAN SALVADOR
DEL TULE GRANT
BLOCK No. 46
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.
Scale: 1"=50'
25 0 25 50
Magic Valley
Electric Cooperative
Vol. 2749, Pg. 832 O.R.
65.50 Acres
Santa Cruz Properties, LTD
Doc. No. 2154814, O.R.
65.50 Acres (Remainder)
November 15, 2010
Blb Real Estate, LTD
Doc. No. 1947807 O.R.
337.87 Acres
Tract 11
ABANDONED RAILROAD TRACT
GAS
S 81°11'49" E 713.88'
PROPOSED R.O.W. LINE
108+79.47
PROPOSED BASELINE
1
S 81°11'49" E
109+00
110+00
111+00
N 08°37'43" E 110.00'
108+00
Fnd 3/8" conc. monument
PROPOSED R.O.W. LINE
N 81°11'49" W 713.58'
20' DRAINIAGE SWALE
10' UTIL. ESMT.
LOT 111
VISTA DEL SOL
SUBDIVISION PHASE III
VOLUME 31, PAGE 76, M.R.
Norma S Garza
Doc. No. 901484,
O.R.
LOT 110
Alicia Chapa Valle
Doc. No. 1139359,
O.R.
LOT 109
Matchline @ Sta 112+32.60
PARCEL 1
Sheet 6 of 6

Faysville_Basemap_Parcel 1_Area.txt

Parcel No 1

POC TO POB

PntNo	Bearing	Distance	Northing	Easting	Description
249			16673644.64	1098871.92	set 5/8" ir ..cap
	S 08°47'09" W	1314.39			
245			16672345.67	1098671.16	set 5/8 ir.. ca

ICRD File> W:\SURVEY\L&G Enginnering\Faysville Ditch\dwg\Surface\Faysville Topo_surface.crd

PntNo	Bearing	Distance	Northing	Easting	Description
245			16672345.67	1098671.16	set 5/8 ir.. cap
	S 08°47'09" W	110.00			
PP			16672236.97	1098654.36	
	N 81°11'49" W	713.58			
PP			16672346.17	1097949.19	
	N 08°37'43" E	110.00			
244			16672454.92	1097965.69	set 5/8 ir.. cap
	S 81°11'49" E	713.88			
245			16672345.67	1098671.16	set 5/8 ir.. cap

Closure Error Distance> 0.0000
Total Distance Inversed> 1647.46
Area: 78510.223 S.F., 1.802 Acres

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 2

Description of a 0.861 acre (37,523 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, being out of that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District Public Facilities Corporation, recorded in Document No. 655045 (O.R.H.C.), Texas, said 0.861 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at the northeast corner of the Edinburg Consolidated Independent School District Subdivision, recorded in Volume 41, Page 146 (M.R.H.C.), Texas;

THENCE, South 08°47'09" West, along the common boundary line of said 21.635 acre tract and that certain 25.5 acre tract conveyed to LSH Partners, ltd, recorded in Document No. 852514 (O.R.H.C.), Texas, at a distance of 785.60 feet pass the northwest corner of that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 (O.R.H.C.), Texas continuing for total a distance of 1,229.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the northern most northeast corner and for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,099,338.04, Y=16,672,327.85, and being 16.17 feet left of and perpendicular to proposed baseline station 123+74.85;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, South 08°47'09" West, continuing along common boundary line of said 2.83 acre tract and said 21.635 acre tract, a distance of 194.44 feet to a 1/2 inch iron rod with cap found at the common corner of said 2.83 acre tract and said 21.635 acre tract, same being on the north boundary line of said Vista Del Sol Phase III Subdivision, recorded in Volume 31, Page 76 (M.R.H.C.), Texas, for the southeast corner of the herein described parcel;

THENCE, North 81°11'49" West, along common boundary line of said 21.635 acre tract and said Vista Del Sol Phase III, a distance of 611.79 feet to a 1/2 inch iron rod found at the intersection of the east right of way line of said Via Fernandez street (50.0 feet right of way) and the north boundary line of said Vista Del Sol Phase III, for the southwest corner of the herein described parcel;

THENCE, North 08°47'09" East, along the east right of way line of said Via Fernandez street, a distance of 50.00 feet to a 5/8 inch iron rod with cap set on proposed northerly right of way line of Faysville Drain Ditch, for the northwesterly corner of the herein described parcel;

THENCE, South 81°11'49" East, across 21.635 acre tract and along the proposed northerly right-of-way line of said Faysville Drain Ditch, a distance of 563.79 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, North 08°47'09" East, continuing across 21.635 acre tract and along the proposed right-of-way line of said Faysville Drain Ditch, a distance of 144.43 feet to a 5/8 inch iron rod with cap set, for an exterior corner of the herein described parcel;

THENCE, South 81°12'51" East, continuing across 21.635 acre tract and along the proposed right-of-way line of said Faysville Drain Ditch, a distance of 48.00 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 0.861 acre (37,523 S.F), more or less.

A survey plat of even date was prepared and is made a part of this metes and bounds description.

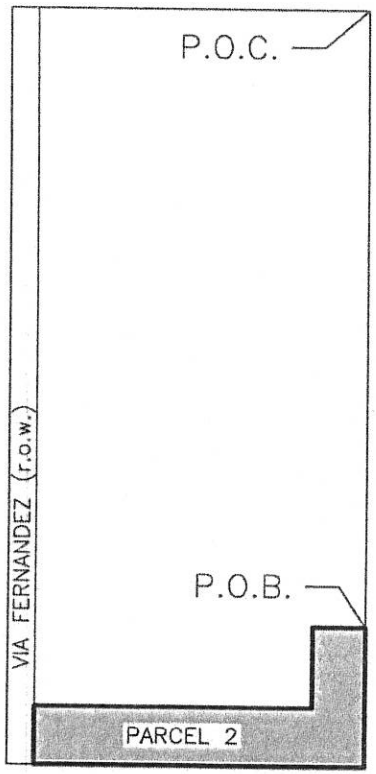
I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

Juan M Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146



N.T.S.



VISTA DEL SOL SUBDIVISION



I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Juan M. Castillo 9-27-2012

JUAN M. CASTILLO, R.P.L.S. #6146

EXISTING	TAKING	REMAINING
21.635 AC.	0.861 AC.	0.00 AC. RT.
	37,523 S.F.	20.774 AC. LT.

GENERAL NOTES:

1. All bearings and coordinates are based on the State Plane Coordinate system, South Zne (4205), North American Datum, 1983 (2007 Adjustment). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined surface adjustment factor of 0.999946144.
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. ● Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
4. o Indicates a 1/2" iron rod found (unless otherwise noted).
5. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
6. The deed of record for subject tract is recorded in Document No. 655045, O.R.

PARENT TRACT INSET
PARCEL NO. 2
N.T.S.

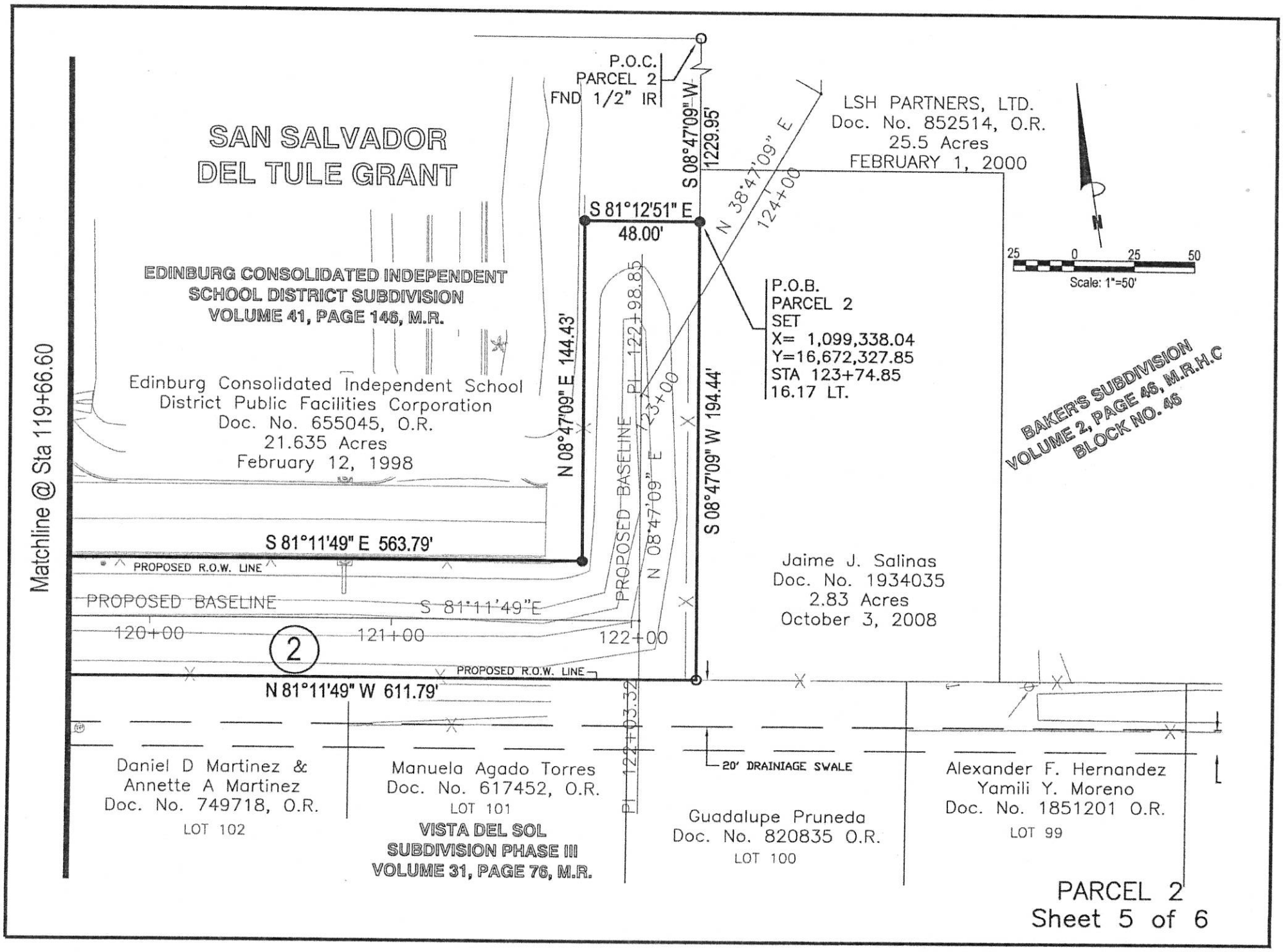
PARCEL 2
Sheet 4 of 6

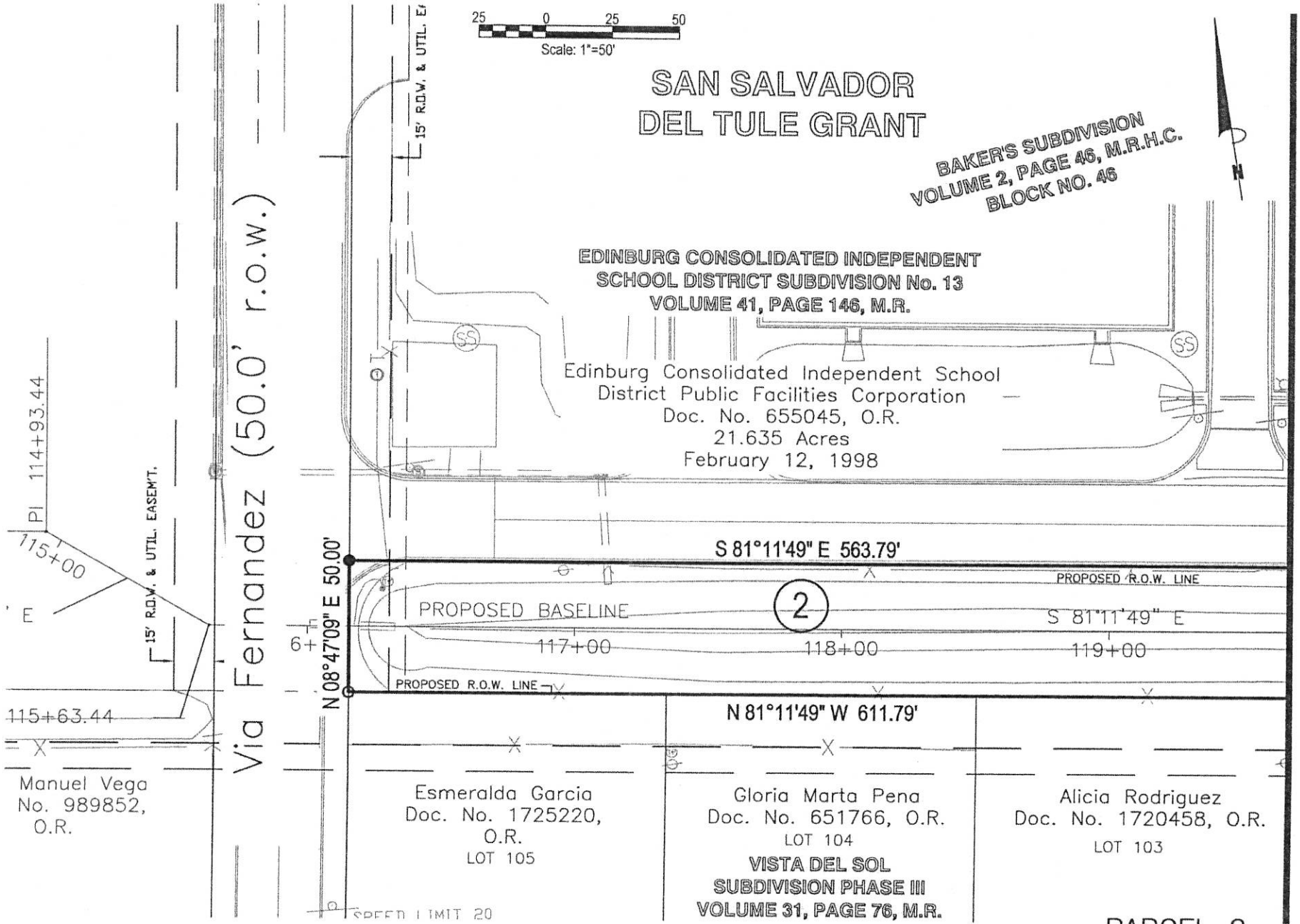
DLS
Dos Land Surveying

1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78596 Fax (956)447-8194

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
EDINBURG CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT
PUBLIC FACILITIES CORPORATION
FAYSVILLE PROPOSED DRAINAGE DITCH
AUGUST, 2012


SAN SALVADOR
DEL TULE GRANT
P.O.C.
PARCEL 2
FND 1/2" IR
S 08°47'09" W
1229.95'
LSH PARTNERS, LTD.
Doc. No. 852514, O.R.
25.5 Acres
FEBRUARY 1, 2000
N 38°47'09" E
124+00
S 81°12'51" E
48.00'
EDINBURG CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT SUBDIVISION
VOLUME 41, PAGE 146, M.R.
P.O.B.
PARCEL 2
SET
X= 1,099,338.04
Y=16,672,327.85
STA 123+74.85
16.17 LT.
25 0 25 50
Scale: 1"=50'
Matchline @ Sta 119+66.60
Edinburg Consolidated Independent School
District Public Facilities Corporation
Doc. No. 655045, O.R.
21.635 Acres
February 12, 1998
N 08°47'09" E 144.43'
PROPOSED BASELINE
PI 122+98.85
123+00
N 08°47'09" E
S 08°47'09" W 194.44'
BAKER'S SUBDIVISION
VOLUME 2, PAGE 46, M.R.H.C
BLOCK NO. 46
S 81°11'49" E 563.79'
PROPOSED R.O.W. LINE
PROPOSED BASELINE
S 81°11'49"E
120+00
121+00
122+00
2
Jaime J. Salinas
Doc. No. 1934035
2.83 Acres
October 3, 2008
PROPOSED R.O.W. LINE
N 81°11'49" W 611.79'
PI 122+03.32
20' DRAINIAGE SWALE
Daniel D Martinez &
Annette A Martinez
Doc. No. 749718, O.R.
LOT 102
Manuela Agado Torres
Doc. No. 617452, O.R.
LOT 101
VISTA DEL SOL
SUBDIVISION PHASE III
VOLUME 31, PAGE 76, M.R.
Guadalupe Pruneda
Doc. No. 820835 O.R.
LOT 100
Alexander F. Hernandez
Yamili Y. Moreno
Doc. No. 1851201 O.R.
LOT 99
PARCEL 2
Sheet 5 of 6



PARCEL 2
Sheet 6 of 6

Faysville_Basemap_Parcel 2 Area.txt

Parcel No, 2 Inverse with Area Thu Aug 23 11:49:44 2012

POC TO POB

PntNo	Bearing	Distance	Northing	Easting	Description
PP			16673543.37	1099525.90	
	S 08°47'09" W	1229.95			
243			16672327.85	1099338.04	set 5/8 ir.. cap

CRD File> W:\SURVEY\L&G Enginnering\Faysville Ditch\dwg\Surface\Faysville Topo_surface.crd

PntNo	Bearing	Distance	Northing	Easting	Description
242			16672335.18	1099290.60	set 5/8 ir.. cap
	S 81°12'51" E	48.00			
243			16672327.85	1099338.04	set 5/8 ir.. cap
	S 08°47'09" W	194.44			
PP			16672135.69	1099308.34	
	N 81°11'49" W	611.79			
246			16672229.32	1098703.76	calc
	N 08°47'09" E	50.00			
240			16672278.73	1098711.39	set 5/8 ir.. cap
	S 81°11'49" E	563.79			
241			16672192.45	1099268.55	set 5/8 ir.. cap
	N 08°47'09" E	144.43			
242			16672335.18	1099290.60	set 5/8 ir.. cap

Closure Error Distance> 0.0000
Total Distance Inversed> 1612.46
Area: 37522.510 S.F., 0.861 Acres

August 27, 2012
Parcel 3

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 3

Description of a 0.935 acre (40,734 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, being out of that certain 2.83 acre tract conveyed to Jaime Javier Salinas, recorded in Document No. 1934035 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 0.935 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District Public Facilities Corporation, recorded in Document No. 655045 (O.R.H.C.), Texas, same being on the north line of Vista Del Sol Subdivision Phase III, recorded in Volume 31, Page 76 (M.R.H.C.), Texas;

THENCE, North 08°47'09" East, along the common boundary line of said 2.83 acre tract and said 21.635 acre tract, a distance of 122.11 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,099,326.99, Y=16,672,256.36, and being 20.00 feet right of and perpendicular to proposed baseline station 123+13.56;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, North 08°47'09" East, continuing along common boundary line of said 2.83 acre tract and said 21.635 acre tract, a distance of 406.68 feet to a 1/2 inch iron rod found at the common corner of said 2.83 acre tract and that certain 25.5 acre tract conveyed to LSH Partners, recorded in Document No. 852514 (O.R.H.C.), Texas, for the northwesterly corner of the herein described parcel;

THENCE, South 81°09'48" East, along common boundary line of said 2.83 acre tract and said 25.5 acre tract, a distance of 180.00 feet to a 5/8 inch iron rod with cap set, for the northeast corner of the herein described parcel;

THENCE, South 53°48'41" West, across said 2.83 acre tract, along the proposed Faysville Drain Ditch, a distance of 98.95 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 08°47'09" West, continuing across 2.83 acre tract and with the proposed right-of-way line of said Faysville Drain Ditch, a distance of 264.25 feet to a 5/8 inch iron rod with cap set, for an exterior corner of the herein described parcel;

THENCE, North 81°12'51" West, continuing across 2.83 acre tract and with the proposed right-of-way line of said Faysville Drain Ditch, a distance of 68.24 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 38°47'09" West, continuing across 2.83 acre tract and with the proposed right-of-way line of said Faysville Drain Ditch, a distance of 83.52 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 0.935 acres (40,734 S.F), more or less.

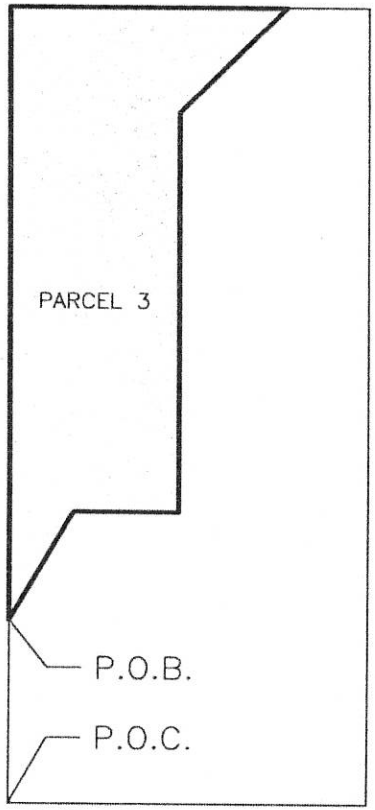
A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

Juan M. Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146

EDINBURG CONSOLIDATED
INDEPENDENT SCHOOL
DISTRICT SUBDIVISION
No. 13



VISTA DEL SOL SUBDIVISION

PARENT TRACT INSET
PARCEL NO. 3
N.T.S.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Juan M. Castillo 9-27-2012
JUAN M. CASTILLO, R.P.L.S. #6146

EXISTING	TAKING	REMAINING
2.83 AC.	0.935 AC.	1.895 AC. RT.
	40,734 S.F.	0.00 AC. LT.

GENERAL NOTES:

1. All bearings and coordinates are based on the State Plane Coordinate system, South Zne (4205), North American Datum, 1983 (2007 Adjustment). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined surface adjustment factor of 0.999946144.
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. ● Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
4. o Indicates a 1/2" iron rod found (unless otherwise noted).
5. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
6. The deed of record for subject tract is recorded in Document No. 1934035, O.R.
7. This plat was prepared with the benefit of a title commitment effective date June 5, 2012. GF No. 130140.

PARCEL 3
Sheet 4 of 5

DLS
Dos Land Surveying

1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78596 Fax (956)447-8194

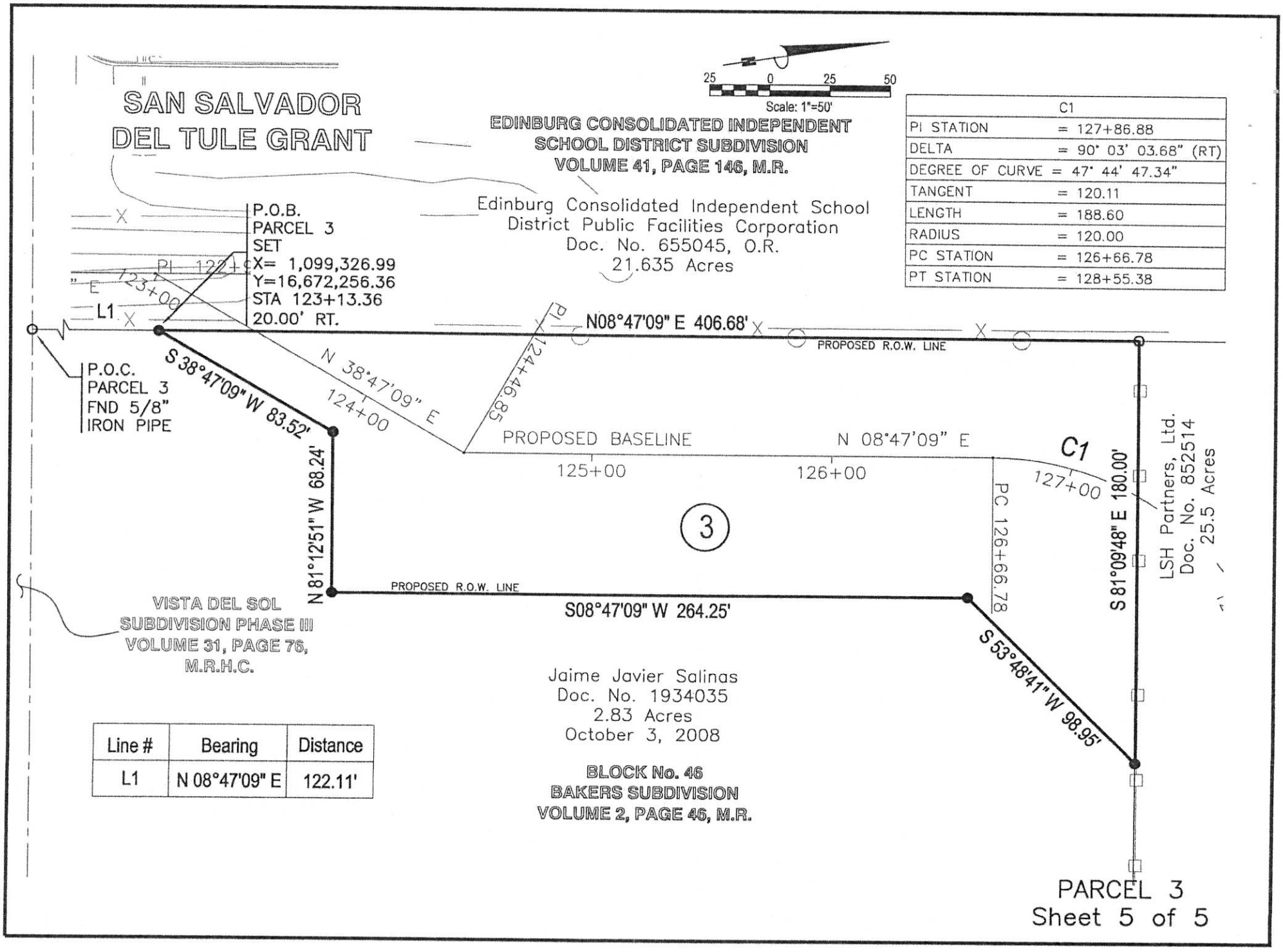
RIGHT OF WAY SKETCH

SHOWING PROPERTY OF

JAIME JAVIER SALINAS

FAYSVILLE PROPOSED DRAINAGE DITCH

AUGUST, 2012



C1	
PI STATION	= 127+86.88
DELTA	= 90° 03' 03.68" (RT)
DEGREE OF CURVE	= 47° 44' 47.34"
TANGENT	= 120.11
LENGTH	= 188.60
RADIUS	= 120.00
PC STATION	= 126+66.78
PT STATION	= 128+55.38

Line #	Bearing	Distance
L1	N 08°47'09" E	122.11'

PARCEL 3
Sheet 5 of 5

Parcel No. 3 Inverse with Area Thu Aug 23 11:54:24 2012

POC TO POB

PntNo	Bearing	Distance	Northing	Easting	Description
PP			16672135.69	1099308.34	
	N 08°47'09" E	122.11			
235			16672256.36	1099326.99	set 5/8 ir.. cap

Inverse with Area Thu Sep 27 09:17:03 2012

CRD File> W:\SURVEY\L&G Enginnering\Faysville Ditch\dwg\Surface\Faysville Topo_surface.crd

PntNo	Bearing	Distance	Northing	Easting	Description
235			16672256.36	1099326.99	set 5/8 ir.. cap
	N 08°47'09" E	406.68			
247			16672658.28	1099389.11	calc
	S 81°09'48" E	180.00			
239			16672630.62	1099566.97	set 5/8 ir.. cap
	S 53°48'41" W	98.95			
238			16672572.20	1099487.11	set 5/8 ir.. cap
	S 08°47'09" W	264.25			
237			16672311.05	1099446.75	set 5/8 ir.. cap
	N 81°12'51" W	68.24			
236			16672321.47	1099379.31	set 5/8 ir.. cap
	S 38°47'09" W	83.52			
235			16672256.36	1099326.99	set 5/8 ir.. cap

Closure Error Distance> 0.0000
Total Distance Inversed> 1101.65
Area: 40733.634 S.F., 0.935 Acres

July 3, 2012
Parcel 4

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 4

Description of a 1.825 acre (79,506 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, being out of that certain 25.5 acre tract, conveyed to LSH Partners, ltd., recorded in Document No. 852514 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 1.825 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found at the northwest corner of said 35.00 acre tract and the southwest corner of the Tamarron Estates Subdivision, recorded in Volume 31, Page 113 (M.R.H.C.), Texas, also being on the east boundary line of said 25.5 acre tract conveyed to LSH Partners ltd., recorded in Document No. 852514 (O.R.H.C.), Texas;

THENCE, South 08°47'02" West, along the common boundary line of that certain 35.00 acre tract, conveyed to Bison Oilfield Tools, Inc., recorded in Document No. 1154913 (O.R.H.C.), Texas and said 25.5 acre tract, a distance of 327.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the **POINT OF BEGINNING** of the herein described parcel, and having surface coordinate of X=1,100,108.80, Y=16,672,728.55, being 50.00 feet left of and perpendicular to proposed baseline station PT 135+04.28;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, South 08°47'02" West, along the common boundary line of said 25.5 acre tract and said 35.00 acre tract, a distance of 180.0 feet to a 5/8 inch iron rod with cap set at the northeast corner of that certain 2.83 acre tract conveyed to Roberto Salinas et ux, recorded in Document No. 1929531 (O.R.H.C.), Texas, for the southeast corner of the herein described parcel;

THENCE, North 81°09'48" West, along the common boundary line of said 25.5 acre tract and said 2.83 acre tract at a distance of 233.09 feet pass a 1/2 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 2.83 acre tract conveyed to Santos Salinas, et al, recorded in Document No. 2148391 (O.R.H.C.), Texas, at a distance of 466.90 feet pass a 1/2 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 (O.R.H.C.), Texas continuing for a total distance of 700.51 feet to a 1/2 inch iron rod found at the common corner of said 25.5 acre tract and said 2.83 acre tract and also being on the east boundary line of that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District public Facilities Corporation, recorded in Document No. 655045 (O.R.H.C.), Texas, for the southwest corner of the herein described parcel;

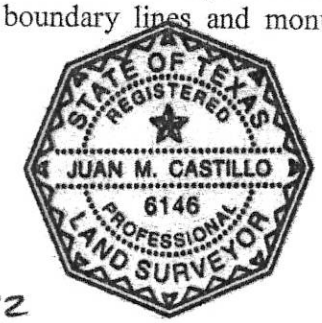
THENCE, North 08°47'09" East, along the common boundary line of said 25.5 acre tract and said 21.635 acre tract, a distance of 110.00 feet to a 5/8 inch iron rod with cap set, for the northwest corner of the herein described parcel;

THENCE, South 81°09'48" East, across said 25.5 acre tract, along the proposed north line of the Faysville Drain Ditch, a distance of 630.51 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

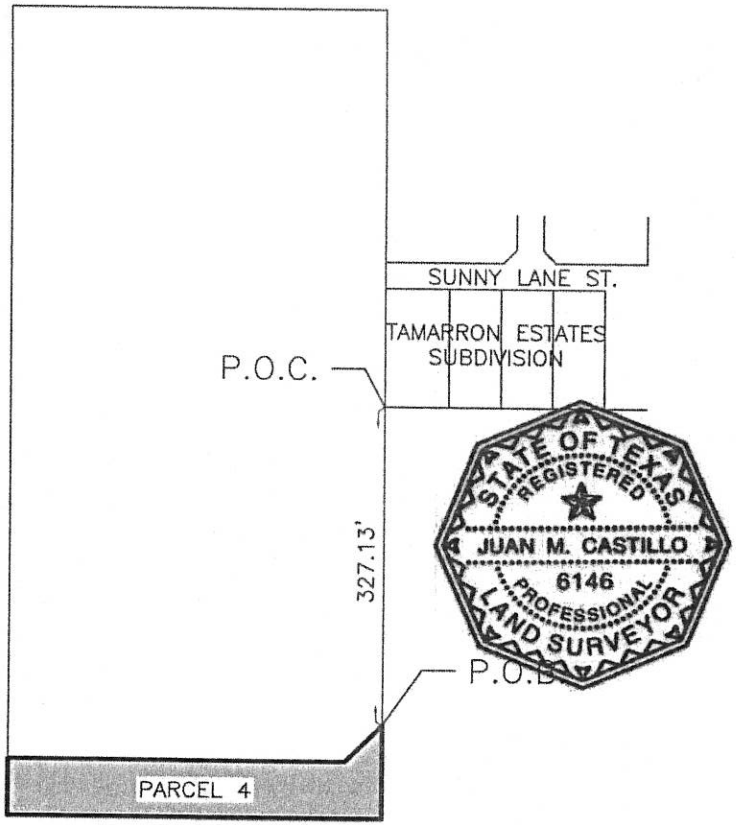
THENCE, North 53°48'37" East, continuing along the proposed Faysville Drain Ditch, a distance of 98.95 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 1.825 acres (79,506 S.F), more or less.

A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.



Juan M. Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146



I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Juan M. Castillo 9-27-2012

JUAN M. CASTILLO, R.P.L.S. #6146

EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION

EXISTING	TAKING	REMAINING
25.50 AC.	1.825 AC.	0.00 AC. RT.
	79,506 S.F.	23.675 AC. LT.

PARENT TRACT INSET
PARCEL NO. 4
N.T.S.

GENERAL NOTES:

1. All bearings and coordinates are based on the State Plane Coordinate system, South Zne (4205), North American Datum, 1983 (2007 Adjustment). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined surface adjustment factor of 0.999946144.
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. ● Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
4. O Indicates a 1/2" iron rod found (unless otherwise noted).
5. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
6. The deed of record for subject tract is recorded in Document No. 852514, O.R.
7. This plat was prepared with the benefit of a title commitment effective date June 5, 2012. GF No. 129878.

PARCEL 4
Sheet 4 of 6

DLS
Dos Land Surveying

1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78596 Fax (956)447-8194

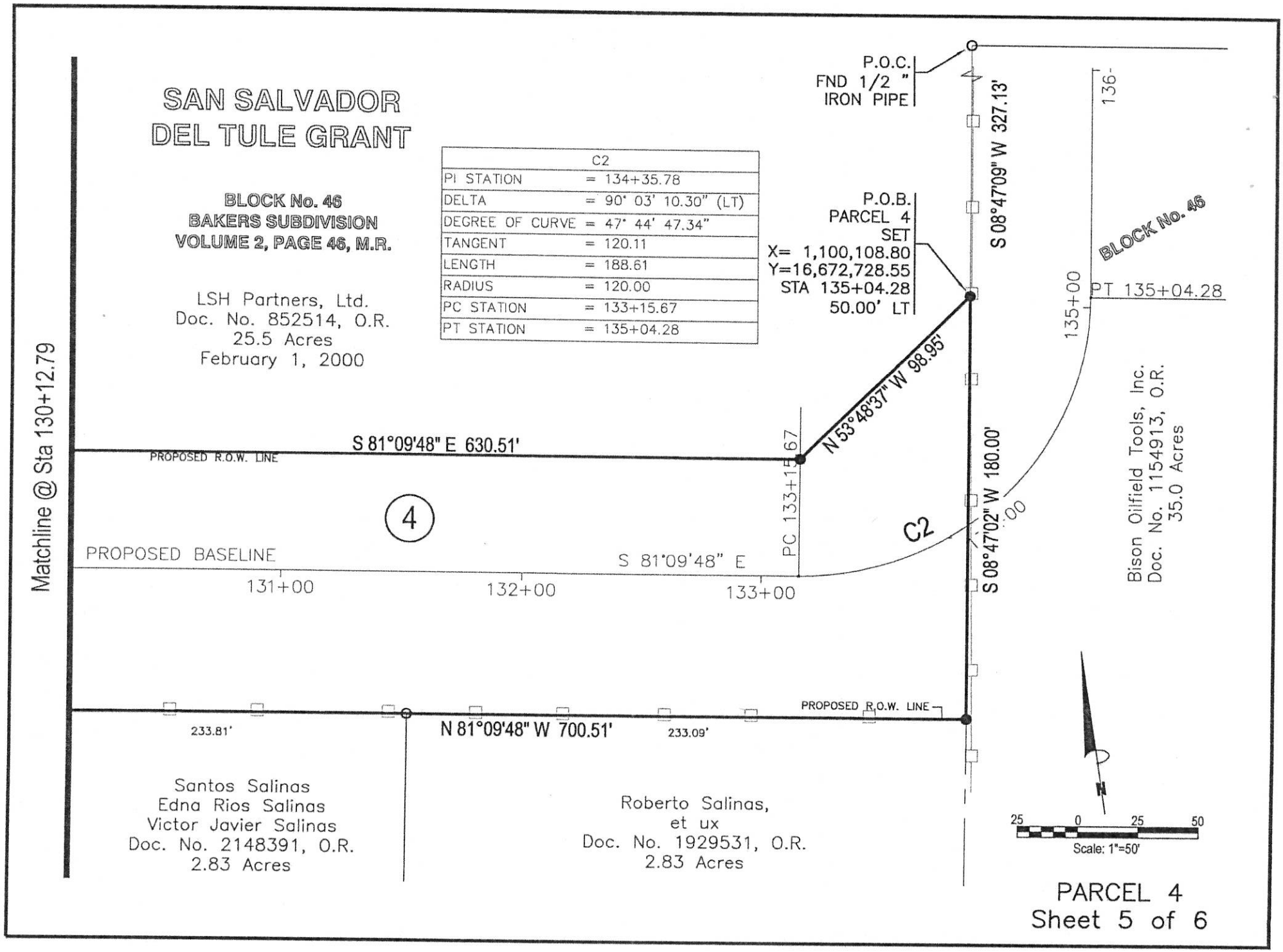
RIGHT OF WAY SKETCH

SHOWING PROPERTY OF

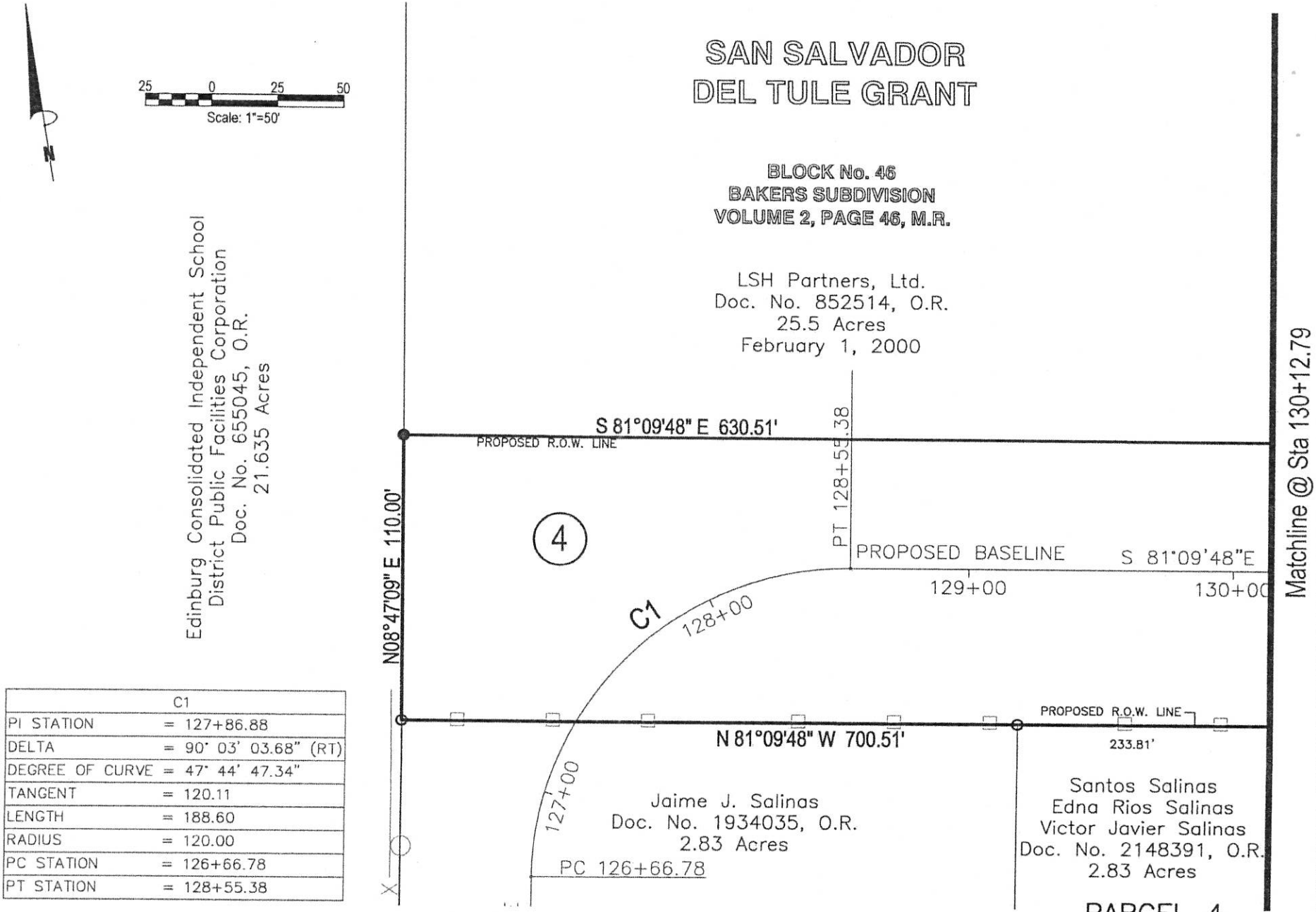
LSH PARTNERS, LTD

FAYSVILLE PROPOSED DRAINAGE DITCH

AUGUST, 2012



PARCEL 4
Sheet 5 of 6



C1	
PI STATION	= 127+86.88
DELTA	= 90° 03' 03.68" (RT)
DEGREE OF CURVE	= 47° 44' 47.34"
TANGENT	= 120.11
LENGTH	= 188.60
RADIUS	= 120.00
PC STATION	= 126+66.78
PT STATION	= 128+55.38

Parcel No 4 Inverse with Area Tue Aug 28 08:33:25 2012

POC TO POB

PntNo	Bearing	Distance	Northing	Easting	Description
PP			16673051.85	1100158.75	
	S 08°47'02" W	327.13			
234			16672728.55	1100108.80	set 5/8 ir.. cap

CRD File> W:\SURVEY\L&G Enginnering\Faysville Ditch\dwg\Surface\Faysville Topo_surface.crd

PntNo	Bearing	Distance	Northing	Easting	Description
234			16672728.55	1100108.80	set 5/8 ir.. cap
	S 08°47'02" W	180.00			
231			16672550.66	1100081.31	set 5/8 ir.. cap
	N 81°09'48" W	700.51			
247			16672658.28	1099389.11	calc
	N 08°47'09" E	110.00			
232			16672766.99	1099405.91	set 5/8 ir.. cap
	S 81°09'48" E	630.51			
233			16672670.13	1100028.94	set 5/8 ir.. cap
	N 53°48'37" E	98.95			
234			16672728.55	1100108.80	set 5/8 ir.. cap

Closure Error Distance> 0.0000
Total Distance Inversed> 1719.97
Area: 79506.159 S.F., 1.825 Acres

August 29, 2012
Parcel 5

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 5

Description of a 5.870 acre (255,689 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No 45 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County, (H.C.M.R.) Texas, being out of that certain 35.00 acre tract, conveyed to Bison Oilfield tools, Inc, recorded in Document No. 1154913 of the Official Records of Hidalgo County, (O.R.H.C.) Texas, said 5.870 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron found for the southeast of said 35.00 acre tract, same being on the existing west right of way line of US Hwy 281 (300.00 feet right-of-way width);

THENCE, North 08°49'52" East, along the exiting west right of way line of US 281 and the east line of said 35.00 acre tract, a distance of 673.00 feet to the point of curvature of a curve to the left.

THENCE, northwesterly, continuing along with exiting west right of way line of US 281 and the east boundary line of said 35.00 acre tract, with the radius of 2765.00 feet, a delta angle of 00°33'12", an arc length distance of 26.70 feet, and a chord bearing of North 08°33'18" East, a chord length of 26.70 feet to a 5/8 inch iron rod with Texas Department of Transportation (TxDOT) Aluminum Disc set on the proposed south right-of-way line of the Faysville Drain ditch, for the southeast corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinate of X=1,102,185.31, Y=16,672,712.70, being 15.50 feet right of and perpendicular to proposed baseline station 157+ 44.26;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, North 81°11'48" West, across said 35.00 acre tract and with the proposed south right-of-way line of said Faysville Drain Ditch, a distance of 193.50 feet to a 5/8 inch iron rod with cap, set for an interior corner of the herein described parcel;

THENCE, South 08°48'12" West, across said 35.00 acre tract and with the proposed easterly right-of-way line of said Faysville Drain Ditch, a distance of 85.00 feet to a 5/8 inch iron rod with cap with cap set, for an exterior corner of the herein described parcel;

THENCE, North 81°11'48" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 1681.05 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 53°47'37" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 98.98 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 08°47'02" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 327.20 feet to a 5/8 inch iron rod with cap set, for an exterior corner of the herein described parcel;

THENCE, North 81°09'48" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 110.00 feet to a 5/8 inch iron rod with cap set at the common corner of that certain 2.83 acre tract conveyed to Roberto Salinas, et ux and that certain 25.5 acre tract conveyed to LSH Partners, ltd., recorded in Document No. 852514 (O.R.H.C.) Texas, for the most southerly southwest corner of the herein described parcel;

THENCE, North 08°47'02" East, along the common boundary line of said 35.00 acre tract and said 25.5 acre tract, a distance of 507.13 feet to a 1/2 inch iron pipe found at the common corner of said 35.00 acre tract and the Tamaron Estates Subdivision, recorded in Volume 31, Page 113 (H.C.M.R.), Texas, for the northwest corner of the herein described parcel;

THENCE, South 81°11'48" East, along the common boundary line of said 35.00 acre tract and said Tamaron Estates Subdivision, a distance of 2054.25 feet to a point of curvature of a curve to the left, being on the existing west right of way line of said US Hwy 281 and same being the common corner of said 35.00 acre tract and the Tamaron Estates Subdivision, recorded in Volume 31, Page 113 (H.C.M.R.), Texas, for the northeast corner of the herein described parcel, from where a 1/2 inch iron rod bears South 75°56'09" East, a distance of 0.87 feet and from where a 1/2 inch iron rod bears South 72°30'34" East, a distance of 0.72 feet;

THENCE, Southerly, along the existing west right of way line of said US Hwy 281 and the east boundary line of aforementioned 35.00 acre tract, with the radius of 2765.00 feet, a delta angle of 00°31'05", an arc length distance of 25.00 feet, and a chord bearing of South 08°01'09" West, a chord length of 25.00 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 5.870 acres (255,689 S.F), more or less.

A survey plat of even date was prepared and is made a part of this metes and bounds description.

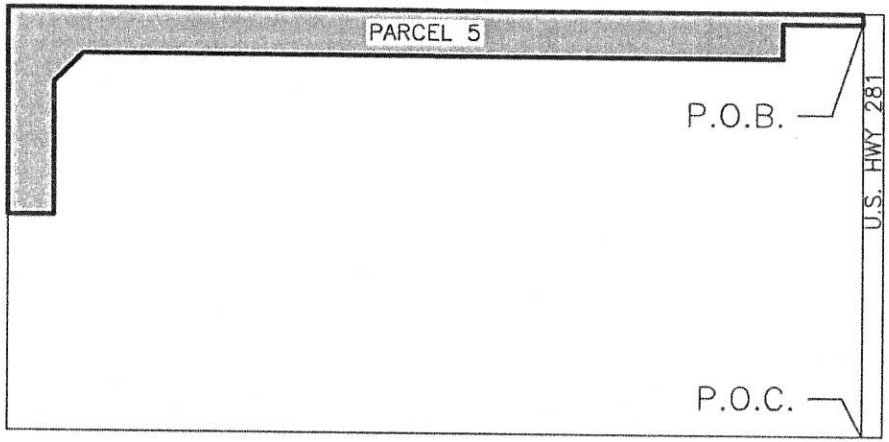
I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

Juan M. Castillo 10-2-2012
Juan M. Castillo, R.P.L.S. No. 6146



TAMARRON ESTATES
SUBDIVISION





I do hereby certify that the plat shown hereon conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Juan M. Castillo 10-2-2012

JUAN M. CASTILLO, R.P.L.S. #6146

EXISTING	TAKING	REMAINING
35.00 AC.	5.870 AC.	29.13 AC. RT.
	255,689 S.F.	0.00 LT.

GENERAL NOTES:

1. All bearings and coordinates are based on the State Plane Coordinate system, South Zne (4205), North American Datum, 1983 (2007 Adjustment). All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined surface adjustment factor of 0.999946144.
2. Original survey plats are signed and sealed in blue ink. All other copies are null and void.
3. ● Indicates a 5/8" iron rod set with yellow cap stamped "DLS BNDY MRKR".
4. o Indicates a 1/2" iron rod found (unless otherwise noted).
5. A metes and bounds description of even date was prepared, and is made a part of this survey plat.
6. The deed of record for subject tract is recorded in Document No. 1154913, O.R.
7. This plat was prepared with the benefit of a title commitment effective date June 5, 2012. GF No. 129878.

PARENT TRACT INSET
PARCEL NO. 5
N.T.S.

PARCEL 5
Sheet 4 of 10

DLS
Dos Land Surveying

1002 E. Expressway 83 Ph (956)969-4183
Weslaco, TX 78596 Fax (956)447-8194

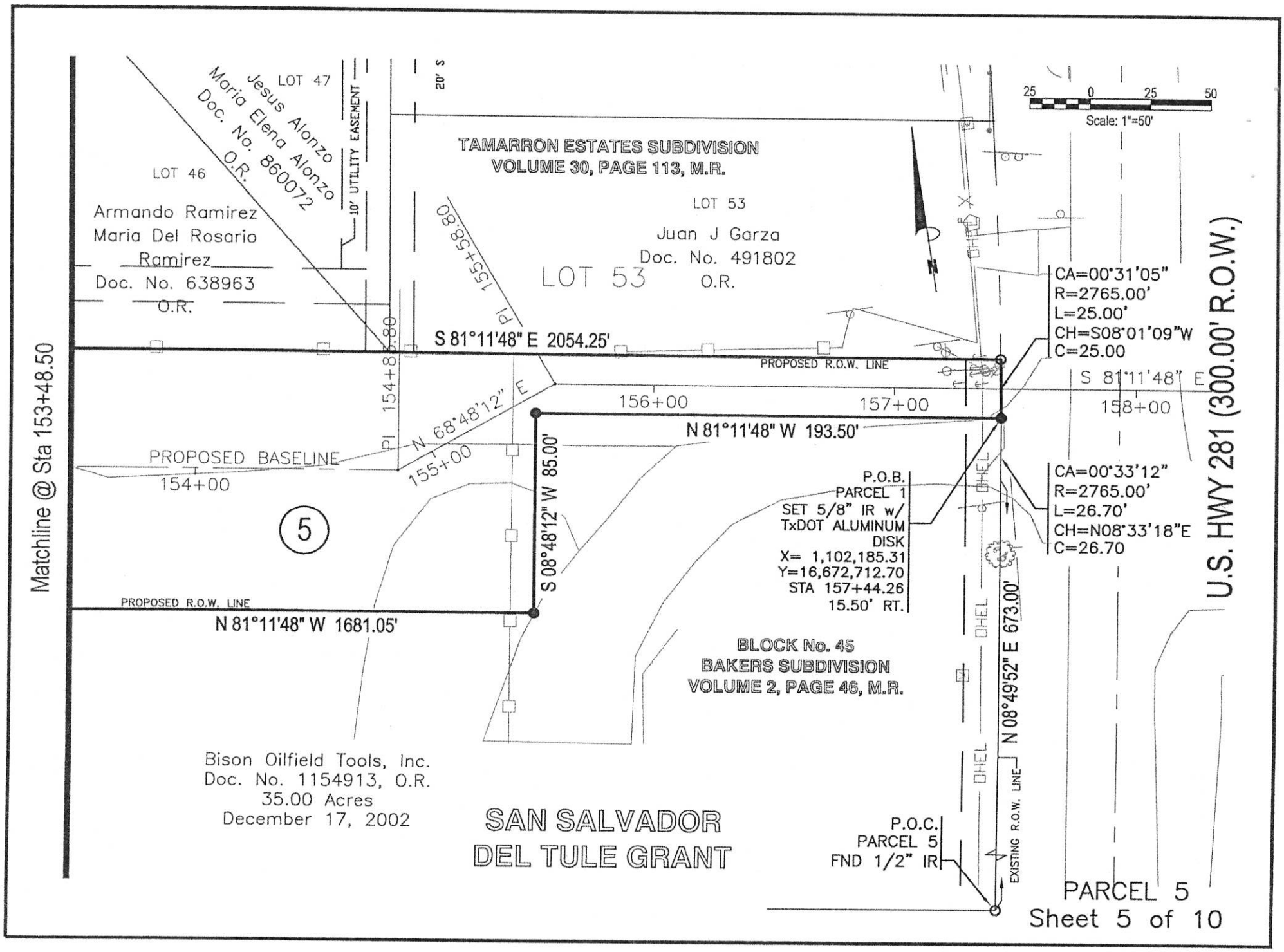
RIGHT OF WAY SKETCH

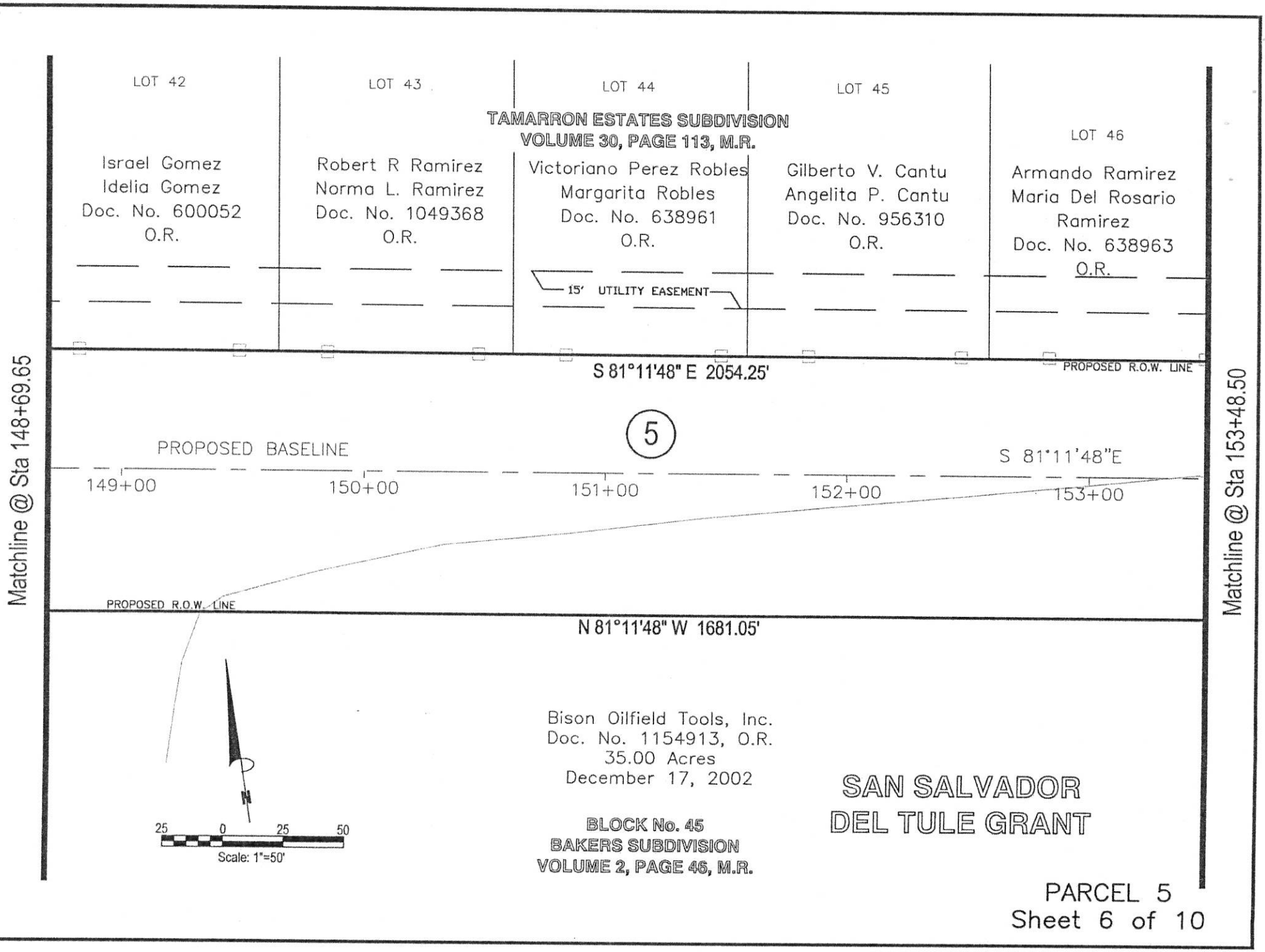
SHOWING PROPERTY OF

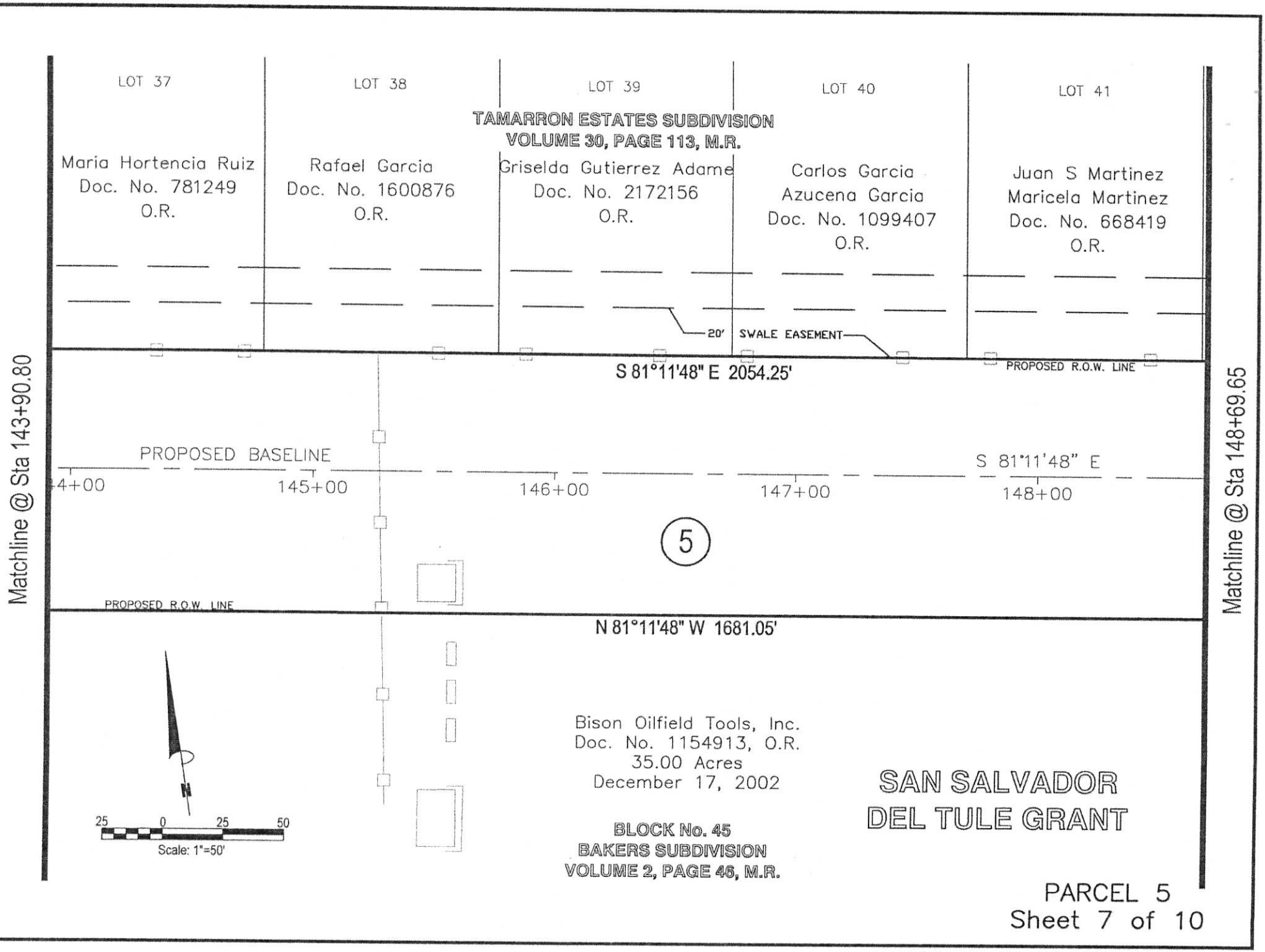
BISON OILFIELD TOOLS, INC

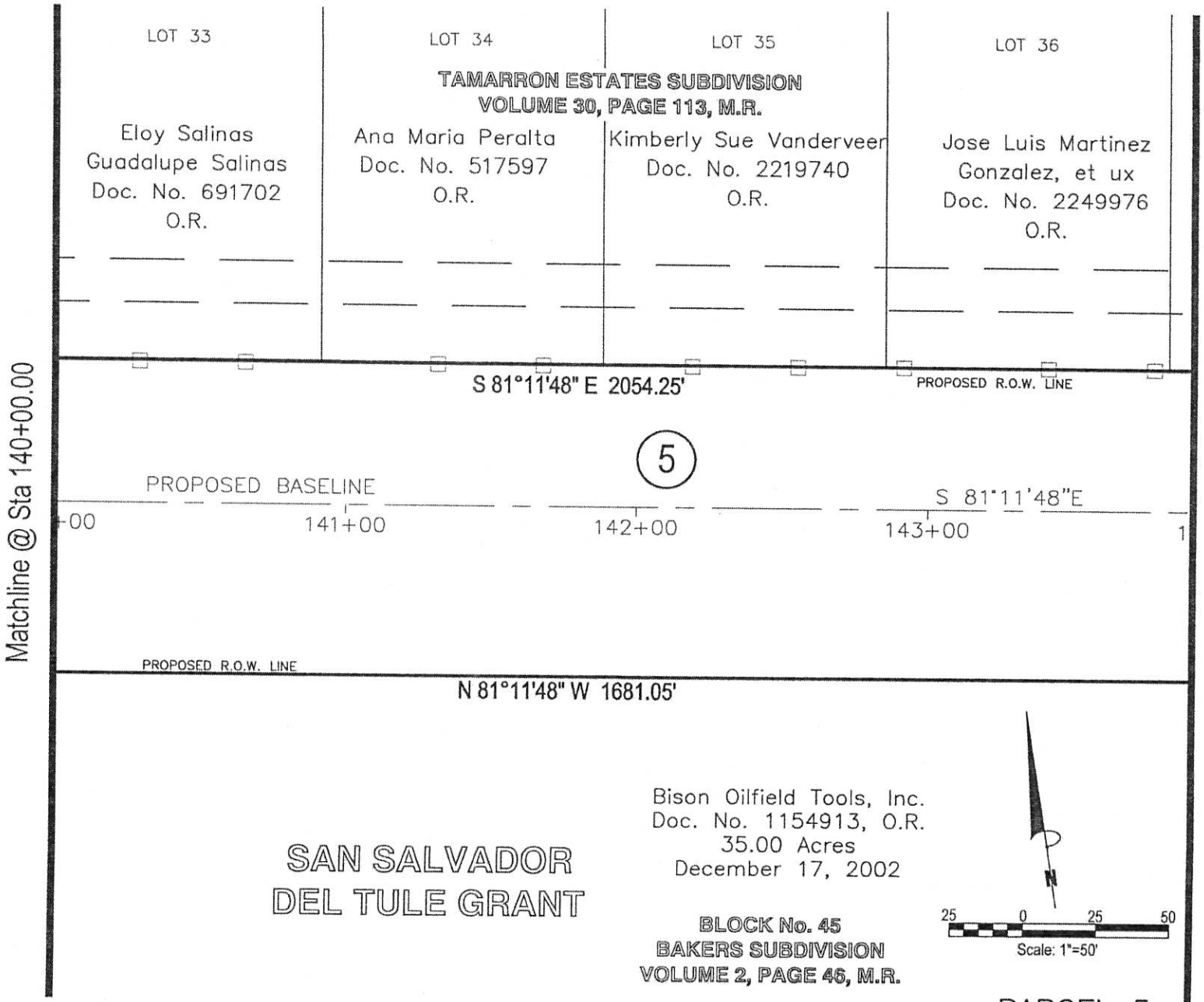
FAYSVILLE PROPOSED DRAINAGE DITCH

AUGUST, 2012

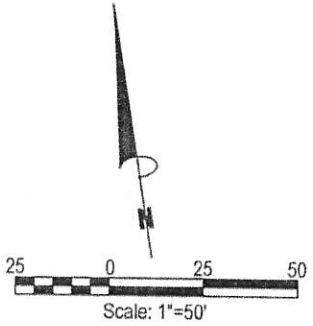

Matchline @ Sta 153+48.50
LOT 47
Jesus Alonzo
Maria Elena Alonzo
Doc. No. 860072
O.R.
LOT 46
Armando Ramirez
Maria Del Rosario
Ramirez
Doc. No. 638963
O.R.
10' UTILITY EASEMENT
20' S
TAMARRON ESTATES SUBDIVISION
VOLUME 30, PAGE 113, M.R.
LOT 53
Juan J Garza
Doc. No. 491802
O.R.
LOT 53
155+58.80 PI
S 81°11'48" E 2054.25'
154+88.80 PI
N 68°48'12" E
PROPOSED BASELINE
154+00
155+00
156+00
157+00
158+00
PROPOSED R.O.W. LINE
N 81°11'48" W 193.50'
S 08°48'12" W 85.00'
N 81°11'48" W 1681.05'
5
P.O.B.
PARCEL 1
SET 5/8" IR w/
TxDOT ALUMINUM
DISK
X= 1,102,185.31
Y=16,672,712.70
STA 157+44.26
15.50' RT.
CA=00°31'05"
R=2765.00'
L=25.00'
CH=S08°01'09"W
C=25.00
S 81°11'48" E
CA=00°33'12"
R=2765.00'
L=26.70'
CH=N08°33'18"E
C=26.70
OHEL
N 08°49'52" E 673.00'
EXISTING R.O.W. LINE
BLOCK No. 45
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.
Bison Oilfield Tools, Inc.
Doc. No. 1154913, O.R.
35.00 Acres
December 17, 2002
SAN SALVADOR
DEL TULE GRANT
P.O.C.
PARCEL 5
FND 1/2" IR
25 0 25 50
Scale: 1"=50'
U.S. HWY 281 (300.00' R.O.W.)
PARCEL 5
Sheet 5 of 10


LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
TAMARRON ESTATES SUBDIVISION
VOLUME 30, PAGE 113, M.R.
Israel Gomez
Idelia Gomez
Doc. No. 600052
O.R.
Robert R Ramirez
Norma L. Ramirez
Doc. No. 1049368
O.R.
Victoriano Perez Robles
Margarita Robles
Doc. No. 638961
O.R.
Gilberto V. Cantu
Angelita P. Cantu
Doc. No. 956310
O.R.
Armando Ramirez
Maria Del Rosario
Ramirez
Doc. No. 638963
O.R.
15' UTILITY EASEMENT
S 81°11'48" E 2054.25'
PROPOSED R.O.W. LINE
5
PROPOSED BASELINE
S 81°11'48"E
149+00
150+00
151+00
152+00
153+00
Matchline @ Sta 148+69.65
Matchline @ Sta 153+48.50
PROPOSED R.O.W. LINE
N 81°11'48" W 1681.05'
N
25 0 25 50
Scale: 1"=50'
Bison Oilfield Tools, Inc.
Doc. No. 1154913, O.R.
35.00 Acres
December 17, 2002
BLOCK No. 45
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.
SAN SALVADOR
DEL TULE GRANT
PARCEL 5
Sheet 6 of 10


LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
TAMARRON ESTATES SUBDIVISION
VOLUME 30, PAGE 113, M.R.
Maria Hortencia Ruiz
Doc. No. 781249
O.R.
Rafael Garcia
Doc. No. 1600876
O.R.
Griselda Gutierrez Adame
Doc. No. 2172156
O.R.
Carlos Garcia
Azucena Garcia
Doc. No. 1099407
O.R.
Juan S Martinez
Maricela Martinez
Doc. No. 668419
O.R.
20' SWALE EASEMENT
PROPOSED R.O.W. LINE
S 81°11'48" E 2054.25'
PROPOSED BASELINE
144+00
145+00
146+00
147+00
148+00
S 81°11'48" E
5
PROPOSED R.O.W. LINE
N 81°11'48" W 1681.05'
Matchline @ Sta 143+90.80
Matchline @ Sta 148+69.65
25 0 25 50
Scale: 1"=50'
Bison Oilfield Tools, Inc.
Doc. No. 1154913, O.R.
35.00 Acres
December 17, 2002
BLOCK No. 45
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.
SAN SALVADOR
DEL TULE GRANT
PARCEL 5
Sheet 7 of 10



PARCEL 5
Sheet 8 of 10



C3	
PI STATION	= 137+81.33
DELTA	= 90° 01' 10.00" (RT)
DEGREE OF CURVE	= 47° 44' 47.34"
TANGENT	= 120.04
LENGTH	= 188.54
RADIUS	= 120.00
PC STATION	= 136+61.29
PT STATION	= 138+49.82

20' UTIL. EASM

LOT 30

Charles Parkinson &
Kenna S Parkinson
Doc No. 638955
O.R.

LOT 31

TAMARRON ESTATES SUBDIVISION
VOLUME 30, PAGE 113, M.R.

Rolando Gutierrez,
et ux
Doc. No. 2207194
O.R.

LOT 32

Robert Ramirez,
et ux
Doc. No. 2262388
O.R.

S 81°11'48" E 2054.25'

PT 138+49.82

S 81°11'48"E

139+00

140

Matchline @ Sta 140+00.00

PROPOSED R.O.W. LINE

N 08°47'02" E 507.13'

PROPOSED BASELINE

138+00

C3

137+00

5

N 81°11'48" W 1681.05'

PROPOSED R.O.W. LINE

S 53°47'37" W 98.98'

PC 136+61.29

LSH Partners, Ltd.
Doc. No. 852514, O.R.
25.5 Acres

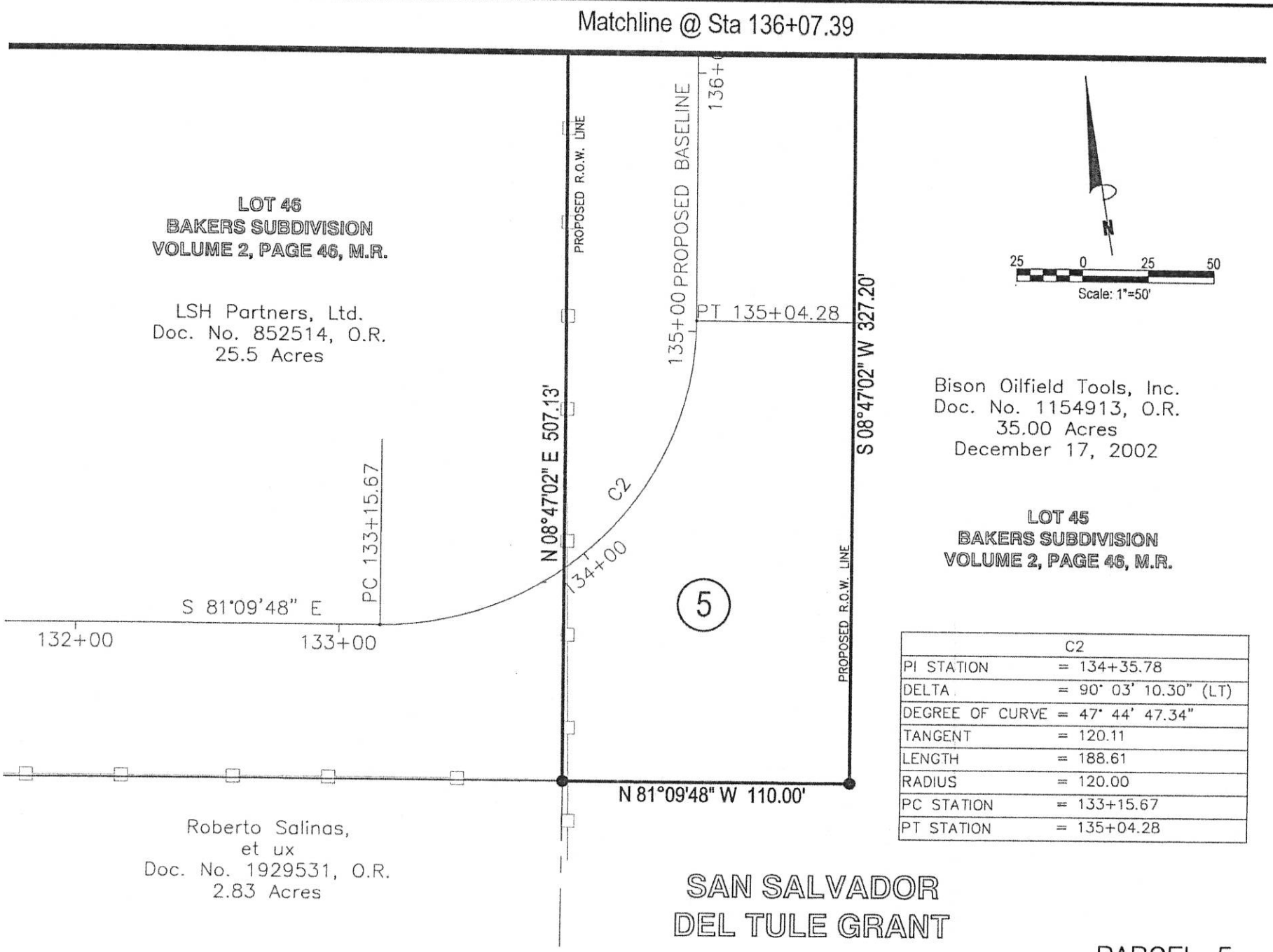
Bison Oilfield Tools, Inc.
Doc. No. 1154913, O.R.
35.00 Acres
December 17, 2002

BLOCK No. 45
BAKERS SUBDIVISION
VOLUME 2, PAGE 46, M.R.

SAN SALVADOR
DEL TULE GRANT

Matchline @ Sta 136+07.39

PARCEL 5
Sheet 9 of 10



C2	
PI STATION	= 134+35.78
DELTA	= 90° 03' 10.30" (LT)
DEGREE OF CURVE	= 47° 44' 47.34"
TANGENT	= 120.11
LENGTH	= 188.61
RADIUS	= 120.00
PC STATION	= 133+15.67
PT STATION	= 135+04.28

PARCEL 5
Sheet 10 of 10

Faysville_Basemap_Parcel 5 Area

Parcek No 5 Inverse with Area Thu Aug 23 13:43:17 2012

PntNo	Bearing	Distance	Northing	Easting	Description
PP			16672021.27	1102078.02	
	N 08°49'52" E	673.00			
PP			16672686.30	1102181.34	

Radius: 2765.00 Chord: 26.70 Degree: 02°04'20" Dir: Left
Length: 26.70 Delta: 00°33'12" Tangent: 13.35
Chord BRG: N 08°33'18" E Rad-In: N 81°10'06" W Rad-Out: N 81°43'18" W
Radius PntNo: 250 N: 16673110.81 E: 1099449.12

225			16672712.70	1102185.31	set 5/8" txdot cap

Inverse with Area Thu Sep 27 11:10:21 2012

CRD File> W:\SURVEY\L&G Enginnering\Faysville Ditch\dwg\Surface\Faysville Topo_surface.crd

PntNo	Bearing	Distance	Northing	Easting	Description
225			16672712.70	1102185.31	set 5/9 txdot cap
	N 81°11'48" W	193.50			
226			16672742.31	1101994.09	set 5/8 ir.. cap
	S 08°48'12" W	85.00			
227			16672658.32	1101981.08	set 5/8 ir.. cap
	N 81°11'48" W	1681.05			
228			16672915.59	1100319.83	set 5/8 ir.. cap
	S 53°47'37" W	98.98			
229			16672857.12	1100239.97	set 5/8 ir.. cap
	S 08°47'02" W	327.20			
230			16672533.77	1100190.00	set 5/8 ir.. cap
	N 81°09'48" W	110.00			
231			16672550.66	1100081.31	set 5/8 ir.. cap
	N 08°47'02" E	507.13			
216			16673051.85	1100158.75	IP..1/2IN
	S 81°11'48" E	2054.25			
248			16672737.46	1102188.80	calc

Radius: 2765.00 Chord: 25.00 Degree: 02°04'20" Dir: Right
Length: 25.00 Delta: 00°31'05" Tangent: 12.50
Chord BRG: S 08°01'09" W Rad-In: N 82°14'23" W Rad-Out: N 81°43'18" W
Radius PntNo: 250 N: 16673110.81 E: 1099449.12

225			16672712.70	1102185.31	set 5/9 txdot cap

Closure Error Distance> 0.0000
Total Distance Inversed> 5082.11
Area: 255689.203 S.F., 5.870 Acres

1154913

BF721940

Correction
Warranty Deed with Vendor's Lien

Date: December 17, 2002, but effective as of April 16, 1997

Grantor: Keri Lyn Parchman Gonzalez, Independent Executrix of the Estate of Donald Mitchell Parchman a.k.a. Don Parchman, Deceased

Grantor's Mailing Address:

Keri Lyn Parchman Gonzalez, Independent Executrix of the Estate of Don Parchman, Deceased
2118 Sabinal
Mission, Texas 78572
Hidalgo County

Grantee: Bison Oilfield Tools, Inc., a Texas corporation

Grantee's Mailing Address:

Bison Oilfield Tools, Inc.
Attn: Mr. Ken Pemberton
101 N.E. Greenbriar
McAllen, Texas 78503
Hidalgo County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, that is in the principal amount of $175,000.00 and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date, from Grantee to Byron J. Lewis, Trustee.

Property (including any Improvements):

The North Thirty-five (35) acres of the South One-Half (½) of Block Forty-Five (45), Baker Subdivision, of the Cucharia Tract out of the San Salvador Del Tulle Grant, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Page 46, Map Records, Hidalgo County, Texas.

Prior Lien(s) on Property (including recording information):

Deed of Trust dated July 31, 1996, for the original principal amount of $200,000.00, recorded under Clerk's Document No. 547640, Official Records, Hidalgo County, Texas, from Don Parchman to Michael V. McCarthy, Trustee for the benefit of First National Bank, as therein provided, and all of the terms, conditions and stipulations of said instrument.

Other Exceptions to Conveyance and Warranty:

1. Right of way easement in favor of The State of Texas as shown by instrument recorded in Volume 403, Page 151, Deed Records of Hidalgo County, Texas.

2. Right of way easement in favor of The State of Texas as shown by instrument recorded in Volume 951, Page 425, Deed Records of Hidalgo County, Texas.

3. Right of way easement in favor of Magic Valley Electric Cooperative, Inc. as shown by instrument dated February 1, 1989, recorded in Volume 2709, Page 824, Official Records of Hidalgo County, Texas.

4. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Clem Labus and others, to TXO Production Corporation, dated June 20, 1983, recorded in Volume 1872, Page 968, Official Records of Hidalgo County, Texas.

5. Reservation of a Mineral Interest, as described in instrument recorded in Volume 472, Page 515, Deed Records, Hidalgo County, Texas.

6. Reservation of a Mineral Interest, as described in instrument recorded in Volume 1558, Page 429, Deed Records, Hidalgo County, Texas.

7. Subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

8. Easements and reservations as shown according to the map or plat thereof recorded in Volume 2, Page 46, Map Records, Hidalgo County, Texas.

9. Right of Way Easement granted to North Alamo Water Supply Corporation, recorded in Volume 2775, Page 163, Official Records, Hidalgo County, Texas.

10. Ownership of all oil, gas, and other minerals; and rights of all parties claiming by, through or under said mineral owner(s).

11. Visible and apparent easements on/across the property, which are recorded in the public records.

12. Taxes for 1997, payment of which Grantee assumes.

13. A first lien securing a promissory note in the original principal amount of $200,000.00, which is described in and secured by a deed of trust recorded under Clerk's Document No. 547640, Official Records of Hidalgo County, Texas. Grantee does not assume payment of the note or liability under any instrument securing it.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note

described is fully paid according to its terms, at which time this deed shall become absolute.

This deed is made as a correction deed in substitution of the deed titled "Warranty Deed with Vendor's Lien" (the "Corrected Deed") dated April 16 ,1997, and recorded under document no. 626993 in the Official Records of Hidalgo County, Texas, to correct the following incorrect information: the legal description was inadvertently omitted in the Corrected Deed, and the property description as stated in this correction deed is the property the parties intended to be conveyed by the Corrected Deed. Other than the stated correction, this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

Keri Lyn Parchman Gonzalez executes this Correction Deed as Independent Executrix of the Estate of Don Parchman, Deceased, under the Last Will and Testament of Donald Mitchell Parchman admitted to probate in *Estate of Donald Mitchell Parchman, Deceased,* No. 25,728-D, County Court at Law No. Four, Hidalgo County, Texas.

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

Keri Lyn Parchman Gonzalez, Independent Executrix of the Estate of Donald Mitchell Parchman a.k.a. Don Parchman, Deceased

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on December 30, 2002, by Keri Lyn Parchman Gonzalez, Independent Executrix of the Estate of Donald Mitchell Parchman a.k.a. Don Parchman, Deceased as independent executrix of said estate, on behalf of said estate.

APRIL V. GOEKIN
Notary Public,
State of Texas
Comm. Exp. 03-13-2004

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Walker & Twenhafel, L.L.P.
P.O. Drawer 3766
2424 N. 10th St., Ste 200
McAllen, TX 78502-3766
Tel: (956) 687-6225
Fax: (956) 686-1276

G:\DATA\TR\TRDATA\FILES\FJB\TSB\Pemberton\Final Closing Documents\Correction Deed.wpd

Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk
On: Jan 06,2003 at 03:37P
As a Recording
Document Number: 1154913
Total Fees : 18.00
Receipt Number - 468495
By
Imelda Leal, Deputy

Leonel Garza invoice#2161 RE: Fayesville Drain- Pending back up please.

From : Ana Garcia <ana.garcia@hcdd1.org> Tue, Nov 05, 2013 04:44 PM

Subject : Leonel Garza invoice#2161 RE: Fayesville Drain- Pending back up please. 1 attachment

To : Jaime Salazar <jaime.salazar@hcdd1.org>

Cc : Norma Reyna <norma.reyna@hcdd1.org>

Jimmy,

will you please provide copies of appraisals for parcels 1-5 requested on po#621509 for back up of invoice#2161.
please forward copies to Norma so she can attach to invoice.

thanks,
ana garcia

Leonel Garza inv#2161 $10,000.00.pdf
509 KB

HIDALGO COUNTY
NOV 0 6 2013
DRAINAGE DISTRICT #1

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

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located along the west line of Via Fernandez Street north of Ric-Mar Street, Edinburg Texas.

District: NA

Property Owner: Richard W. Ruppert

ROW CSJ: PO No. 621509

Address of Property Owner: PO Box 959, Edinburg Texas, 78540

Parcel: 1

Occupant's Name: Vacant

Federal Project No: N/A

Whole: ☐ Partial: ☒ Acquisition

Highway: Faysville Drainage Project

County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is $27,030 as of December 28, 2012, based upon my independent appraisal and the exercise of my professional judgment; on December 28, 2012, (date)(s), I personally inspected in the field the property herein appraised; I afforded Richard W. Ruppert , 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 December 28, 2012 , I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

January 15, 2013
Date

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

District Reviewing Appraiser Date

Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County Drainage District No. 1 under the direction of Precinct No. 4 Honorable Hidalgo County Commissioner Joseph Palacios. The part to be acquired is for the construction of a drainage ditch which will be located between US Highway 281 and Via Fernandez Street in Edinburg Texas. The intended use of the report is to assist Jaime Salazar, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property in fee simple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include governmental entities which may be participating in the project. Jaime Salazar shall be the project manager for this project under the direction of Honorable Joseph Palacios, County Commissioner of Precinct No. 4. Mr. Salazar has a local office located at 902 N. Doolittle Road, Texas and can be contacted at (956) 292-7080.

Scope of the Assignment

By work purchase order number 621509 dated October 10, 2012 on behalf of the Hidalgo County Precinct No. 4, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by Dos Land Surveying located at 1002 E. Expressway 83, Welaco, Texas. The scope of the assignment is to appraise the fee simple value of the area to be acquired in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings along Minnesota Road, Owassa Road, and the surrounding market area were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

Purpose of the Appraisal Report

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

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and easement 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." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition, the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of October 29, 2012. A copy of the certified letter is located within the addenda of this report. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

A survey of the property owners entire tract was not performed as the part to be acquired incorporates a portion of land located along the western frontage of Via Fernandez Street. As per scope of the assignment, the subject property shall be analyzed based on the combined information of several sources including, the survey provided, on-site and or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property less any existing road right-of-way. However, based on the overall location and the size of the acquisition, the subject shall be valued based on an economic unit of 10.00 acres of which is consistent with the market. This is also determined as no damages are indicated for the remainder after the acquisition. Therefore, the subject shall be valued based on a 10.00 acre tract of land instead of the subject whole land area of 65.50 acres.

Economic Unit Analysis

During the analysis of the subject property it was determined that the overall land area of 10.00 acres as the economic unit of the subject property for the analysis of the part to be acquired. This land area is indicative of the market trends within the immediate area and shall be utilized for the direct sales comparison approach to value in order to determine the current market value of the whole. Once the unit rate for the subject is established, a pro-rata part of the whole is applied the determination of the part to be acquired. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition were indicated to have an economic unit range of 5.00 acres to 11.05 arces.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 1.802 acres (78,510 square feet). The proposed acquisition has approximately 110' lineal feet of frontage along the west line of Via Fernandez Street and a depth of 713.58' lineal feet. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use as single family residential use. This use is based on the local trends along Ric-Mar Street, Via Fernandez Street and the surrounding market area. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired (Net)	**1.802**	**Acres**
	78,510	**Square Feet**

Legal Description: Part To Be Acquired

Being 1.802 acre (78,510 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 65.60 acre tract (remainder) conveyed to Santa Cruz Properties, LTD, recorded in Document No. 2154814 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Remainder Before and After Acquisition

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

Property Tax Data

According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas and accessed via internet www.hidalgoad.org. The subject property was indicated to be under the ownership of Richard W. Ruppert. This was found under the tax account 120169.

OWNER OF RECORD	Richard W. Ruppert
PROPERTY TAX IDENTIFICATION NO.	120169
IMPROVEMENT VALUE	$0.00
LAND VALUE	$503,520
ASSESSED VALUE	$12,378
EXEMPTIONS	AG

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed to be generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property. Further research through the FEMA Mapping Service indicated the subject property is located within designated Zone "AE" as indicated by FEMA Panel No. 480334 0325 D.

Utility Services Available

The subject property is located in a region, which contains, water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

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

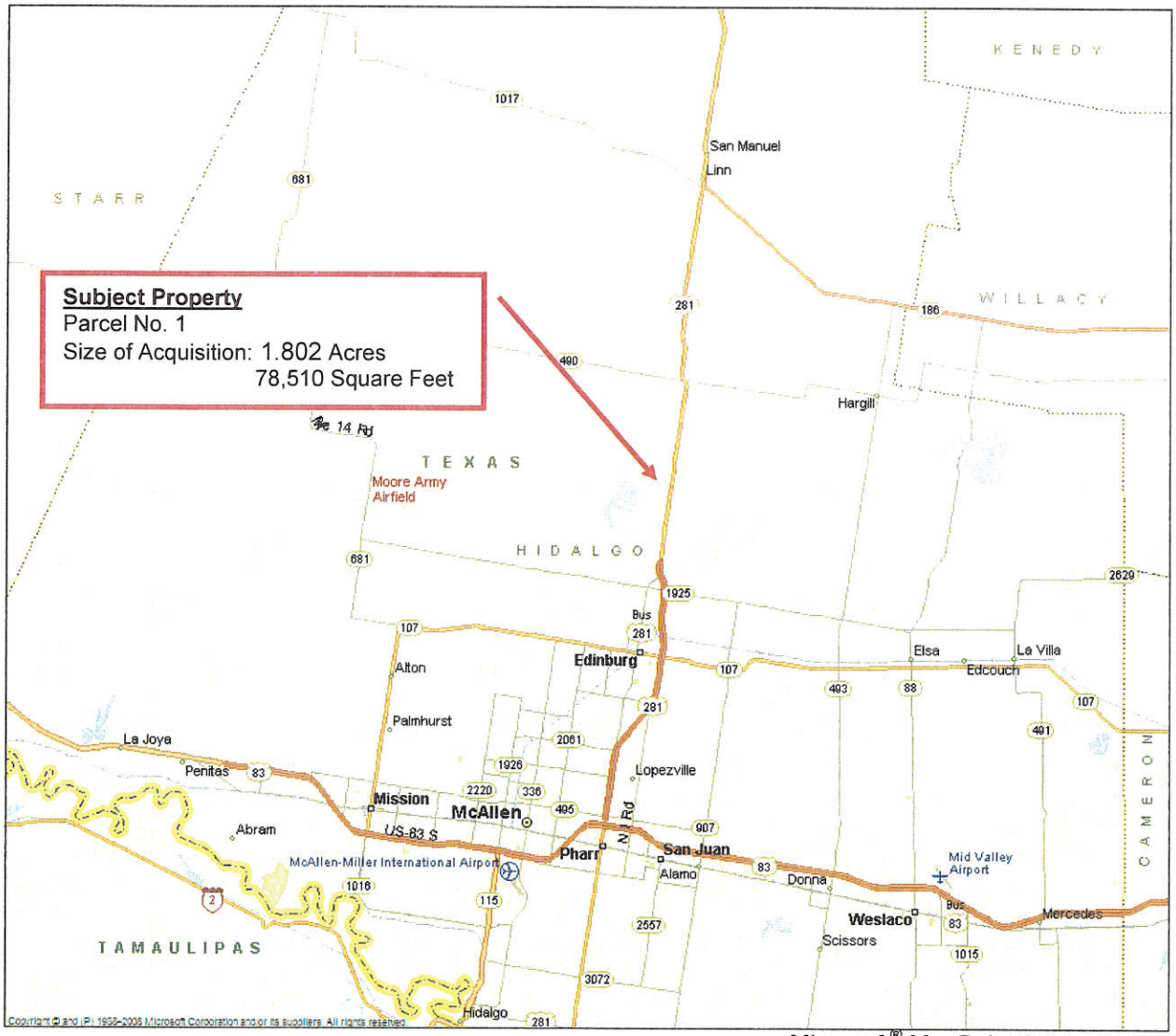
Current Listing Status

Based on the site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) months exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

LOCATION MAP OF SUBJECT PROPERTY



Microsoft® MapPoint 2006 (13.00.15.2800)

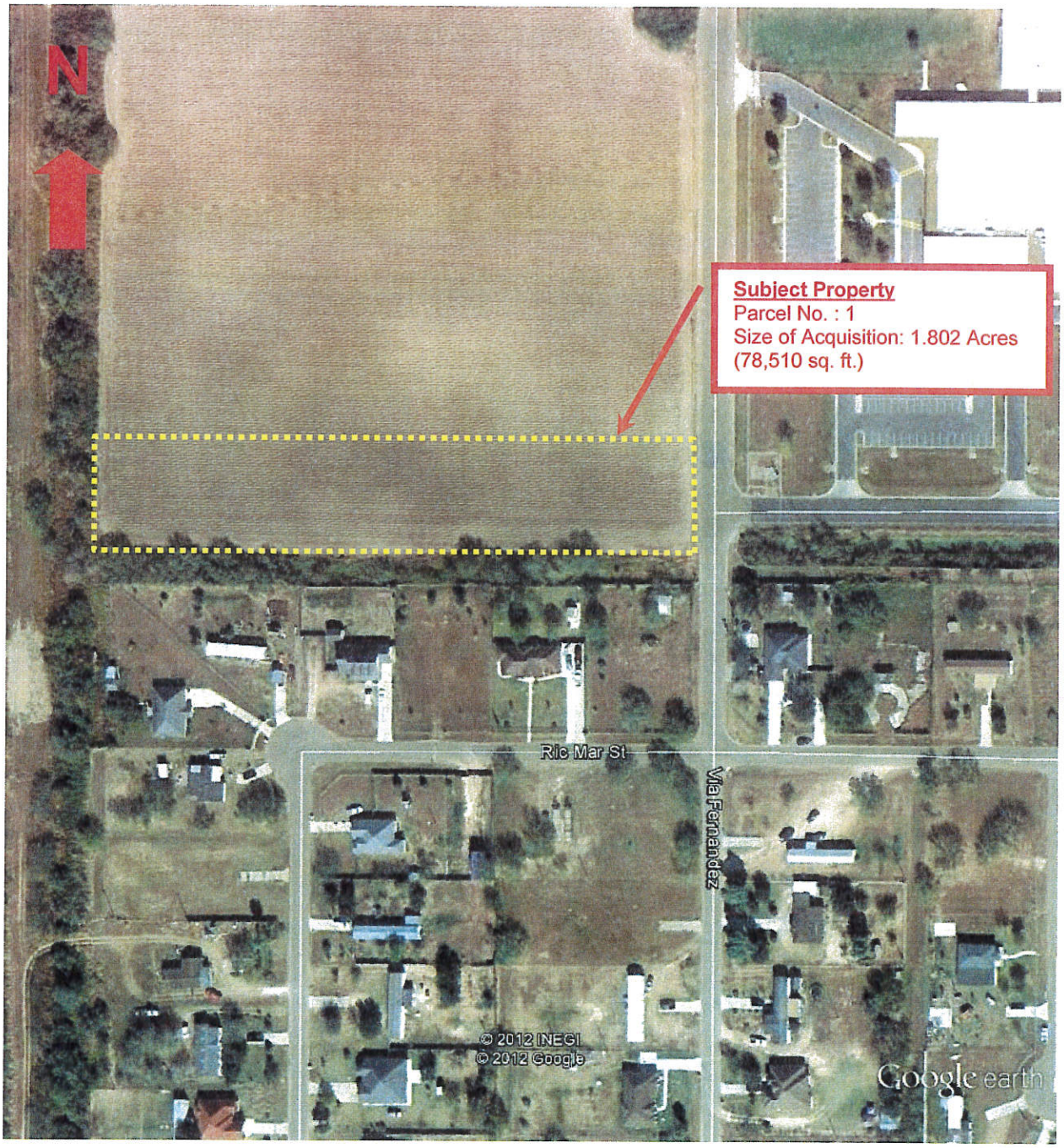
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY DOS LANDSURVVEYING, LLC AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

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

Dos Land Surveying, LLC

August 22, 2012
Parcel 1
Page 1 of 6

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 1

Description of a 1.802 acre (78,510 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 65.50 acre tract (remainder) conveyed to Santa Cruz Properties, LTD, recorded in Document No. 2154814 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 1.802 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") for the northeast corner of the Edinburg Consolidated Independent School District Subdivision, recorded in Volume 41, Page 146 (M.R.H.C.), Texas;

THENCE, South 08°47'09" West, along the common boundary line of said 65.50 acre tract and the west right-of-way line of Via Fernandez (50.00' right of way width), a distance of 1,314.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set on the proposed north right of way line of Faysville Drain Ditch for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,098,671.16, Y=16,672,345.67, and being 85.00 feet left of and perpendicular to proposed baseline station 115+65.53;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 2007 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

FIELD NOTE OF PART TO BE ACQUIRED (Page 1 of 5)

Dos Land Surveying, LLC

August 22, 2012
Parcel 1
Page 1 of 6

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 1

Description of a 1.802 acre (78,510 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 65.50 acre tract (remainder) conveyed to Santa Cruz Properties, LTD, recorded in Document No. 2154814 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 1.802 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the northwest corner of the Edinburg Consolidated Independent School District Subdivision, recorded in Volume 41, Page 146 (M.R.H.C.), Texas;

THENCE, South 08°47'09" West, along the common boundary line of said 65.50 acre tract and the west right-of-way line of Via Fernandez (50.00' right of way width), a distance of 1,314.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set on the proposed north right of way line of Faysville Drain Ditch for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,098,671.16, Y=16,672,345.67, and being 85.00 feet left of and perpendicular to proposed baseline station 115+65.53;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 2007 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

1002 E. Expressway 83 Weslaco, Texas 78596♦ Phone: 956.969.4183♦ Fax: 956.447.8194

DLS
Dos Land Surveying, LLC

THENCE, South 08°47'09" West, continuing along common boundary line of said 65.50 acre tract and the west right-of-way line of said Via Fernandez, a distance of 110.00 feet to a 1/2 inch iron rod found at the intersection of north boundary line of the Vista del Sol Phase III Subdivision, recorded in Volume 31, Page 76 (M.R.H.C.), Texas, with the west right of way line of said Via Fernandez, for the southeast corner of the herein described parcel;

THENCE, North 81°11'49" West, along common boundary line of said 65.50 acre tract and the north boundary line of said Vista Del Sol Phase III Subdivision, a distance of 713.58 feet to a 3/8 inch iron rod in concrete found at the east boundary line of that certain 337.87 acre tract conveyed to Blb Real Estate, LTD, recorded in Document No. 1947807 (O.R.H.C.), Texas, same being the east boundary line of an abandoned railroad right of way line and the common corner of said 65.50 acre tract and said Vista Del Sol Phase III Subdivision, for the southwest corner of the herein described parcel;

THENCE, North 08°37'43" East, along common boundary line of said 65.50 acre tract and said 337.87 acre tract, a distance of 110.00 feet to a 5/8 inch iron rod with cap set on proposed north right of way line of the Faysville Drain Ditch, for the northwest corner of the herein described parcel;

THENCE, South 81°11'49" East, across said 65.50 acre tract and along the proposed north right of way line of the Faysville Drain Ditch, a distance of 713.88 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 1.802 acres (78,510 S.F), more or less.

FIELD NOTE OF PART TO BE ACQUIRED (Page 3 of 5)

August 22, 2012
Parcel 1
Page 3 of 6

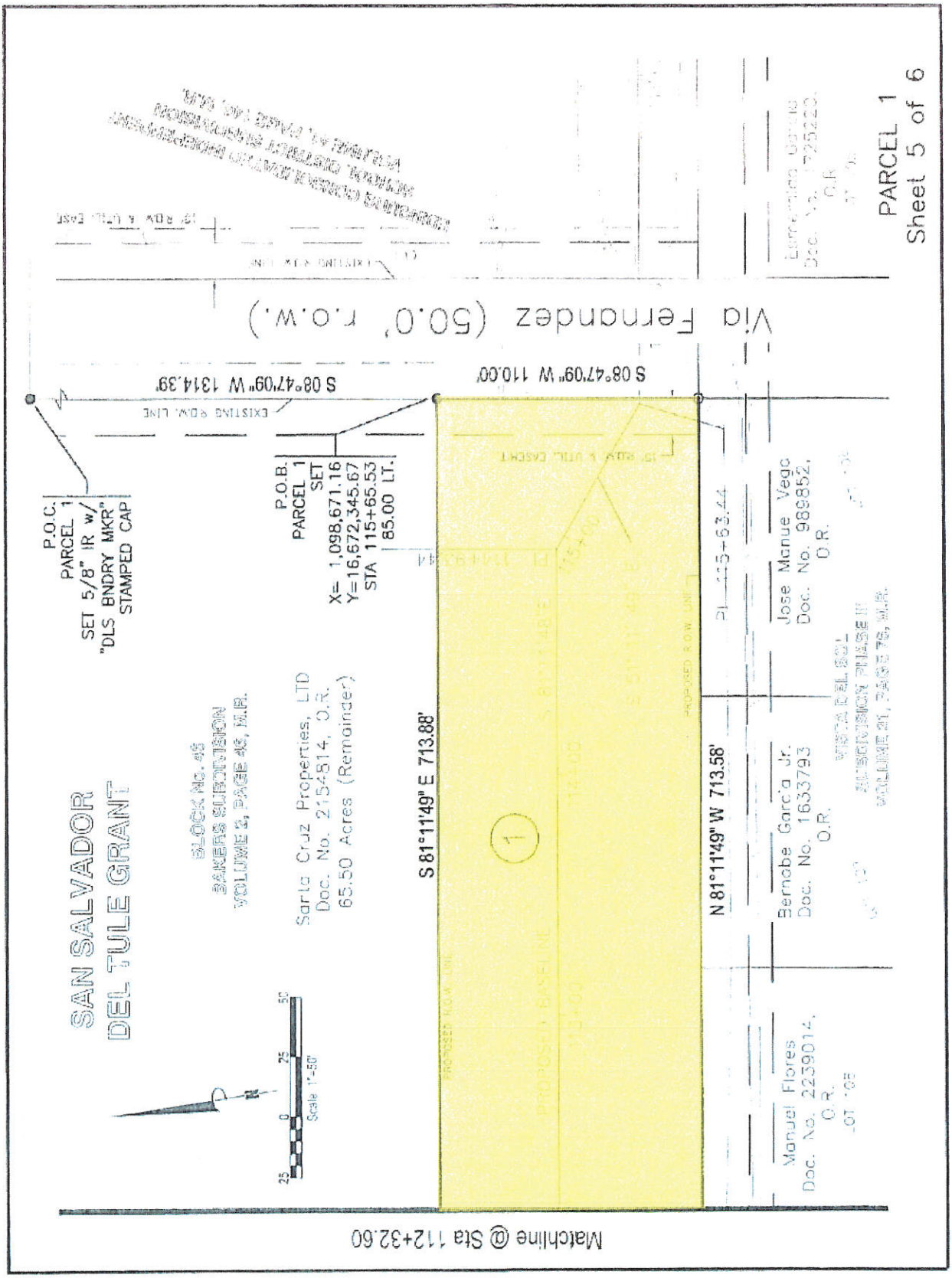
A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

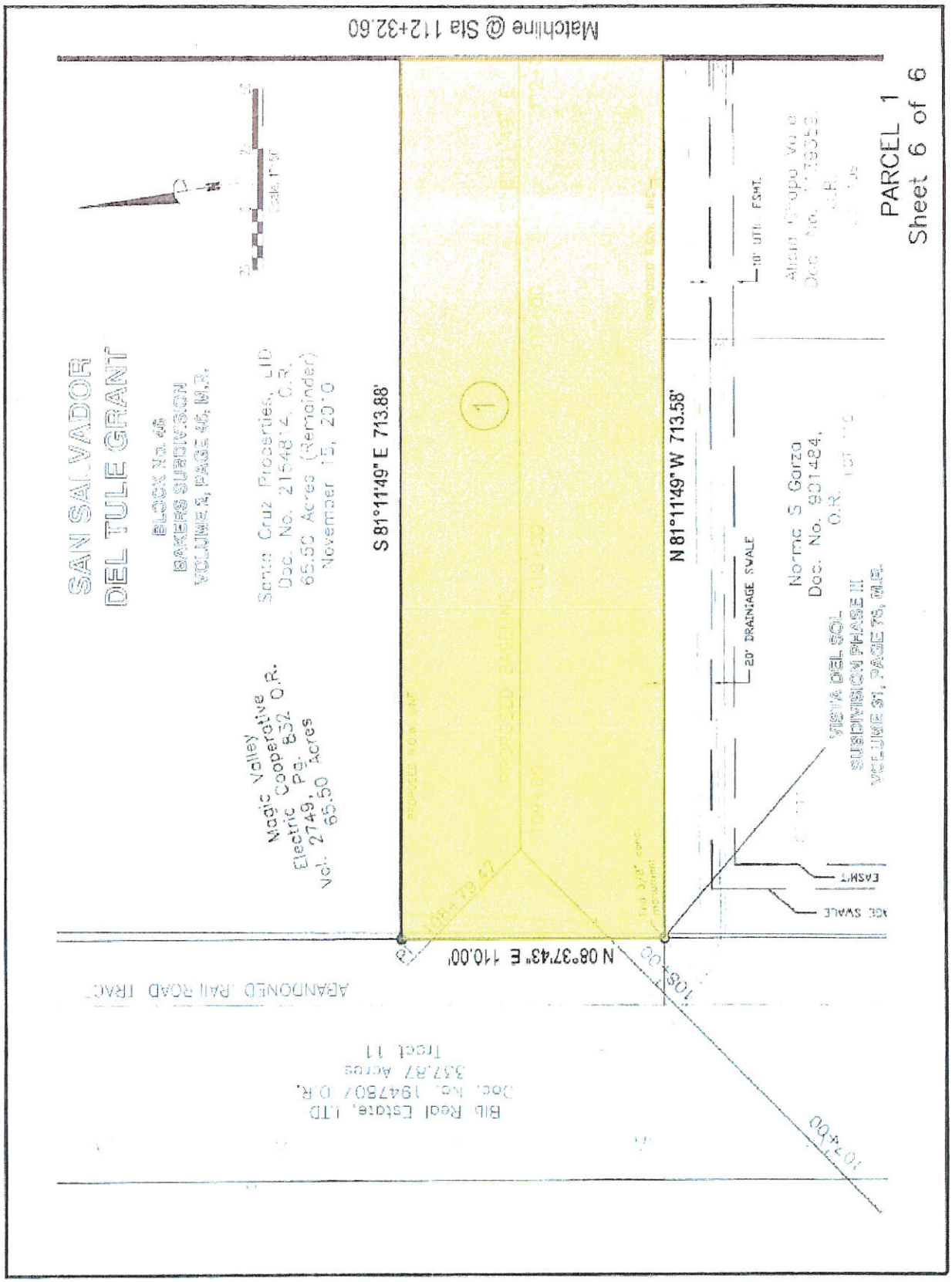
Juan M Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146

SURVEY OF PART TO BE ACQUIRED (Page 4 of 5)



Yellow Highlighted Area = Proposed Right of Way

SURVEY OF PART TO BE ACQUIRED (Page 5 of 5)



Yellow Highlighted Area = Proposed Right of Way

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 1

Local Address: Located along the west line of Via Fernandez Street north of Ric Mar Street, Edinburg Texas.

Date Taken: December 28, 2012

Taken By: Leonel Garza III

Point which taken: Photo 1: Via Fernandez St ROW
Point which taken: Photo 2: Via Fernandez St ROW

Looking: Photo 1: Western View
Looking: Photo 2: Southwestern View



Photo 1
Western view of the proposed acquisition from Via Fernandez Street.



Photo 2
Southwestern view of the proposed acquisition.

Point which taken: Photo 3: Via Fernandez St ROW
Point which taken: Photo 4: Via Fernandez St ROW

Looking: Photo 3: Northern View
Looking: Photo 4: Southern View



Photo 3
Northern view of the Subject Whole property from its most southeast property boundary.



Photo 4
Southern view of Via Fernandez Street. The proposed acquisition is to the right of the photo.

DESCRIPTION OF PROPERTY:

The subject tract is located within Block No. 46 of Bakers Subdivision in Hidalgo County Texas. The subject property is a 65.50 acre vacant tract of land located off the northwest corner of Ric-Mar Street and Via Fernandez Street north of the City of Edinburg. The property is rectangular is shape and appeared to be level and free of any encumbrances that would hinder its development The subject was vacant of structural and site improvements and at the time of inspection and was utilized for agricultural use. The proposed acquisition is for the construction of drainage system for storm water run-off. The subject property is located in an area of the County of which contains potable water services, electrical and phone service. The property is level and typical of the market area. According to the FEMA Mapping Service the property is located in an area indicated as Flood Zone "AE". The area to be acquired was surveyed by Dos Land Surveying, LLC dated August 22, 2012 of which indicates the part to be acquired is approximately 1.802 acres.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along Ric-Mar Street and Via Fernandez Street is a mixture of single-family homes, single-family residential developments and agricultural uses. Located east of the project is US Highway 281, a major thoroughfare within the City of Edinburg for northern and southern traffic. Development along the frontage of Via Fernandez and Ric Mar Street is residential use. The subject is located outside the city limits of Edinburg Texas. It is within the jurisdiction of the County of Hidalgo, which does not enforce zoning laws and ordinances. US Highway 281, which is to the east of the market area, is developed with a mixture of residential, commercial, retail and agricultural uses. Leonel Garza Jr. & Associates LLC has inspected the market area along several roadways including US Highway 281, Ric-Mar Street and the surrounding residential and commercial thoroughfares, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (3) three years.

SITE ANALYSIS:

Five Year Sales History:

During the course of the appraisal, it was determined via the Hidalgo County Appraisal District that the subject property is being assessed under the ownership of Richard E. Ruppert. The property was transferred from Susan K. Smith (Grantor) to Richard W. Ruppert (Grantee) on January 17, 1996. A copy of the Hidalgo County Appraisal District card is located in the Addenda of this report.

Legal Description: [Whole Property]

Being 65.50 acre tract of land out of Block 46 of the Baker Subdivision, Hidalgo County Texas according to the map recorded in Volume 2, Page 46, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Legal Description: [Part To Be Acquired]

Being 1.802 acres (78,510 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas and being out of that certain 65.50 acre tract (remainder) conveyed to Santa Cruz Properties, LTD, recorded in Document No. 2154814 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Improvements:

As per off-site inspection no structural or site improvements were noted on the subject property. The subject whole property appeared to be a vacant tract of land currently utilized for agricultural purposes. I the event any improvements are located within the part to be acquired, they shall be valued based on their depreciated cost value at the time of appraisal. In the event structural or site improvements must be re-established within the remainder; a cost to cure shall apply and be added to the compensation of the part to be acquired. In addition, any utilities located within the acquisition area shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

Highest & Best Use Analysis:

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

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Susan K. Smith	Jorge I. Chavez and Rose Marie Chavez	James T. Kniestedt	Alma Lety Dena
Grantee	Richard W. Ruppert	Ron E. Harmon and Danny Elam	Victor Gutierrez and Maria G. Gutierrez	Jaime Quintanilla
Date	January 17, 1996	November 16, 2011	August 6, 2012	August 14, 2012
Sales Price	$ -	$ 90,000	$ 100,000	$ 70,000
Unit Price	$ - / Ac	$ 9,815 / Ac	$ 9,050 / Ac	$ 14,000 / Ac
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Inferior 10%	Inferior 20%	Inferior 10%
Lot Location	Cul de Sac Lot	Interior 0%	Interior 0%	Interior 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Similar 0%	Similar 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	All Municipal Utilities Available	Similar 0%	Similar 0%	Water Only 5%
Frontage		Seminary Road 0%	Lasso Trail 0%	Seminary Road 0%
Size of Tract (AC)	10.00 Ac	9.17 Ac 0%	11.05 Ac 0%	5.00 Ac -5%
Net Adjustments		10%	20%	10%
Indicated Unit Value		$ 10,796 / Ac	$ 10,860 / Ac	$ 15,400 / Ac

Estimated Unit Value of Fee Simple Area **$ 15,000 / Acre**

Estimated Value by Sales Comparison Approach **(1.802 Ac x $15,000/Acre)** **$ 27,030**
(Includes Part To Be Acquired Only - As Fee)

ROW-A-5S
(Rev. 11/11)

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 1 | Highway: Faysville Drainage Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Jorge I. Chavez and Rose Marie Chavez | Grantee/Lessee: Ron E. Harmon and Danny Elam

Date: November 16, 2011 | Recording Information: Document No. 2260313 | Key Map: N/A

Address: East side of Seminary Road just north of FM 2812 , Edinburg, Texas. | Zip Code: 78539

Legal Description: All of Lot 21, Seminary Heights Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $90,000 | Verified with: MLS# A122491S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 9.17 Acres / 399,445 Sq Ft | Unit Price: $9,815 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: None

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

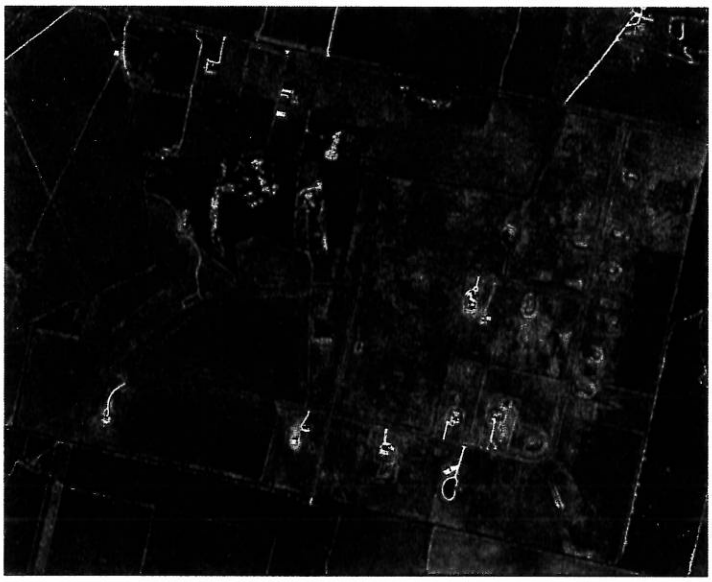
Appraiser: Leonel Garza III
(Typed, not signed)

January 15, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 1 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: James T. Kniestedt | Grantee/Lessee: Victor Gutierrez and Maria G. Gutierrez

Date: August 6, 2012 | Recording Information: Document No. 2333015 | Key Map: N/A

Address: The property is located on the north side of Lasso Trail which is south of FM 490 north of Edinburg, Texas. | Zip Code: 78539

Legal Description: Lot 37, Sendero Trails Subdivision Phase I, Hidalgo County, Texas, according to map thereof recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

Confirmed Price: $100,000 | Verified with: MLS# L153361S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 11.05 Acres / 481,338 Square Foot | Unit Price as Vacant: $9,050 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone C

Attach additional information as necessary. The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III (Typed, not signed) | January 15, 2013 Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 1 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ | Improved Sale ☐ | Rental Data ☐



Grantor/Lessor: Alma Lety Dena | Grantee/Lessee: Jaime Quintanilla

Date: August 14, 2012 | Recording Information: Document No. 2336784 | Key Map: N/A

Address: The property is located along the west side of Seminary Road just south of Ingle Road in northern of Edinburg, Texas | Zip Code: 78541

Legal Description: The south 5.0 acres of Lot 98, Seminary Heights, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $70,000 | Verified with: MLS No. A152506S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 5.0 Acres / 217,800 Square Foot | Unit Price as Vacant: $14,000 / Acre

Type Street: Asphalt Paved | Utilities: Only Water Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

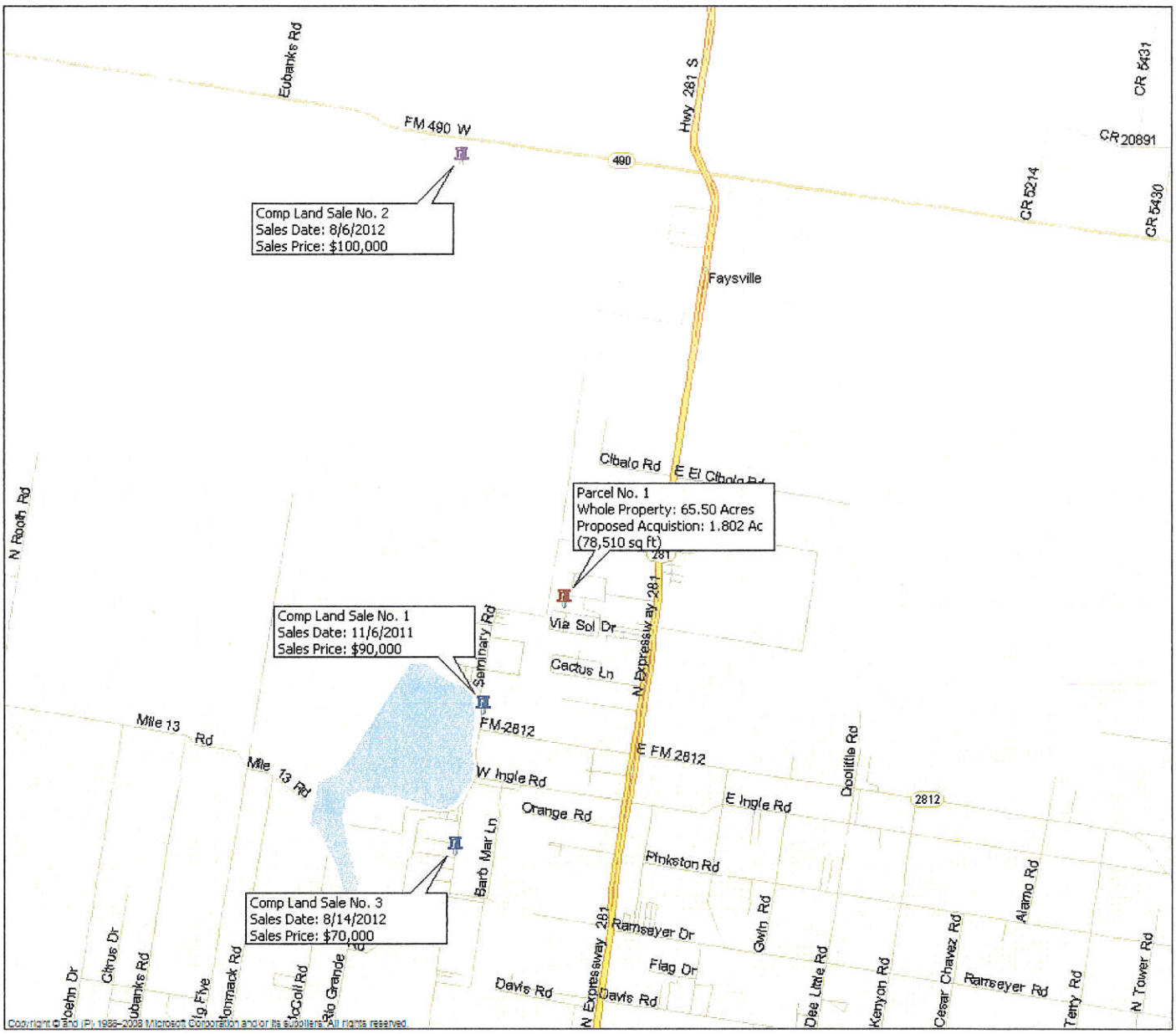
Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate deminsion of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III
(Typed, not signed)

January 15, 2013
Date

COMPARABLE SALES MAP (Subject Property)



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar use along similar roadways. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past two years. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts. The first adjustment made ws for the superior location of the subject property (Parcel No. 1) which is located next to or within close proximity to the Guerra Elementary School in the Faysville area. The second and final adjustment made was for the difference in size which was indicated to be +/-10% for each doubling in size.

Sale No. 1

The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,796 / acre was indicated and utilized in the report.

Sale No. 2

The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,860 / acre was indicated and utilized in the report.

Sale No. 3

The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate deminsion of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $15,400/acre was indicated and utilized in the report.

Based on the above range of adjusted values of $10,796 per acre to $15,400 per acre, a unit value at the upper end of the adjusted range is indicated for the subjects economic unit of $15,000 per acre. This unit value shall be applied to the pro-rata part of the economic unit of 10.00 selected for purposes of this report and verified by market trends in the area.

ESTIMATED VALUE OF ACQUISITION

Land:	**1.802 Acres**	**@**	**$**	**15,000**	**Per Acre**	**$ 27,030**

Improvements:

No Improvements Noted	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
Total Improvements	**$ -**

TOTAL ESTIMATED VALUE	**$ 27,030**
Cost To Cure Damages	**$ -**
Estimated Total Compensation	**$ 27,030**

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed

Certification of Appraisal

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.
- Thomas Davis, State Certified General Real Estate Appraiser s with Leonel Garza Jr. & Associates LLC provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.
- No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an associate member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation. Leonel Garza III is designated as a Master Real Estate Appraiser through the National Association of Master Appraisers.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan
- This appraisal has been completed with the extraordinary assumption, that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and or by way of the Access Management Policy enacted by the State of Texas. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:
- "(d) In estimating injury or benefit under Subsection ©, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owners experiences in common with the general community, *including circuity of travel and diversion of traffic*. In this subsection, 'direct access' to the remainder after the state's means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway"



Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable,. but no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

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

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

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

General Limiting Conditions:

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

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

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

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

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

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

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

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

QUALIFICATIONS OF APPRAISER

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years upon his passing in 1998. Leonel Garza III continued the family business to this day, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

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

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2013 (Active)



Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1328375 G
Issued: 01/03/2013 Expires: 12/31/2014
Appraiser: LEONEL GARZA III

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

Douglas E. Oldmixon
Commissioner

Public Service Organizations

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

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

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

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

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

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

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

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

Former Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council
The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events world-wide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee
Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

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

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

Member of The McAllen Palm City Lions Club
Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2005 & 2006, the club raised funds to feed 60 families throughout the City of McAllen.

Work Experience

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since December 31, 1998

Owner of G-3 Acquisitions which primary focus is custom commercial and multifamily residential construction and management.

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

Licensed Property Tax Consultant Since 2000.

Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998. Appointed by Governor George W. Bush for two (2) terms.

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

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

Paul A. Gibson

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

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

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

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
Phone (956) 687-7295 Fax (956) 687-9236

October 29, 2012

Project: Faysville Drainage Project

Parcel 1
Santa Cruz Properties LTD
c/o Richard W. Ruppert
932 Via Sol
Edinburg, Texas 78540

To Whom It May Concern:

My name is Leonel Garza III, a General Certified Real Estate Appraiser from McAllen, Texas. I have been contracted by Hidalgo County Drainage District No. 1, to appraise various properties for the proposed Faysville Drainage Ditch. This proposed acquisition is for the construction of a new drain ditch.

The Hidalgo County Drainage District No. 1 is interested in acquiring a portion of the property believed to be in the name of Santa Cruz Properties LTD. I have attached a copy of the survey and field notes and have highlighted the area in question for your review. My office has begun preliminary inspection of these tracts. If you or your representative(s) wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or by email at leonel3@garza-associates.com.

I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. This will aid in the determination of market value for your property. In addition, I have included in this package a questionnaire of several questions concerning your property which would aid in the appraisal process. Included is a return envelope addressed for your convenience. If this letter or questionnaire does not pertain to you and you have sold said property, please notify our office as soon as possible so that we may contact the new owner(s) of record.

With this letter I request permission to perform an on-site inspection and photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible to make other arrangements. I do appreciate your time, Thank you.

Sincerely,

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

Cc: Hidalgo County Drainage District No. 1
Joe Pena, ROW Agent
902 North Doolittle Road
Edinburg, TX 78542
(956) 292-7080

Leonel Garza Jr. & Associates LLC

CERTIFIED MAIL

LEONEL GARZ
1419 DOVE AVENUE S
MC ALLEN, TX 78504

7011 0470 0003 0645 2022

MCALLEN TX 785
CPU U.S. POSTAGE
PB 1P 000
3656668
FCML
MAILED OCT 30 2012
78504
$ 5.95⁰

Faysville Drainage Project
Parcel 1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Santa Cruz Properties LTD
c/o Richard W. Koppert
932 Via Sol
Edinburg, Texas 78540

Parcel No.
Faysville Drainage Project

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label) 7011 0470 0003 0645 2022

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED LETTER TRACKING INFORMATION

HIDALGO COUNTY APPRAISAL DISTRICT CARD (1 of 2)

Hidalgo CAD

Property Search Results > 120169 RUPPERT RICHARD W for Year 2012

Property

Account

Property ID:	120169	Legal Description:	BAKER N646.55'-E1380.3'-W1407.3' & S1424.25'-E714.22'-W741.22' EXC AN IRR TR 1.65AC BLKK 46 41.96AC
Geographic ID:	B0250-00-046-0000-02	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	VIA FERNANDEZ TX	Mapsco:	
Neighborhood:		Map ID:	18C VOL 2 PG 46
Neighborhood CD:			

Owner

Name:	RUPPERT RICHARD W	Owner ID:	294104
Mailing Address:	PO BOX 959 EDINBURG, TX 78540-0959	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$503,520	$12,378
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$503,520	
(–) Ag or Timber Use Value Reduction:	–	$491,142	
(=) Appraised Value:	=	$12,378	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$12,378	

Taxing Jurisdiction

Owner: RUPPERT RICHARD W
% Ownership: 100.0000000000%
Total Value: $503,520

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$12,378	$12,378	$0.00
DR1	DRAINAGE DISTRICT #1	0.075000	$12,378	$12,378	$9.28
FD3	EMS DIST #03	0.030000	$12,378	$12,378	$3.71
GHD	HIDALGO COUNTY	0.590000	$12,378	$12,378	$73.03
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	$12,378	$12,378	$0.00
JCC	SOUTH TEXAS COLLEGE	0.150700	$12,378	$12,378	$18.65
R15	ROAD DIST 15	0.000000	$12,378	$12,378	$0.00
SEB	EDINBURG ISD	1.239800	$12,378	$12,378	$153.46
SST	SOUTH TEXAS SCHOOL	0.049200	$12,378	$12,378	$6.09
	Total Tax Rate:	2.134700			
				Taxes w/Current Exemptions:	$264.22
				Taxes w/o Exemptions:	$264.23

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E	1DRYFARM	41.9600	1827777.60	0.00	0.00	$503,520	$12,378

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		$0	$503,520	12,378	12,378	$0	$12,378
2012		$0	$503,520	12,378	12,378	$0	$12,378
2011		$0	$503,520	11,959	11,959	$0	$11,959
2010		$0	$503,520	11,959	11,959	$0	$11,959
2009		$0	$503,520	11,623	11,623	$0	$11,623
2008		$0	$188,820	11,623	11,623	$0	$11,623
2007		$0	$188,820	10,616	10,616	$0	$10,616
2006		$0	$188,820	10,406	10,406	$0	$10,406
2005		$0	$188,820	10,154	10,154	$0	$10,154

HIDALGO COUNTY APPRAISAL DISTRICT CARD (2 of 2)

2004	$0	$188,820	9,693	9,693	$0	$9,693
2003	$0	$188,820	9,651	9,651	$0	$9,651

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/17/1996 12:00:00 AM	CONV	CONVERSION	SMITH SUSAN K	RUPPERT RICHAR			497649
2	10/9/1992 12:00:00 AM	CONV	CONVERSION	CANTRELL GEORG	SMITH SUSAN K	3345	174	
3	12/1/1988 12:00:00 AM	CONV	CONVERSION	SOUTHWEST FARI	CANTRELL GEORG	2662	742	

Tax Due

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

HIDALGO COUNTY
NOV 06 2013
DRAINAGE DISTRICT #1

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located along the east line of Via Fernandez Street north of Ric- Mar Street, Edinburg Texas.
District: NA

Property Owner: Edinburg Consolidated Independent School District
ROW CSJ: PO No. 621509

Address of Property Owner: 411 North 8th Avenue, Edinburg Texas 78541
Parcel: 2

Occupant's Name: E.B. Guerra Elementary School
Federal Project No: N/A

Whole: ☐ Partial: ☒ Acquisition
Highway: Faysville Drainage Project
County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is $26,052 as of December 28, 2012, based upon my independent appraisal and the exercise of my professional judgment; on December 28, 2012, (date)(s), I personally inspected in the field the property herein appraised; I afforded Edinburg Consolidated Independent School District, 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 January 15, 2013 , I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

January 15, 2013
Date

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

District Reviewing Appraiser Date

* A 6 *

Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County Drainage District No. 1 under the direction of Precinct No. 4 Honorable Hidalgo County Commissioner Joseph Palacios. The part to be acquired is for the construction of a drainage ditch which will be located between US Highway 281 and Via Fernandez Street in Edinburg Texas. The intended use of the report is to assist Jaime Salazar, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property in fee simple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include governmental entities which may be participating in the project. Jaime Salazar shall be the project manager for this project under the direction of Honorable Joseph Palacios, County Commissioner of Precinct No. 4. Mr. Salazar has a local office located at 902 N. Doolittle Road, Texas and can be contacted at (956) 292-7080.

Scope of the Assignment

By work purchase order number 621509 dated October 10, 2012 on behalf of the Hidalgo County Precinct No. 4, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by Dos Land Surveying located at 1002 E. Expressway 83, Welaco, Texas. The scope of the assignment is to appraise the fee simple value of the area to be acquired in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings along Minnesota Road, Owassa Road, and the surrounding market area were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

Purpose of the Appraisal Report

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

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and easement 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"*. According to the Dictionary of Real Estate Appraisal "An easement is the nonpossessory (incorporeal) interest in landed property conveying use, but not ownership, of a portion of that property." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition, the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of October 29, 2012. A copy of the certified letter is located within the addenda of this report. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

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

Economic Unit Analysis

During the analysis of the subject property it was determined that the overall land area of 21.635 acres as noted on survey produced by Dos Land Surveying, LLC shall be utilized as the economic unit of the subject property for the analysis of the part to be acquired. This land area is indicative of the market trends within the immediate area and shall be utilized for the direct sales comparison approach to value in order to determine the current market value of the whole. Once the unit rate for the subject is established, a pro-rata part of the whole is applied the determination of the part to be acquired. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition were indicated to have an economic unit range of 5.00 acres to 11.05 arces.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 0.861 acres (37,523 square feet). The proposed acquisition has approximately 50 'lineal feet of frontage along the east line of Via Fernandez Street. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use for single family residential development. This use is based on the local trends along Ric Mar Street and the surrounding market area. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired (Net)	**0.861**	**Acres**
	37,523	**Square Feet**

Legal Description: Part To Be Acquired

Being 0.861 acre (37,523 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 21.635 acre tract (remainder) conveyed to Edinburg Consolidated Independent School District Public Facilities Corporation, recorded in Document No. 655045 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Remainder Before and After Acquisition

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

Property Tax Data

According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas and accessed via internet www.hidalgoad.org. The subject property was indicated to be under the ownership of Edinburg Consolidated Independent School District which is exempt from property taxation and as such a tax account does not exist.

OWNER OF RECORD	Edinburg Consolidated Independent School District
PROPERTY TAX IDENTIFICATION NO.	$0.00
IMPROVEMENT VALUE	$0.00
LAND VALUE	$0.00
ASSESSED VALUE	$0.00
EXEMPTIONS	$0.00

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed to be generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property. Further research through the FEMA Mapping Service indicated the subject property is located within designated Zone "AE" as indicated by FEMA Panel No. 480334 0325 D.

Utility Services Available

The subject property is located in a region, which contains, water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

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

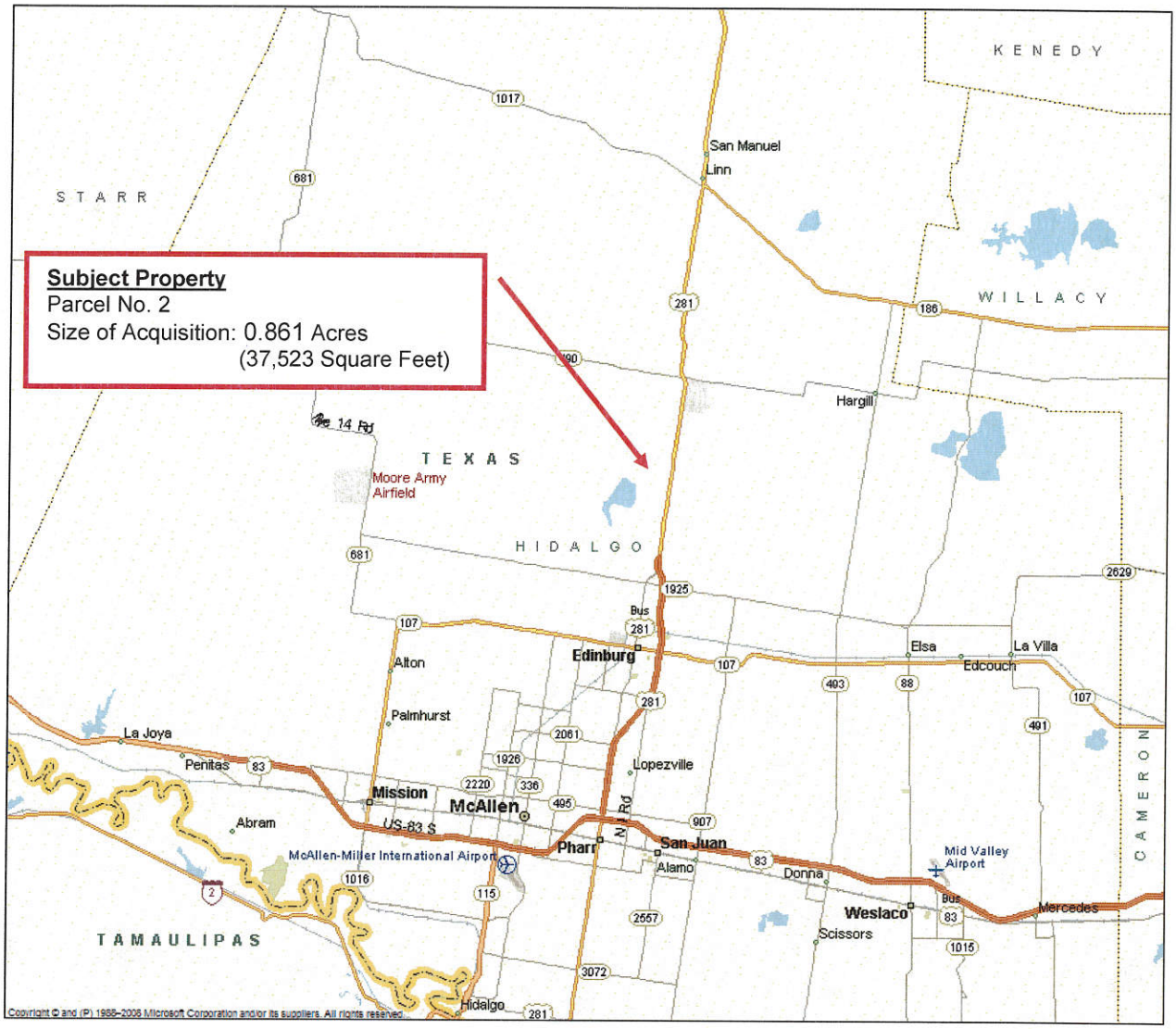
Current Listing Status

Based on the off-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) months exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

LOCATION MAP OF SUBJECT PROPERTY



Microsoft® MapPoint 2006 (13.00.15.2800)

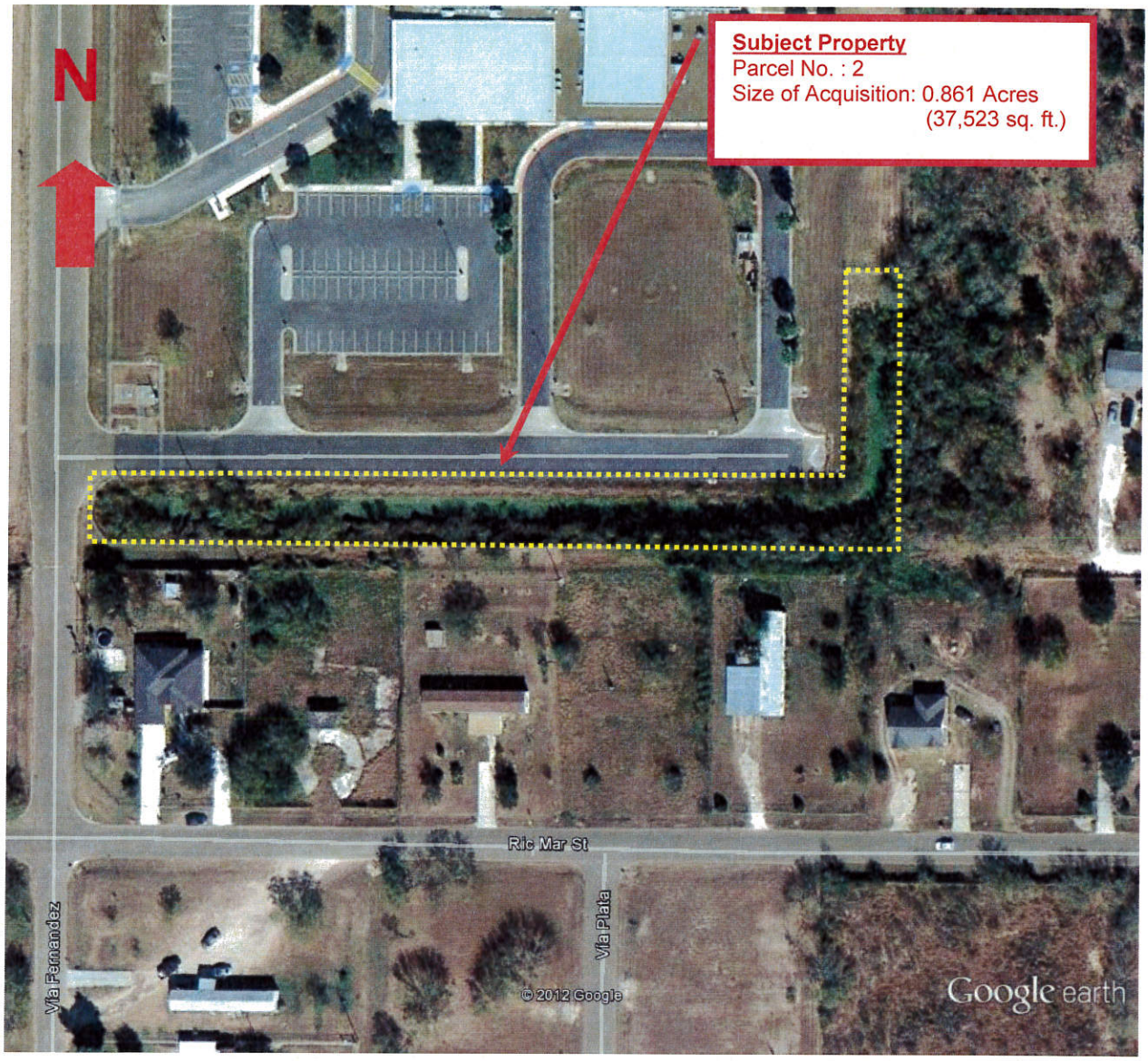
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY DOS LAND SURVEYING, LLC AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

FIELD NOTE OF PART TO BE ACQUIRED (Page 1 of 5)

August 14, 2012
Parcel 2
Page 1 of 6

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 2

Description of a 0.861 acre (37,523 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, being out of that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District Public Facilities Corporation, recorded in Document No. 655045 (O.R.H.C.), Texas, said 0.861 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found at the northeast corner of the Edinburg Consolidated Independent School District Subdivision, recorded in Volume 41, Page 146 (M.R.H.C.), Texas;

THENCE, South 08°47'09" West, along the common boundary line of said 21.635 acre tract and that certain 25.5 acre tract conveyed to LSH Partners, ltd, recorded in Document No. 852514 (O.R.H.C.), Texas, at a distance of 785.60 feet pass the northwest corner of that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 (O.R.H.C.), Texas continuing for total a distance of 1,229.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the northern most northeast corner and for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,099,338.04, Y=16,672,327.85, and being 16.17 feet left of and perpendicular to proposed baseline station 123+74.85;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

1002 E. Expressway 83 Weslaco, Texas 78596♦ Phone: 956.969.4183♦ Fax: 956.447.8194

August 14, 2012
Parcel 2
Page 2 of 6

THENCE, South 08°47'09" West, continuing along common boundary line of said 2.83 acre tract and said 21.635 acre tract, a distance of 194.44 feet to a 1/2 inch iron rod with cap found at the common corner of said 2.83 acre tract and said 21.635 acre tract, same being on the north boundary line of said Vista Del Sol Phase III Subdivision, recorded in Volume 31, Page 76 (M.R.H.C.), Texas, for the southeast corner of the herein described parcel;

THENCE, North 81°11'49" West, along common boundary line of said 21.635 acre tract and said Vista Del Sol Phase III, a distance of 611.79 feet to a 1/2 inch iron rod found at the intersection of the east right of way line of said Via Fernandez street (50.0 feet right of way) and the north boundary line of said Vista Del Sol Phase III, for the southwest corner of the herein described parcel;

THENCE, North 08°47'09" East, along the east right of way line of said Via Fernandez street, a distance of 50.00 feet to a 5/8 inch iron rod with cap set on proposed northerly right of way line of Faysville Drain Ditch, for the northwesterly corner of the herein described parcel;

THENCE, South 81°11'49" East, across 21.635 acre tract and along the proposed northerly right-of-way line of said Faysville Drain Ditch, a distance of 563.79 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, North 08°47'09" East, continuing across 21.635 acre tract and along the proposed right-of-way line of said Faysville Drain Ditch, a distance of 144.43 feet to a 5/8 inch iron rod with cap set, for an exterior corner of the herein described parcel;

THENCE, South 81°12'51" East, continuing across 21.635 acre tract and along the proposed right-of-way line of said Faysville Drain Ditch, a distance of 48.00 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 0.861 acre (37,523 S.F), more or less.

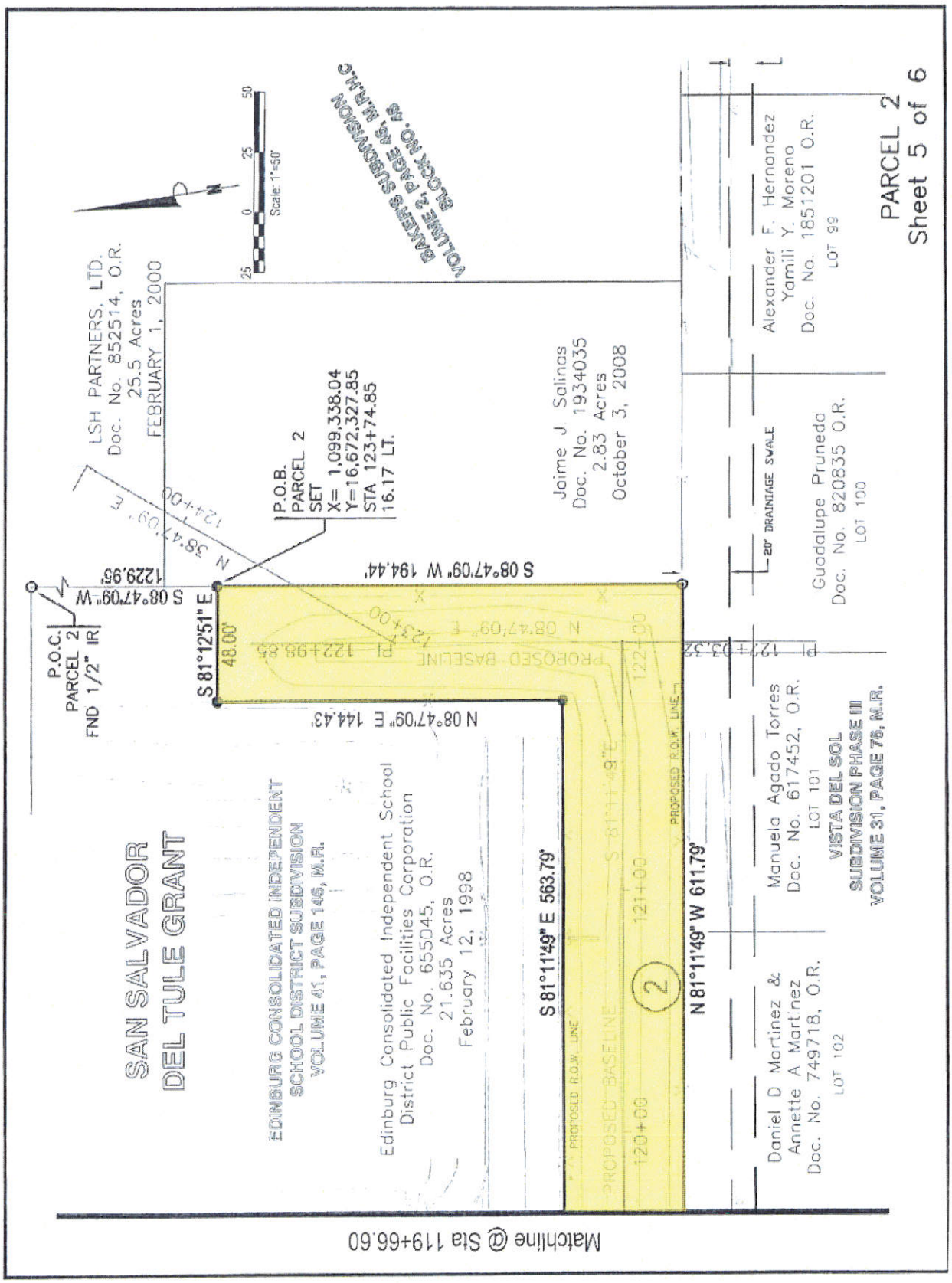
A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

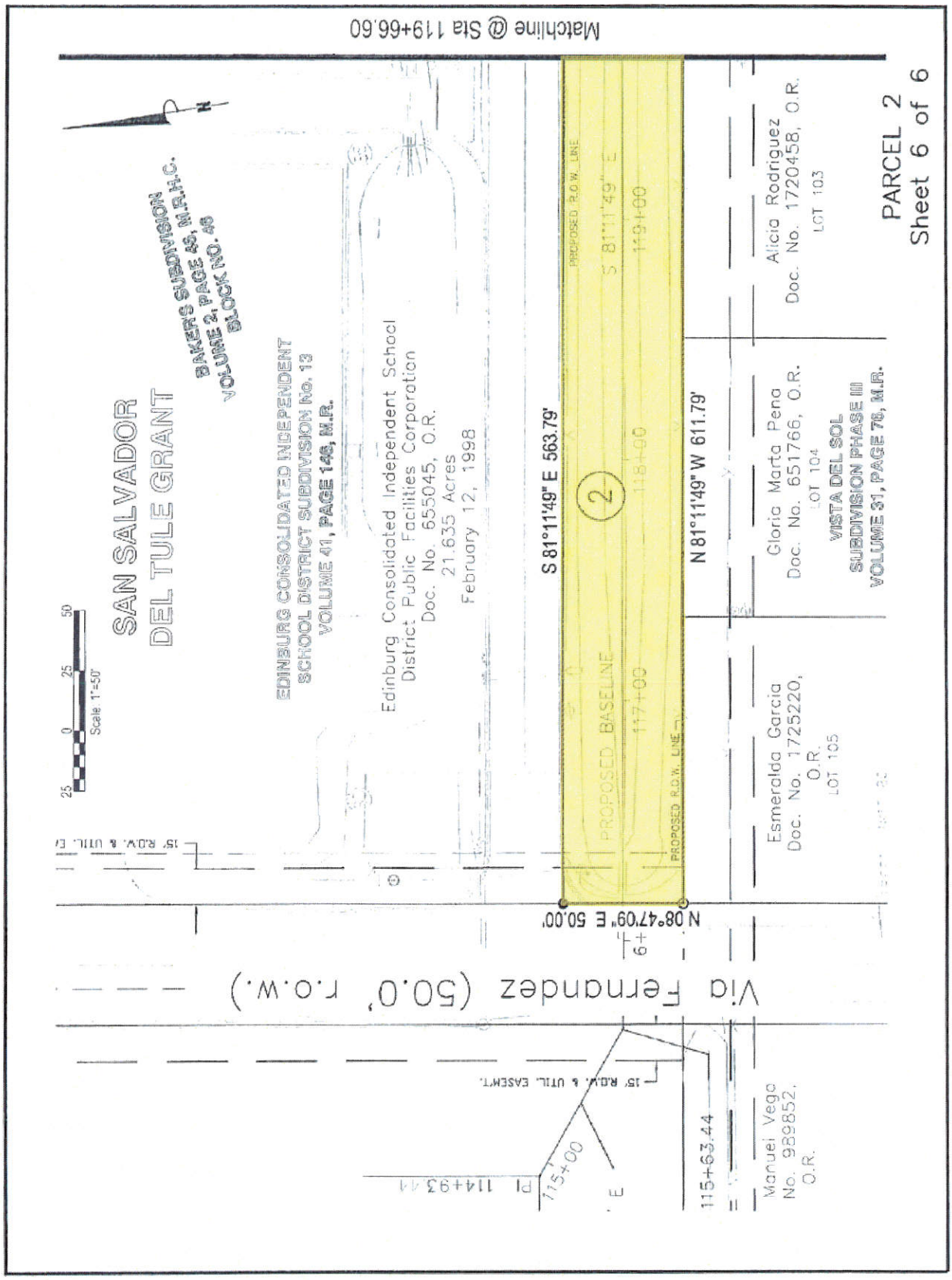
Juan M Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146

SURVEY OF PART TO BE ACQUIRED (Page 4 of 5)



Yellow Highlighted Area = Proposed Right of Way

SURVEY OF PART TO BE ACQUIRED (Page 5 of 5)



Yellow Highlighted Area = Proposed Right of Way

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 2

Local Address: Located along the west line of Via Fernandez Street north of Ric-Mar Street, Edinburg Texas.

Date Taken: December 28, 2012

Taken By: Leonel Garza III

Point which taken: Photo 1: Via Fernandez ROW
Point which taken: Photo 2: Subject Site

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



Photo 1
Easterly view of the proposed acquisitions most southern boundary.



Photo 2
Western view of the proposed acquisitions most northern boundary.

Point which taken: Photo 3: Subject Property
Point which taken: Photo 4: Via Fernandez ROW

Looking: Photo 3: Southern View
Looking: Photo 4: Southern View



Photo 3
Southern view of the proposed acquisitions western boundary.



Photo 4
Southern view of Via Fernandez from the SWC of the subject property.

DESCRIPTION OF PROPERTY:

The subject tract is located within Block No. 46 of Bakers Subdivision in Hidalgo County Texas. The subject property is a 21.635 acre tract of land located off the northeast corner of Ric-Mar Street and Via Fernandez Street north of the City of Edinburg. The property is square in shape and appeared to be level and free of any encumbrances that would hinder its development The subject whole property is the current site of the E.B. Guerra Elementary School. The proposed acquisition is for the construction of drainage system for storm water run-off. The subject property is located in an area of the County of which contains potable water services, electrical and phone service available. The property is level and typical of the market area. According to the FEMA Mapping Service the property is located in an area indicated as Flood Zone "AE". The area to be acquired was surveyed by Dos Land Surveying, LLC dated August 14, 2012 of which indicates the part to be acquired is approximately 0.861 acres.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along Ric-Mar Street and Via Fernandez Street is a mixture of single-family homes, single-family residential developments and agricultural uses. Located east of the project is US Expressway 281, a major thoroughfare within the City of Edinburg for northern and southern traffic. Development along the frontage of Via Fernandez and Ric Mar Street is residential use. The subject is located outside the city limits of Edinburg Texas. It is within the jurisdiction of the County of Hidalgo, which does not enforce zoning laws and ordinances. US Highway 281, which is to the east of the market area, is developed with a mixture of residential, commercial, retail and agricultural uses. Leonel Garza Jr. & Associates LLC has inspected the market area along several roadways including US Highway 281, Ric-Mar Street and the surrounding residential and commercial thoroughfares, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (3) three years.

SITE ANALYSIS:

Five Year Sales History:

During the course of the appraisal, it was determined via the Hidalgo County Property Records and Hidalgo County Appraisal District that the subject property is being assessed under the ownership of Edinburg Consolidated Independent School District. The property was transferred from Edinburg Consolidated Independent School District (Grantor) to Edinburg Consolidated Independent School District Public Facilities Corporation (Grantee) on February 2, 1998. A copy of the Deed is located in the Addenda of this report.

Legal Description: [Whole Property]

A 21.635 acre tract of land out of a certain 65.50 acre tract out of Block 46, Baker's Subdivision, Hidalgo County Texas according to the map recorded in Volume 2, Page 46, Map Records, Hidalgo County Texas.

Legal Description: [Part To Be Acquired]

Being 0.861 acres (37,523 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas and being out of that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District Public Facilities Corporation, recorded in Document No. 655045 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Improvements:

The subject remainder contains an elementary school and several supporting site improvements of which only a section of 6' foot commercial chain link fence is affect by the part to be acquired. Any site improvements located within the part to be acquired shall be valued based on their depreciated cost value at the time of appraisal. In the event structural or site improvements must be re-established within the remainder; a cost to cure shall apply and be added to the compensation of the part to be acquired. In addition, any utilities located within the acquisition area shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

Highest & Best Use Analysis:

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

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Edinburg Consolidated Independent School District	Jorge I. Chavez and Rose Marie Chavez	James T. Kniestedt	Alma Lety Dena
Grantee	Edinburg CISD Public Facilities Corporation	Ron E. Harmon and Danny Elam	Victor Gutierrez and Maria G. Gutierrez	Jaime Quintanilla
Date	February 2, 1998	November 16, 2011	August 6, 2012	August 14, 2012
Sales Price	$ -	$ 90,000	$ 100,000	$ 70,000
Unit Price	$ - / Acre	$ 9,815 / Acre	$ 9,050 / Acre	$ 14,000 / Acre
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Inferior 10%	Inferior 20%	Inferior 10%
Lot Location	Cul de Sac Lot	Interior 0%	Interior 0%	Interior 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Similar 0%	Similar 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	All Municipal Utilities Available	Similar 0%	Similar 0%	Water Only 0%
Frontage	Via Fernandez Street	Seminary Road 0%	Lasso Trail 0%	Seminary Road 0%
Size of Tract (Ac)	21.635 Acre	9.17 Ac -5%	11.05 Ac -5%	5.00 Ac -10%
Net Adjustments		5%	15%	0%
Indicated Unit Value		$ 10,306 / Acre	$ 10,408 / Acre	$ 14,000 / Acre

Estimated Unit Value of Fee Simple Area **$ 14,000 / Acre**

Estimated Value by Sales Comparison Approach **(0.861 Ac x $14,000/Acre)** **$ 12,054**
(Includes Part To Be Acquired Only As Fee)

ROW-A-5S
(Rev. 11/11)

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 2 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Jorge I. Chavez and Rose Marie Chavez | Grantee/Lessee: Ron E. Harmon and Danny Elam

Date: November 16, 2011 | Recording Information: Document No. 2260313 | Key Map: N/A

Address: East side of Seminary Road just north of FM 2812 , Edinburg, Texas. | Zip Code: 78539

Legal Description: All of Lot 21, Seminary Heights Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $90,000 | Verified with: MLS# A122491S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 9.17 Acres / 399,445 Sq Ft | Unit Price: $9,815 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: None

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III (Typed, not signed) | January 15, 2013 Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 2 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: James T. Kniestedt | Grantee/Lessee: Victor Gutierrez and Maria G. Gutierrez

Date: August 6, 2012 | Recording Information: Document No. 2333015 | Key Map: N/A

Address: The property is located on the north side of Lasso Trail which is south of FM 490 north of Edinburg, Texas. | Zip Code: 78539

Legal Description: Lot 37, Sendero Trails Subdivision Phase I, Hidalgo County, Texas, according to map thereof recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

Confirmed Price: $100,000 | Verified with: MLS# L153361S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 11.05 Acres / 481,338 Square Foot | Unit Price as Vacant: $9,050 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone C

Attach additional information as necessary. The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III
(Typed, not signed)

January 15, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 2 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Alma Lety Dena | Grantee/Lessee: Jaime Quintanilla

Date: August 14, 2012 | Recording Information: Document No. 2336784 | Key Map: N/A

Address: The property is located along the west side of Seminary Road just south of Ingle Road in northern of Edinburg, Texas | Zip Code: 78541

Legal Description: The south 5.0 acres of Lot 98, Seminary Heights, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $70,000 | Verified with: MLS No. A152506S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 5.0 Acres / 217,800 Square Foot | Unit Price as Vacant: $14,000 / Acre

Type Street: Asphalt Paved | Utilities: Only Water Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

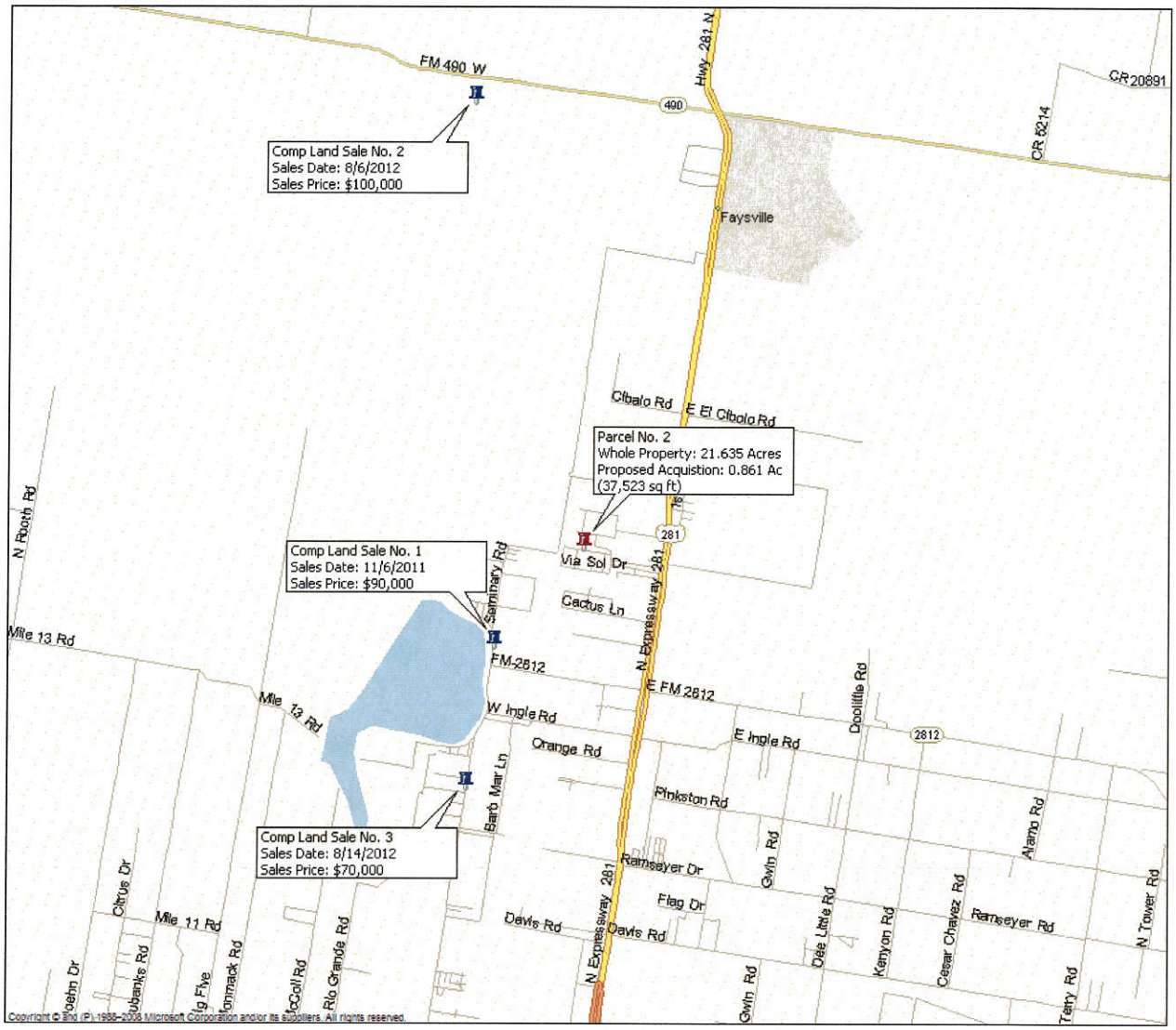
Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate deminsion of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III (Typed, not signed) | January 15, 2013 Date

COMPARABLE SALES MAP (Subject Property)



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar use along similar roadways. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past two years. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts. The first adjusytment made ws for the superior location of the subject property (Parcel No. 1) which is located next to or within close proximity to the Guerra Elementary School in the Faysville area. The second and final adjustment made was for the difference in size which was indicated to be +/-10% for each doubling in size.

Sale No. 1

The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,306 / acre was indicated and utilized in the report.

Sale No. 2

The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,408 / acre was indicated and utilized in the report.

Sale No. 3

The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate deminsion of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.00 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $14,000 / acre was indicated and utilized in the report.

Based on the above range of adjusted values of $10,306 per acre to $14,000 per acre, a unit value at the upper end of the adjusted range is indicated for the subjects economic unit of $14,000 per acre. This unit value shall be applied to the pro rata part of the economic unit of 21.635 selected for purposes of this report and verified by market trends in the area.

ESTIMATED VALUE OF ACQUISITION

Land:	**0.861 Acres**	**@**	**$ 14,000**	**Per Acre**		**$ 12,054**

Improvements:	1,598 lf of 6' Foot Chain Link Fence w/Three Strand Barbed Wire ($17.52 / lf @ 50% Depreciation)	$	13,998
		$	-
		$	-
		$	-
		$	-
		$	-
		$	-
		$	-
		$	-
	Total Improvements	**$**	**13,998**

TOTAL ESTIMATED VALUE	**$**	**26,052**
Cost To Cure Damages	**$**	**-**
Estimated Total Compensation	**$**	**26,052**

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information

Certification of Appraisal

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current *Uniform Standards of Professional Appraisal Practice (USPAP).*
- I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.
- Thomas Davis, State Certified General Real Estate Appraiser s with Leonel Garza Jr. & Associates LLC provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.
- No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an associate member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation. Leonel Garza III is designated as a Master Real Estate Appraiser through the National Association of Master Appraisers.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan
- This appraisal has been completed with the extraordinary assumption, that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and or by way of the Access Management Policy enacted by the State of Texas. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:
- "(d) In estimating injury or benefit under Subsection ©, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owners experiences in common with the general community, *including circuity of travel and diversion of traffic.* In this subsection, 'direct access' to the remainder after the state's means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway"

Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable,. but no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

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

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

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

General Limiting Conditions:

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

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

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

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

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

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

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

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

QUALIFICATIONS OF APPRAISER

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years upon his passing in 1998. Leonel Garza III continued the family business to this day, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

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

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2013 (Active)



Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1328375 G
Issued: 01/03/2013 Expires: 12/31/2014
Appraiser: LEONEL GARZA III

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

Douglas E. Oldmixon
Commissioner

Public Service Organizations

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

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

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

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

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

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

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

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

Former Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council
The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events world-wide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee
Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

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

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

Member of The McAllen Palm City Lions Club
Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2005 & 2006, the club raised funds to feed 60 families throughout the City of McAllen.

Work Experience

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since December 31, 1998

Owner of G-3 Acquisitions which primary focus is custom commercial and multifamily residential construction and management.

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

Licensed Property Tax Consultant Since 2000.

Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998. Appointed by Governor George W. Bush for two (2) terms.

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

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

Paul A. Gibson

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

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

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

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
Phone (956) 687-7295 Fax (956) 687-9236

October 29, 2012

Project: Faysville Drainage Project

Parcel 2
Edinburg Consolidated Independent School District
411 North 8th Avenue
Edinburg, Texas 78541

To Whom It May Concern:

My name is Leonel Garza III, a General Certified Real Estate Appraiser from McAllen, Texas. I have been contracted by Hidalgo County Drainage District No. 1, to appraise various properties for the proposed Faysville Drainage Ditch. This proposed acquisition is for the construction of a new drain ditch.

The Hidalgo County Drainage District No. 1 is interested in acquiring a portion of the property believed to be in the name of Edinburg Consolidated Independent School District. I have attached a copy of the survey and field notes and have highlighted the area in question for your review. My office has begun preliminary inspection of these tracts. If you or your representative(s) wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or by email at leonel3@garza-associates.com.

I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. This will aid in the determination of market value for your property. In addition, I have included in this package a questionnaire of several questions concerning your property which would aid in the appraisal process. Included is a return envelope addressed for your convenience. If this letter or questionnaire does not pertain to you and you have sold said property, please notify our office as soon as possible so that we may contact the new owner(s) of record.

With this letter I request permission to perform an on-site inspection and photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible to make other arrangements. I do appreciate your time, Thank you.

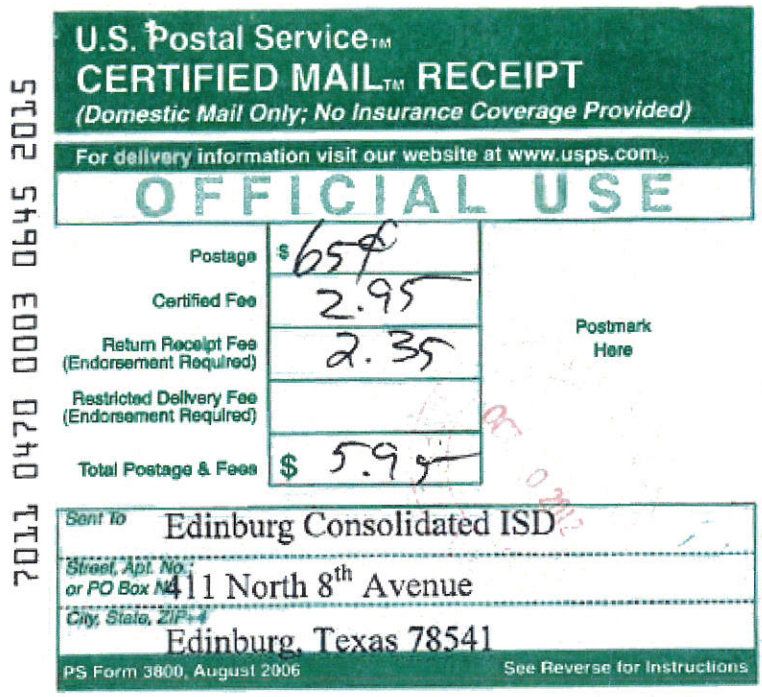
Sincerely,

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

Cc: Hidalgo County Drainage District No. 1
Joe Pena, ROW Agent
902 North Doolittle Road
Edinburg, TX 78542
(956) 292-7080

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION



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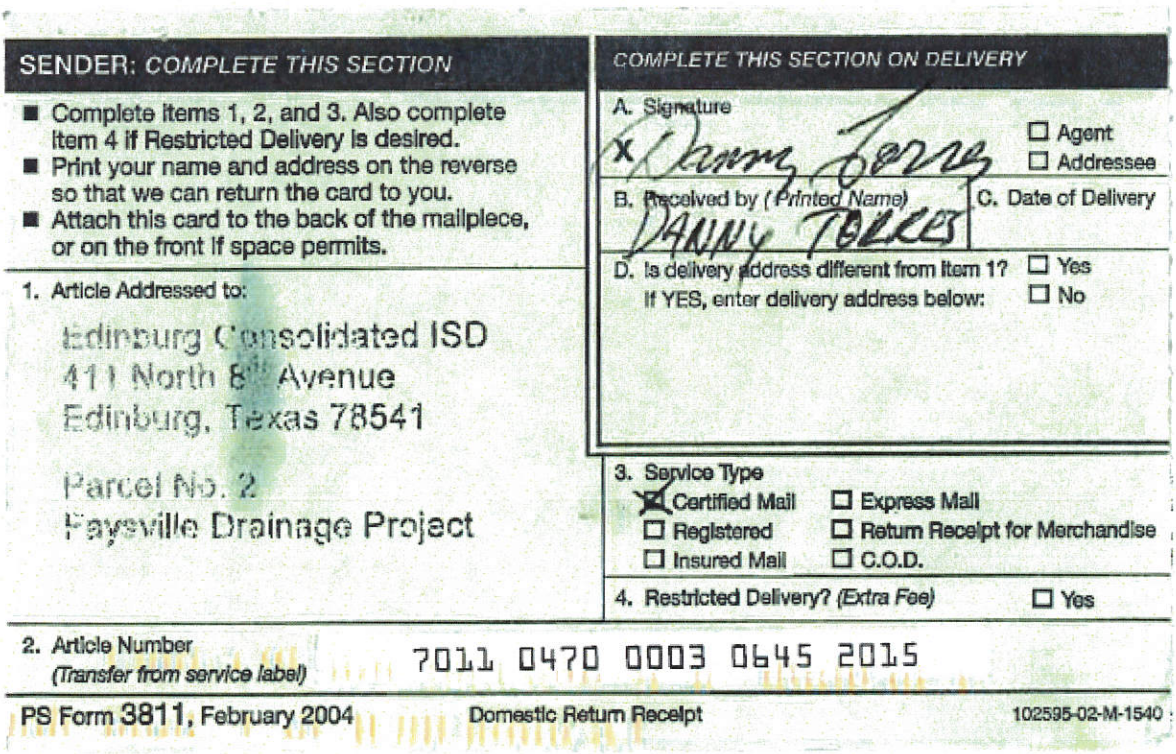
OFFICIAL USE

Postage	$ 65¢
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 5.95

Postmark Here

Sent To: Edinburg Consolidated ISD
Street, Apt. No.; or PO Box No.: 411 North 8th Avenue
City, State, ZIP+4: Edinburg, Texas 78541

PS Form 3800, August 2006 — See Reverse for Instructions



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Edinburg Consolidated ISD
411 North 8th Avenue
Edinburg, Texas 78541

Parcel No. 2
Fayeville Drainage Project

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Danny Torres ☐ Agent ☐ Addressee

B. Received by (Printed Name) DANNY TORRES C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7011 0470 0003 0645 2015

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

CASH WARRANTY DEED

655045

654806

Date: February 2, 1998

Grantor: EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

Grantor's Mailing Address (including county):

EDINBURG CONSOLIDATED INDEPENDENT SCHOOL
DISTRICT 101 N.8TH.,STREET EDINBURG, TEXAS
HIDALGO COUNTY, TEXAS

Grantee: EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTIRCT PUBLIC FACILITIES CORPORATION.

Grantee's Mailing Address (including county):

EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTIRCT PUBLIC FACILITIES CORPORATION.
HIDALGO County, TEXAS

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

A. 21.635 ACRE TRACT OF LAND OUT OF A CERTAIN 65.50 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOUMNE 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY,TEXAS AND BEING MORE PARTICUALARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Reservations From and Exceptions to Conveyance and Warranty:

WITHIN SIX (6) MONTHS AFTER DATE HEREOF,GRANTEE SHALL BEGIN CONSTRUCTION OF A SCHOOL UPON THE PROPERTY, SAID SCHOOL TO BE COMPLETED WITHIN THIRTY (30) MONTHS FROM THE DATE CONSTRUCTION BEGINS. IF GRANTEE COMPLIES WITH THE CONSTRUCTION TIMES SET FORTH ABOVE, TITLE SHALL REMAIN VESTED IN GRANTEE, BUT IF CONSTRUCTION IS NOT STARTED AND COMPLETED AS PROVIDED HEREIN, THE PROPERTY SHALL AUTOMATICLLY REVERT TO AND BE OWNED BY GRANTOR WITHOUT THE NECESSITY OF ANY FURHTER ACT ON THE PART OF GRANTOR, IT BEING THE INTENT OF GRANTOR TO CONVEY A FEE SIMPLE DETERMINABLE ESTATE TO

GRANTEE.

THE FURTHER COVENANT, CONSIDERATION AND CONDITION IS THAT THE FOLLOWING RESTRICTIONS SHALL IN ALL THINGS BE OBSERVED, FOLLOWED AND COMPLIED:

(A). THE ABOVE-DESCRIBED REALTY OR ANY PART THEREOF, SHALL NOT BE USED IN THE OPERATION OF, OR IN CONJUNCTION WITH, ANY SCHOOL OR OTHER INSTITUTION OF LEARNING, STUDY OR INSTRUCTION WHICH DISCRIMINATES AGAINST ANY PERSON BECAUSE OF HIS RACE, COLOR OR NATINAL ORIGIN, REGARDLESS OF WHETHER SUCH DISCRIMINATION BE EFFECTED BY DESIGN OF OTHERWISE.

(B).THE ABOVE-DESCRIBED REALTY, OR ANY PART THEROF, SHALL NOT BE USED IN THE OPERATION OF, OR IN CONJUNCTION WITH, ANY SCHOOL OR OTHER INSTITUTION OF LEARNING, STUDY OR INSTRUCION WHCIH CREATES, MAINTAINS, REINFORCES, RENEWS, OR ENCOURAGES, OR WHICH TENDS TO CREATE,MAINTAIN, REINFORCE, RENEW OR ENCOURAGE A DUAL SCHOOL SYSTEM.

(C).THESE RESTRICTIONS AND CONDITIONS SHALL BE BINDING UPON GRANTEE, EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITIES CORPORATION, ITS SUCCESSSORS AND ASSIGNS, FOR A PERIOD OF FIFTY (50) YEARS FROM THE DATE THEREOF; AND IN CASE OF A VIOLATION OF EITHER OR BOTH OF THE ABOVE RESTRICTIONS, THE ESTATE HEREIN GRANTED SHALL, WITHOUT ENTRY OR SUIT, IMMEDIATELY REVERT TO AND VEST IN THE GRANTOR HEREIN AND ITS SUCCESSORS, THIS INSTRUMENT SHALL BE NULL AND VOID, AND GRANTOR AND ITS SUCCESSORS SHALL BE ENTITLED TO IMMEDIATE POSSESSION OF SUCH PREMISES AND THE IMPROVEMENTS THEREON; AND NO ACT OR OMISSION UPON THE PART OF GRANTOR HEREIN AND ITS SUCCESSORS SHALL BE A WAIVER OF THE OPERATION OR ENFORCEMENT OF SUCH CONDITION.

THE RESTRICTIONS SET OUT IN (A) ABOVE SHALL BE CONSTRUED TO BE FOR THE BENEFIT OF ANY PERSON PREJUDICED BY ITS VIOLATION. THE RESTRICTION SPECIFIED IN (B) ABOVE SHALL BE CONSTRUED TO BE FOR THE BENEFIT OF ANY PUBLIC SCHOOL DISTRICT OR ANY PERSON PREJUDICED BY ITS VIOLATION.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs,

executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

EDINBURG CONSOLIDATED INDEPENDENT SCHOOL
DISTRICT 101 N.8TH.,STREET EDINBURG, TEXAS

BY: Mario Sotelo
MARIO SOTELO, SUPERINTENDENT OF SCHOOLS

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF HIDALGO §

This instrument was acknowledged before me on February 6, 1998, by MARIO SOTELO, SUPERINTENDENT OF SCHOOLS, Of THE EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT,101 N.8TH.,STREET EDINBURG, HIDALGO COUNTY, TEXAS,on behalf of said school distirct.

RACHEL HAVELKA
Notary Public,
State of Texas My
Comm. Exp. 08-29-2000

Rachel Havelka
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

GARCIA, LOPEZ & WOOD, PLLC
214 W. CANO
EDINBURG, TEXAS 78539

Ray/ecisd/deeds.1/feb.2, 1998.

AFTER RECORDING RETURN TO:

GARCIA, LOPEZ & WOOD, PLLC
214 W. CANO
EDINBURG, TEXAS 78539

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Feb 12,1998 at 03:55P

As a
Recording

Document Number: 654806
Total Fees : 13.00

Receipt Number - 132930
By,
Felix Rodriguez

Ray/ecisd/deeds.1/feb.2, 1998.

WARRANTY DEED (PAGE 5 OF 6)

EXHIBIT "A"

METES AND BOUNDS

A 21.635 ACRE TRACT OF LAND OUT OF A CERTAIN 65.50 ACRE TRACT OUT OF LOT 46, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NO. 497649, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH FOUND ON THE SOUTH LINE OF LOT 46, AND ON THE WEST R.O.W. LINE OF VIA FERNANDEZ (50.00 FOOT R.O.W.) FOR THE NORTHEAST CORNER OF LOT 106, VISTA DEL SOL SUBDIVISION PHASE III (RECORDED IN VOLUME 31, PAGE 76, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°03'E, 713.51 FEET FROM A CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF VISTA DEL SOL SUBDIVISION PHASE III, AND ALSO BEARS S 81°03'E, 741.22 FEET FROM THE SOUTHWEST CORNER OF LOT 46,

THENCE; N 08°57'E, A DISTANCE OF 1424.25 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°03'E, A DISTANCE OF 661.69 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET ON THE WEST LINE OF THE HARLEY C. ROBINSON, JR. TRACT (THE NORTH 24.805 ACRES [DEED RECORD: 25.50 ACRES] OF THE EASTERLY 1/3 OF LOT 46, BAKER'S SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED [EXHIBIT B] RECORDED IN VOLUME 2534, PAGE 51, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°57'W, ALONG THE WEST LINE OF THE HARLEY C. ROBINSON, JR. TRACT, AND THE WEST LINE OF THE EDNA R. SALINAS TRACT (TRACT 1: A 2.83 ACRE TRACT OF LAND OUT OF LOT 46, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2747, PAGE 661, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1424.25 FEET TO A 3/4" IRON PIPE FOUND ON THE SOUTH LINE OF LOT 46, AND THE NORTH LINE OF VISTA DEL SOL SUBDIVISION PHASE III FOR THE SOUTHWEST CORNER OF THE EDNA R. SALINAS TRACT, AND THE SOUTHEAST CORNER OF THIS TRACT.

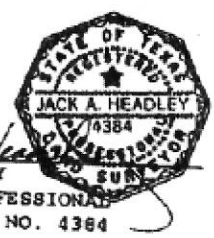
THENCE; N 81°03'W, ALONG THE SOUTH LINE OF LOT 46, AND THE NORTH LINE OF VISTA DEL SOL SUBDIVISION PHASE III, A DISTANCE OF 661.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.635 ACRES OF LAND MORE OR LESS, AS SHOWN ON SURVEY PLAT ATTACHED HERETO.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH VISTA DEL SOL SUBDIVISION PHASE III, RECORDED IN VOLUME 31, PAGE 76, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, JACK A. HEADLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE SURVEYED: SEPTEMBER 19, 1997



JACK A. HEADLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4384

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Feb 13,1998 at 02:42P

As a
Recording

Document Number: 655045
Total Fees : 17.00

Receipt Number - 133101
By,
Norma Barza

Form ROW-A-6
(Rev. 11/11)
Page 1 of 5

HIDALGO COUNTY
NOV 0 6 2013
DRAINAGE DISTRICT #1

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located at 623 Ric-Mar Street, Edinburg Texas 78541.
District: NA

Property Owner: Jaime J. Salinas
ROW CSJ: PO No. 621509

Address of Property Owner: 623 Ric Mar Street, Edinburg, Texas 78541
Parcel: 3

Occupant's Name: Jaime J. Salinas
Federal Project No: N/A

Whole: ☐ Partial: ☒ Acquisition
Highway: Faysville Drainage Project
County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is $8,415 as of December 28, 2012, based upon my independent appraisal and the exercise of my professional judgment; on December 28, 2012, (date)(s), I personally inspected in the field the property herein appraised; I afforded Jaime J. Salinas , 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 January 15, 2013, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

January 15, 2013
Date

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

District Reviewing Appraiser Date

* A 6 *

Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County Drainage District No. 1 under the direction of Precinct No. 4 Honorable Hidalgo County Commissioner Joseph Palacios. The part to be acquired is for the construction of a drainage ditch which will be located between US Highway 281 and Via Fernandez Street in Edinburg Texas. The intended use of the report is to assist Jaime Salazar, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property in fee simple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include governmental entities which may be participating in the project. Jaime Salazar shall be the project manager for this project under the direction of Honorable Joseph Palacios, County Commissioner of Precinct No. 4. Mr. Salazar has a local office located at 902 N. Doolittle Road, Texas and can be contacted at (956) 292-7080.

Scope of the Assignment

By work purchase order number 621509 dated October 10, 2012 on behalf of the Hidalgo County Precinct No. 4, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by Dos Land Surveying located at 1002 E. Expressway 83, Welaco, Texas. The scope of the assignment is to appraise the fee simple value of the area to be acquired in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings along Minnesota Road, Owassa Road, and the surrounding market area were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

Purpose of the Appraisal Report

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

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and easement 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." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition, the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of October 29, 2012. A copy of the certified letter is located within the addenda of this report. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

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

Economic Unit Analysis

During the analysis of the subject property it was determined that the overall land area of 2.83 acres as noted on survey produced by Dos Land Surveying, LLC shall be utilized as the economic unit of the subject property for the analysis of the part to be acquired. This land area is indicative of the market trends within the immediate area and shall be utilized for the direct sales comparison approach to value in order to determine the current market value of the whole. Once the unit rate for the subject is established, a pro-rata part of the whole is applied the determination of the part to be acquired. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition were indicated to have an economic unit range of 5.0 acres to 11.05 acres.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the net land area to be acquired, is 0.935 acres (40,736 square feet). The proposed acquisition has approximately is an irregular shaped tract of land and does not have direct access to Ric-Mar Street. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use for single-family residential development. This use is based on the local trends along Ric-Mar Street and the surrounding market area. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired (Net)	**0.935**	**Acres**
	40,736	**Square Feet**

Legal Description: Part To Be Acquired

Being 0.935 acre (40,736 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Remainder Before and After Acquisition

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

Property Tax Data

According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas and accessed via internet www.hidalgoad.org. The subject property was indicated to be under the ownership of Jaime J. Salinas. This was found under the tax account 120172.

OWNER OF RECORD	Jaime J. Salinas
PROPERTY TAX IDENTIFICATION NO.	120172
IMPROVEMENT VALUE	$3,268
LAND VALUE	$64,793
ASSESSED VALUE	$12,034
EXEMPTIONS	AG

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed to be generally level and typical of the surrounding market area. No severe low-lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property. Further research through the FEMA Mapping Service indicated the subject property is located within designated Zone "AE" as indicated by FEMA Panel No. 480334 0325 D.

Utility Services Available

The subject property is located in a region, which contains, water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

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

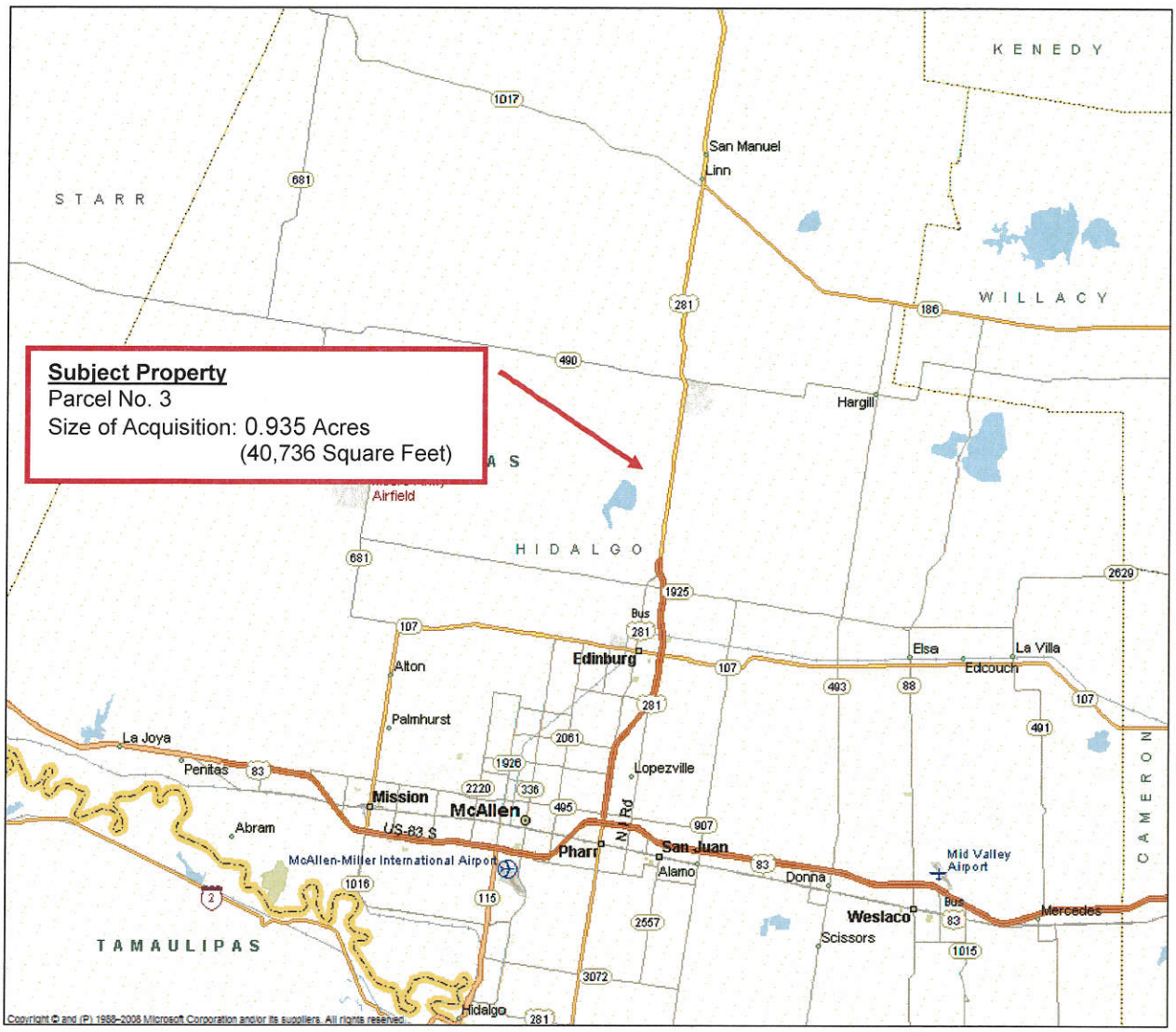
Current Listing Status

Based on the off-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) months exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

LOCATION MAP OF SUBJECT PROPERTY



Microsoft® MapPoint 2006 (13.00.15.2800)

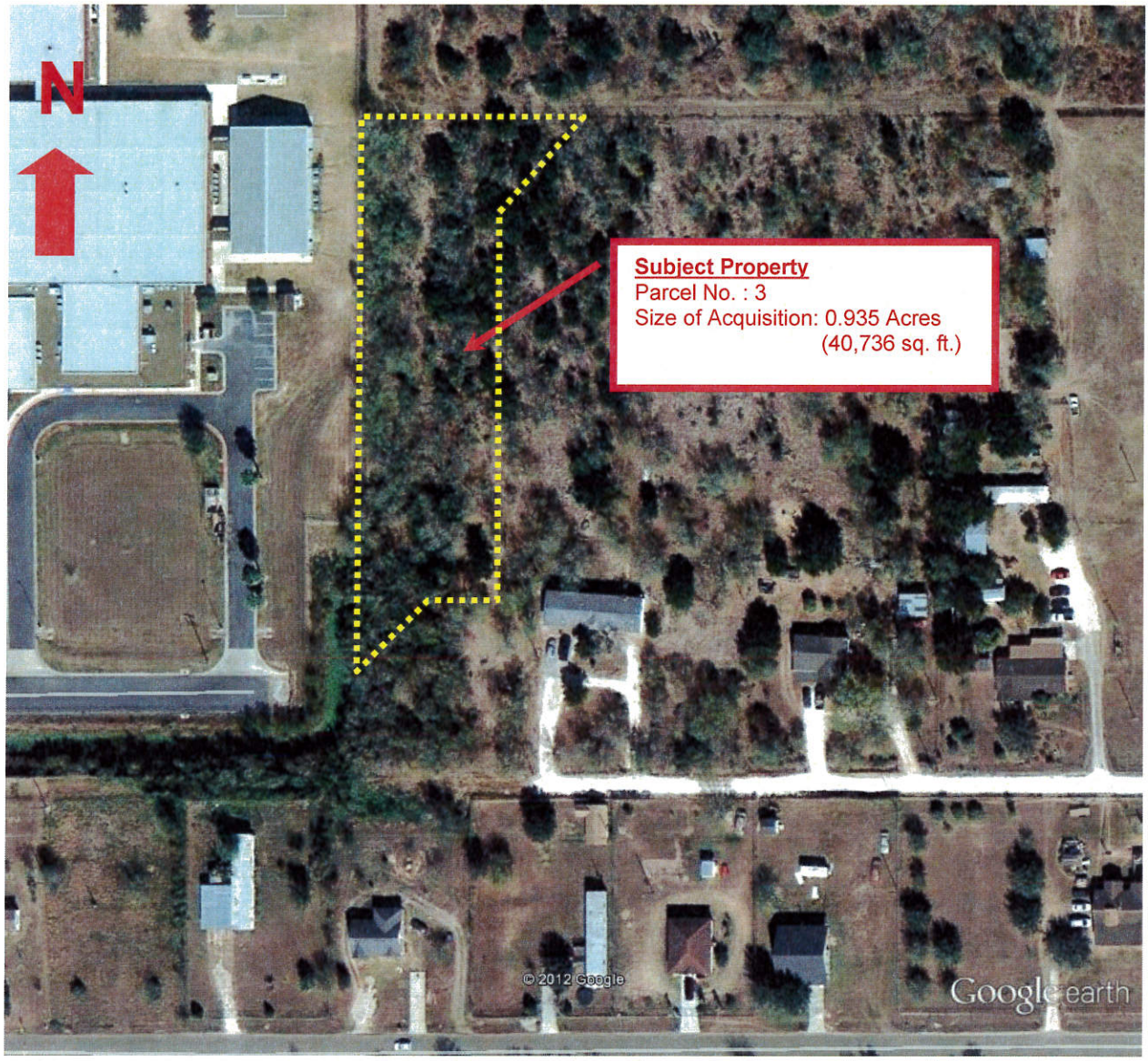
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY DOS LANDSURVVEYING, LLC AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

FIELD NOTE OF PART TO BE ACQUIRED (Page 1 of 4)

Dos Land Surveying, LLC

August 27, 2012
Parcel 3
Page 1 of 5

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 3

Description of a 0.935 acre (40,734 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, being out of that certain 2.83 acre tract conveyed to Jaime Javier Salinas, recorded in Document No. 1934035 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 0.935 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District Public Facilities Corporation, recorded in Document No. 655045 (O.R.H.C.), Texas, same being on the north line of Vista Del Sol Subdivision Phase III, recorded in Volume 31, Page 76 (M.R.H.C.), Texas;

THENCE, North 08°47'09" East, along the common boundary line of said 2.83 acre tract and said 21.635 acre tract, a distance of 122.11 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the **POINT OF BEGINNING** of the herein described parcel and having surface coordinate of X=1,099,326.99, Y=16,672,256.36, and being 20.00 feet right of and perpendicular to proposed baseline station 123+13.56;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

1002 E. Expressway 83 Weslaco, Texas 78596♦ Phone: 956.969.4183♦ Fax: 956.447.8194

August 27, 2012
Parcel 3
Page 2 of 5

THENCE, North 08°47'09" East, continuing along common boundary line of said 2.83 acre tract and said 21.635 acre tract, a distance of 406.68 feet to a 1/2 inch iron rod found at the common corner of said 2.83 acre tract and that certain 25.5 acre tract conveyed to LSH Partners, recorded in Document No. 852514 (O.R.H.C.), Texas, for the northwesterly corner of the herein described parcel;

THENCE, South 81°09'48" East, along common boundary line of said 2.83 acre tract and said 25.5 acre tract, a distance of 180.00 feet to a 5/8 inch iron rod with cap set, for the northeast corner of the herein described parcel;

THENCE, South 53°48'41" West, across said 2.83 acre tract, along the proposed Faysville Drain Ditch, a distance of 98.95 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 08°47'09" West, continuing across 2.83 acre tract and with the proposed right-of-way line of said Faysville Drain Ditch, a distance of 264.25 feet to a 5/8 inch iron rod with cap set, for an exterior corner of the herein described parcel;

THENCE, North 81°12'51" West, continuing across 2.83 acre tract and with the proposed right-of-way line of said Faysville Drain Ditch, a distance of 68.24 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 38°47'09" West, continuing across 2.83 acre tract and with the proposed right-of-way line of said Faysville Drain Ditch, a distance of 83.52 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 0.935 acres (40,734 S.F), more or less.

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FIELD NOTE OF PART TO BE ACQUIRED (Page 3 of 4)

Dos Land Surveying

Dos Land Surveying, LLC

August 27, 2012
Parcel 3
Page 3 of 5

A survey plat of even date was prepared and is made a part of this metes and bounds description.

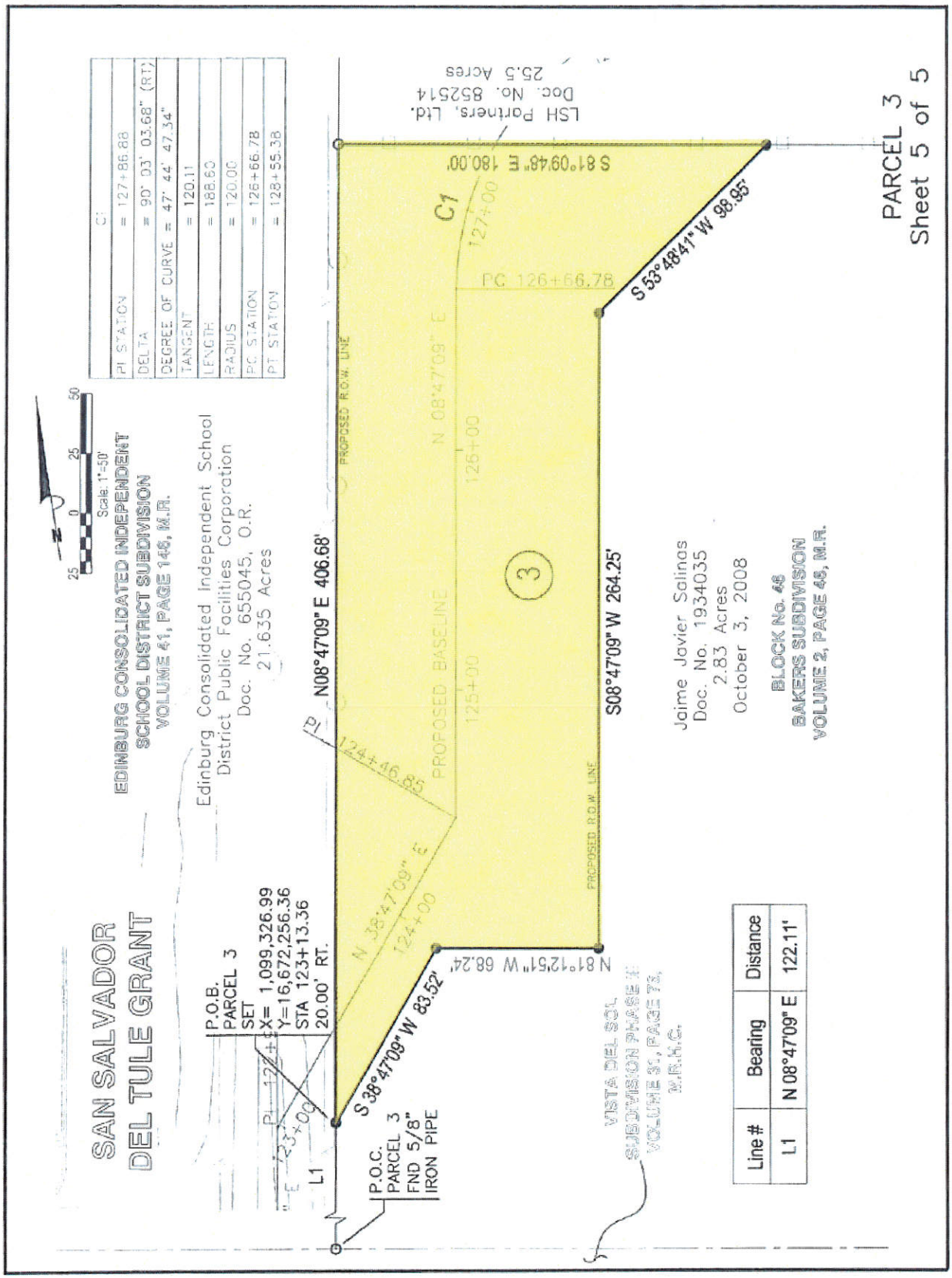
I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

Juan M. Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146

1002 E. Expressway 83 Weslaco, Texas 78596♦ Phone: 956.969.4183♦ Fax: 956.447.8194

SURVEY OF PART TO BE ACQUIRED (Page 4 of 4)



Yellow Highlighted Area = Proposed Right of Way

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 3

Local Address: Located at 623 Ric-Mar Street, Edinburg Texas 78541.

Date Taken: December 28, 2012

Taken By: Leonel Garza III

Point which taken: Photo 1: South Property Boundary
Point which taken: Photo 2: South Property Boundary

Looking: Photo 1: Western View
Looking: Photo 2: Northern View



Photo 1
Western view of the subject whole properties most southern property boundary.



Photo 2
View of residential mobile home located outside the proposed acquisition.

Point which taken: Photo 3: South Property Boundary
Point which taken: Photo 4: South Property Boundary

Looking: Photo 3: Northwestern View
Looking: Photo 4: Eastern View



Photo 3
Northern view towards the proposed acquisitions most eastern boundary.



Photo 4
Eastern view of unplatted caliche road that leads to the subject property from Ric-Mar Street.

DESCRIPTION OF PROPERTY:

The subject tract is located within Block No. 46 of Bakers Subdivision in Hidalgo County Texas. The subject property is a 2.83-acre tract of land located off the northeast corner of Ric-Mar Street and Via Fernandez Street north of the City of Edinburg. The property is rectangular is shape and appeared to be level and free of any encumbrances that would hinder its development. The subject is improved with a single family residence, with improvements and/or structural improvements located within the proposed acquisition at the time of the inspection. The proposed acquisition is for the construction of drainage system for storm water run-off. The subject property is located in an area of the County of which contains potable water services, electrical and phone service available. The property is level and typical of the market area. According to the FEMA Mapping Service the property is located in an area indicated as Flood Zone "AE". The area to be acquired was surveyed by Dos Land Surveying, LLC dated August 27, 2012 of which indicates the part to be acquired is approximately 2.83 acres.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along Ric-Mar Street and Via Fernandez Street is a mixture of single-family homes, single-family residential developments and agricultural uses. Located east of the project is US Expressway 281, a major thoroughfare within the City of Edinburg for northern and southern traffic. Development along the frontage of Via Fernandez and Ric Mar Street is residential use. The subject is located outside the city limits of Edinburg Texas. It is within the jurisdiction of the County of Hidalgo, which does not enforce zoning laws and ordinances. US Highway 281, which is to the east of the market area, is developed with a mixture of residential, commercial, retail and agricultural uses. Leonel Garza Jr. & Associates LLC has inspected the market area along several roadways including US Highway 281, Ric-Mar Street and the surrounding residential and commercial thoroughfares, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (3) three years.

SITE ANALYSIS:

Five Year Sales History:

During the course of the appraisal, it was determined via the Hidalgo County Appraisal District that the subject property is being assessed under the ownership of Jaime J. Salinas. The property was transferred from Edna R. Salinas (Grantor) to Jaime J. Salinas (Grantee) on October 3, 2009. A copy of the Hidalgo County Appraisal District card is located in the Addenda of this report.

Legal Description: [Whole Property]

Being 2.83 acre tract of land out of the San Salvador del Tule Grant, situated in Block No. 46 of Baker Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas and being that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Legal Description: [Part To Be Acquired]

Being 0.935 acres (40,736 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas and being that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Improvements:

The subject remainder contains a residential improvement with supporting site improvements of which are not affected by the part to be acquired. Any site improvements located within the part to be acquired shall be valued based on their depreciated cost value at the time of appraisal. In the event structural or site improvements must be re-established within the remainder; a cost to cure shall apply and be added to the compensation of the part to be acquired. In addition, any utilities located within the acquisition area shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

Highest & Best Use Analysis:

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

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	Edna R. Salinas, and wife Santo Salinas	Jorge I. Chavez and Rose Marie Chavez		James T. Kniestedt		Alma Lety Dena	
Grantee	Jaime Javier Salinas	Ron E. Harmon and Danny Elam		Victor Gutierrez and Maria G. Gutierrez		Jaime Quintanilla	
Date	October 3, 2009	November 16, 2011		August 6, 2012		August 14, 2012	
Sales Price	$ -	$ 90,000		$ 100,000		$ 70,000	
Unit Price	$ - / Acre	$ 9,815	/ Acre	$ 9,050	/ Acre	$ 14,000	/ Acre
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Relative Location	Average	Similar	0%	Similar	0%	Similar	0%
Lot Location	Cul de Sac Lot	Interior	0%	Interior	0%	Interior	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Typical of Market	Similar	0%	Similar	0%	Similar	0%
Financing	Conventional	Similar	0%	Similar	0%	Similar	0%
Available Utilities	All Municipal Utilities Available	Similar	0%	Similar	0%	Water Only	0%
Frontage	N/A	Seminary Road	-40%	Lasso Trail	-40%	Seminary Road	-40%
Size of Tract (SF)	123,275 SF	399,445 SF	0%	481,338 SF	0%	217,800 SF	0%
Size of Tract (Ac)	2.83 Ac	9.17 Ac	15%	11.05 Ac	15%	5.00 Ac	5%
Net Adjustments			-25%		-25%		-35%
Indicated Unit Value		$ 7,361	/ Acre	$ 6,788	/ Acre	$ 9,100	/ Acre

Estimated Unit Value of Fee Simple Area $ **9,000 / Acre**

Estimated Value by Sales Comparison Approach **(0.935 Ac x $9,000 / Acre)** $ **8,415**
(Includes Part To Be Acquired Only As Fee)

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 3 Highway: Faysville Drain Ditch
County: Hidalgo ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Jorge I. Chavez and Rose Marie Chavez Grantee/Lessee: Ron E. Harmon and Danny Elam

Date: November 16, 2011 Recording Information: Document No. 2260313 Key Map: N/A

Address: East side of Seminary Road just north of FM 2812 , Edinburg, Texas. Zip Code: 78539

Legal Description: All of Lot 21, Seminary Heights Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $90,000 Verified with: MLS# A122491S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 9.17 Acres / 399,445 Sq Ft Unit Price: $9,815 / Acre

Type Street: Asphalt Paved Utilities: All Utilities Available

Improvement(s) Description: None

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

Condition and Functional Design: N/A

Current Use: Vacant Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 Zoning: N/A Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III January 15, 2013
(Typed, not signed) Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 3 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: James T. Kniestedt | Grantee/Lessee: Victor Gutierrez and Maria G. Gutierrez

Date: August 6, 2012 | Recording Information: Document No. 2333015 | Key Map: N/A

Address: The property is located on the north side of Lasso Trail which is south of FM 490 north of Edinburg, Texas. | Zip Code: 78539

Legal Description: Lot 37, Sendero Trails Subdivision Phase I, Hidalgo County, Texas, according to map thereof recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

Confirmed Price: $100,000 | Verified with: MLS# L153361S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 11.05 Acres / 481,338 Square Foot | Unit Price as Vacant: $9,050 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone C

Attach additional information as necessary. The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III (Typed, not signed) | January 15, 2013 Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 3 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Alma Lety Dena | Grantee/Lessee: Jaime Quintanilla

Date: August 14, 2012 | Recording Information: Document No. 2336784 | Key Map: N/A

Address: The property is located along the west side of Seminary Road just south of Ingle Road in northern of Edinburg, Texas | Zip Code: 78541

Legal Description: The south 5.0 acres of Lot 98, Seminary Heights, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $70,000 | Verified with: MLS No. A152506S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 5.0 Acres / 217,800 Square Foot | Unit Price as Vacant: $14,000 / Acre

Type Street: Asphalt Paved | Utilities: Only Water Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

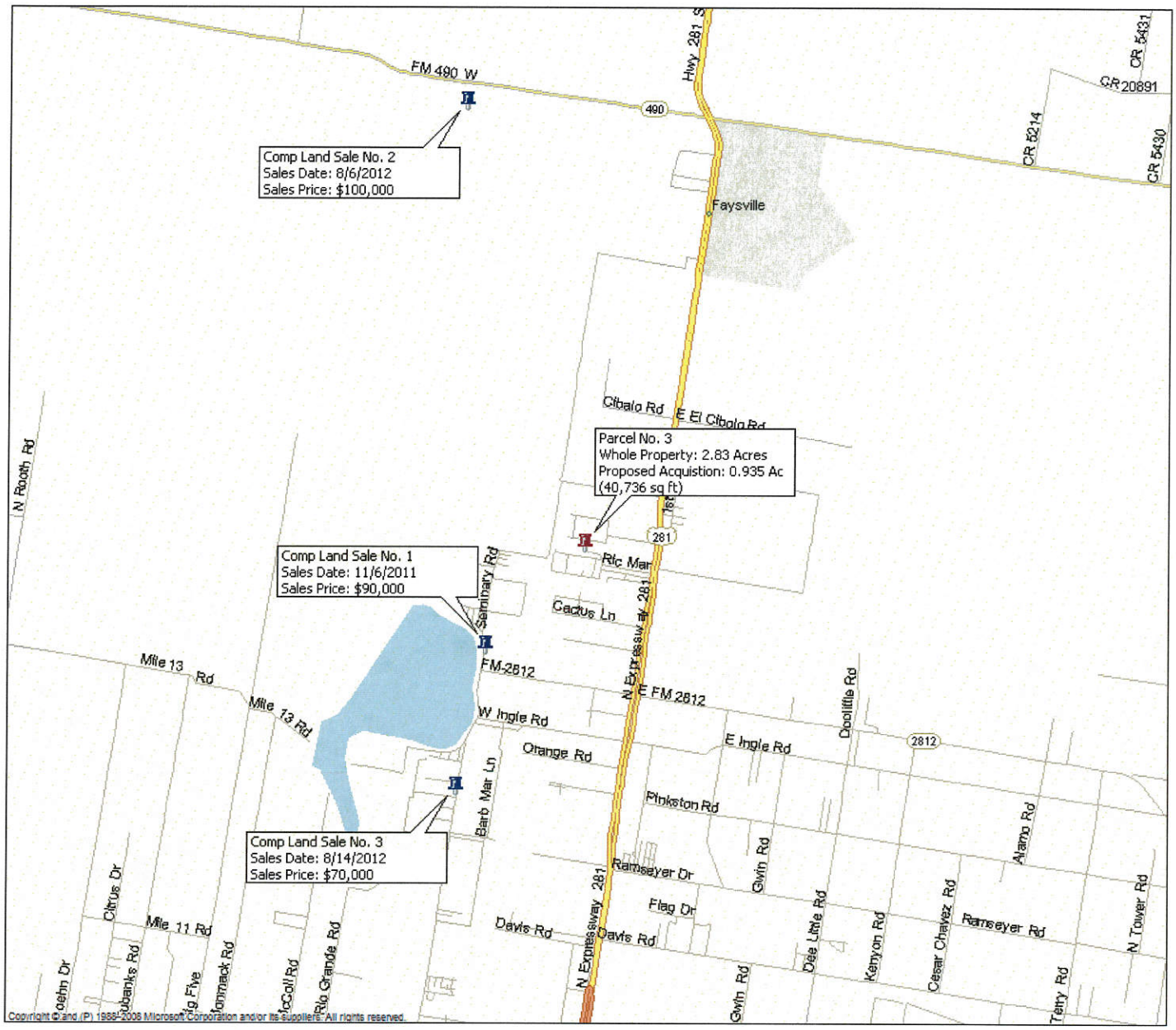
Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate deminsion of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III (Typed, not signed) | January 15, 2013 Date

COMPARABLE SALES MAP (Subject Property)



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar use along similar roadways. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past two years. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts. The first adjustment made was for the superior location of the subject property (Parcel No. 1) which is located next to or within close proximity to the Guerra Elementary School in the Faysville area. The second adjustment made was for the limited frontage or access to the subject which is accessible by a caliche paved road. The third and final adjustment made was for the difference in size which was indicated to be +/-5% for each doubling in size.

Sale No. 1

The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $7,361 / acre was indicated and utilized in the report.

Sale No. 2

The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $6,788 / acre was indicated and utilized in the report.

Sale No. 3

The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate demension of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $9,100 / acre was indicated and utilized in the report.

Based on the above range of adjusted values of $6,788 per acre to $9,100 per acre, a unit value at the upper end of the adjusted range is indicated for the subjects economic unit of $9,000 per acre. This unit value shall be applied to the pro-rata part of the economic unit of 2.83 selected for purposes of this report and verified by market trends in the area.

ESTIMATED VALUE OF ACQUISITION

Land:	**0.935 Acres**	**@**	**$**	**9,000**	**Per Acre**	**$**	**8,415**

Improvements:

No Site Improvements	$	-
	$	-
	$	-
	$	-
	$	-
	$	-
	$	-
Total Improvements	**$**	**-**

TOTAL ESTIMATED VALUE	**$**	**8,415**
Cost To Cure Damages	**$**	**-**
Estimated Total Compensation	**$**	**8,415**

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card

Certification of Appraisal

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current *Uniform Standards of Professional Appraisal Practice (USPAP).*
- I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.
- Thomas Davis, State Certified General Real Estate Appraiser s with Leonel Garza Jr. & Associates LLC provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.
- No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an associate member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation. Leonel Garza III is designated as a Master Real Estate Appraiser through the National Association of Master Appraisers.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan
- This appraisal has been completed with the extraordinary assumption, that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and or by way of the Access Management Policy enacted by the State of Texas. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:
- "(d) In estimating injury or benefit under Subsection ©, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owners experiences in common with the general community, *including circuity of travel and diversion of traffic.* In this subsection, 'direct access' to the remainder after the state's means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway"

Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable,. but no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

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

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

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

General Limiting Conditions:

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

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

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

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

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

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

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

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

QUALIFICATIONS OF APPRAISER

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years upon his passing in 1998. Leonel Garza III continued the family business to this day, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

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

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2013 (Active)

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1328375 G
Issued: 01/03/2013 Expires: 12/31/2014
Appraiser: LEONEL GARZA III

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

Douglas E. Oldmixon
Commissioner

Public Service Organizations

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

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

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

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

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

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

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

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

Former Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council
The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events world-wide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee
Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

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

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

Member of The McAllen Palm City Lions Club
Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2005 & 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

Work Experience

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since December 31, 1998

Owner of G-3 Acquisitions which primary focus is custom commercial and multifamily residential construction and management.

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

Licensed Property Tax Consultant Since 2000.

Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998. Appointed by Governor George W. Bush for two (2) terms.

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

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

Paul A. Gibson

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

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

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

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
Phone (956) 687-7295 Fax (956) 687-9236

October 29, 2012

Project: Faysville Drainage Project

Parcel 3
Jaime J. Salinas
623 Ric Mar Street
Edinburg, Texas 78541

To Whom It May Concern:

My name is Leonel Garza III, a General Certified Real Estate Appraiser from McAllen, Texas. I have been contracted by Hidalgo County Drainage District No. 1, to appraise various properties for the proposed Faysville Drainage Ditch. This proposed acquisition is for the construction of a new drain ditch.

The Hidalgo County Drainage District No. 1 is interested in acquiring a portion of the property believed to be in the name of Jaime J. Salinas. I have attached a copy of the survey and field notes and have highlighted the area in question for your review. My office has begun preliminary inspection of these tracts. If you or your representative(s) wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or by email at leonel3@garza-associates.com.

I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. This will aid in the determination of market value for your property. In addition, I have included in this package a questionnaire of several questions concerning your property which would aid in the appraisal process. Included is a return envelope addressed for your convenience. If this letter or questionnaire does not pertain to you and you have sold said property, please notify our office as soon as possible so that we may contact the new owner(s) of record.

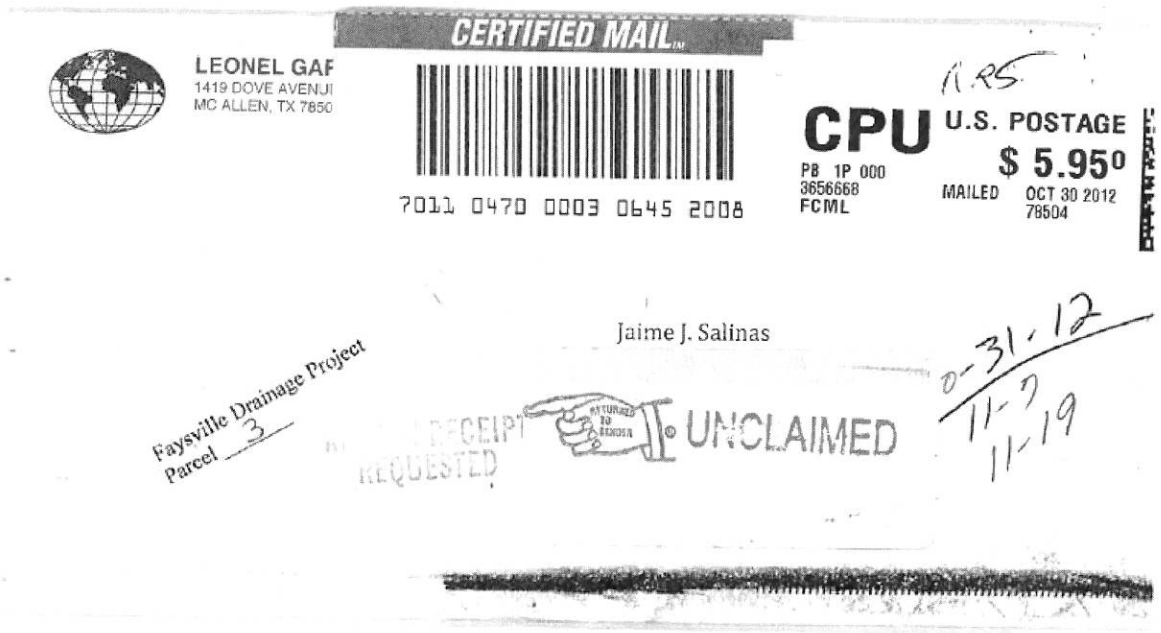
With this letter I request permission to perform an on-site inspection and photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible to make other arrangements. I do appreciate your time, Thank you.

Sincerely,

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

Cc: Hidalgo County Drainage District No. 1
Joe Pena, ROW Agent
902 North Doolittle Road
Edinburg, TX 78542
(956) 292-7080

CERTIFIED LETTER TRACKING INFORMATION



CERTIFIED MAIL™

LEONEL GAF
1419 DOVE AVENUI
MC ALLEN, TX 7850

7011 0470 0003 0645 2008

IRS

CPU U.S. POSTAGE
PB 1P 000 $ 5.95⁰
3656668 MAILED OCT 30 2012
FCML 78504

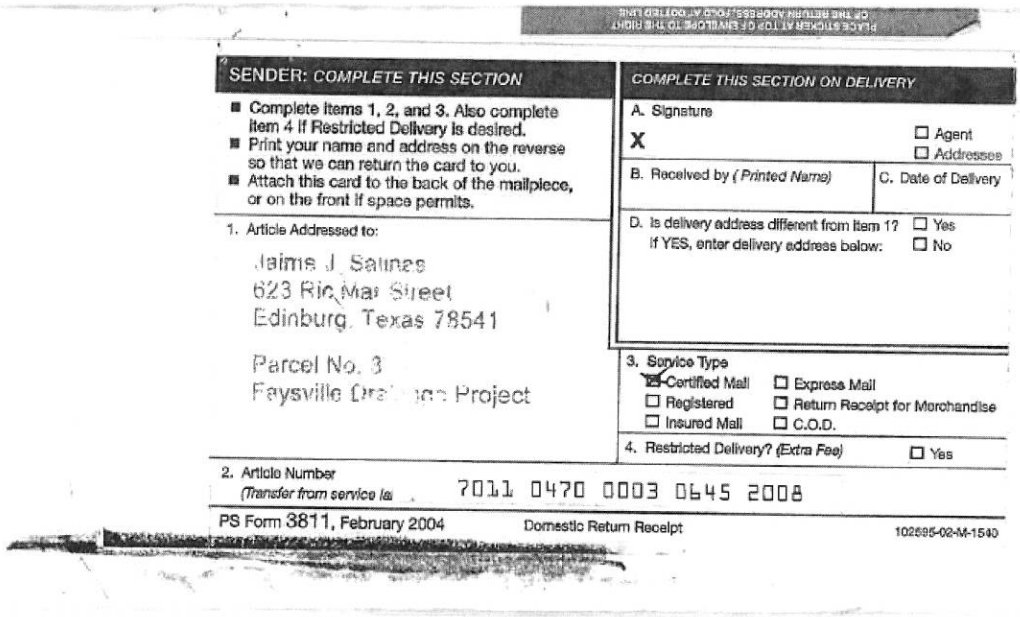
Jaime J. Salinas

Faysville Drainage Project
Parcel 3

RECEIPT REQUESTED

RETURNED TO SENDER UNCLAIMED

10-31-12
11-7
11-19



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jaime J. Salinas
623 Rio Mar Street
Edinburg, Texas 78541

Parcel No. 3
Faysville Drainage Project

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service la 7011 0470 0003 0645 2008

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 120172 SALINAS JAIME J for Year 2012

Property

Account

Property ID:	120172	Legal Description:	BAKER -W233.53'-E700.59'-S528.5' BLK 54 2.83AC
Geographic ID:	B0250-00-046-0000-05	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	RIC MAR ST TX	Mapsco:	
Neighborhood:		Map ID:	18C
Neighborhood CD:			

Owner

Name:	SALINAS JAIME J	Owner ID:	698905
Mailing Address:	623 RIC MAR ST EDINBURG, TX 78541-9372	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$3,268	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$8,553	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$64,793	$213
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$76,614	
(–) Ag or Timber Use Value Reduction:	–	$64,580	
(=) Appraised Value:	=	$12,034	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$12,034	

Taxing Jurisdiction

Owner: SALINAS JAIME J
% Ownership: 100.0000000000%
Total Value: $76,614

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$12,034	$12,034	$0.00
DR1	DRAINAGE DISTRICT #1	0.075000	$12,034	$12,034	$9.03
FD3	EMS DIST #03	0.030000	$12,034	$12,034	$3.61
GHD	HIDALGO COUNTY	0.590000	$12,034	$12,034	$71.00
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	$12,034	$12,034	$0.00
JCC	SOUTH TEXAS COLLEGE	0.150700	$12,034	$12,034	$18.14
R15	ROAD DIST 15	0.000000	$12,034	$12,034	$0.00
SEB	EDINBURG ISD	1.239800	$12,034	$12,034	$149.20
SST	SOUTH TEXAS SCHOOL	0.049200	$12,034	$12,034	$5.92
	Total Tax Rate:	2.134700			
				Taxes w/Current Exemptions:	$256.90
				Taxes w/o Exemptions:	$256.89

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** E1 **Living Area:** 784.0 sqft **Value:** $3,268

Type	Description	Class CD	Exterior Wall	Year Built	SQFT

MHR	MANUFACTURED HOME RES	MHEC	RIB		1978	784.0
VSK	VERTICAL SKIRTING	MHEC			2011	140.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.3300	14374.80	0.00	0.00	$8,553	$0
2	B	BRUSHLND	2.5000	108900.00	0.00	0.00	$64,793	$213

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$3,268	$73,346	213	12,034	$0	$12,034
2012	$3,268	$73,346	213	12,034	$0	$12,034
2011	$2,628	$73,346	200	11,381	$0	$11,381
2010	$2,628	$73,346	205	11,386	$0	$11,386
2009	$2,628	$19,245	0	21,873	$0	$21,873
2008	$3,022	$7,583	0	10,605	$0	$10,605
2007	$3,285	$7,583	0	10,868	$0	$10,868
2006	$3,679	$7,583	0	11,262	$0	$11,262
2005	$3,942	$7,583	0	11,525	$0	$11,525
2004	$4,336	$7,583	0	11,919	$0	$11,919
2003	$4,599	$7,583	0	12,182	$0	$12,182

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/3/2009 12:00:00 AM	WD	WARRANTY DEED	SALINAS EDNA R	SALINAS JAIME J			1934035
2	4/27/1989 12:00:00 AM	CONV	CONVERSION	SALINAS BENITO J	SALINAS EDNA R	2747	661	

Tax Due

HIDALGO COUNTY
NOV 0 6 2013
DRAINAGE DISTRICT #1

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located north of Ric Mar Street east of US Higway 281, Edinburg Texas.

District: NA

Property Owner: LSH Partners LTD

ROW CSJ: PO No. 621509

Address of Property Owner: 16027 Ridge Park Drive, Houston, Texas 77095

Parcel: 4

Occupant's Name: Vacant

Federal Project No: N/A

Whole: ☐ Partial: ☒ Acquisition

Highway: Faysville Drainage Project

County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is $31,022 as of December 28, 2012, based upon my independent appraisal and the exercise of my professional judgment; on December 28, 2012, (date)(s), I personally inspected in the field the property herein appraised; I afforded LSH Partners, LTD , 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 January 15, 2013, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

January 15, 2013
Date

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

District Reviewing Appraiser Date

* A 6 *

Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County Drainage District No. 1 under the direction of Precinct No. 4 Honorable Hidalgo County Commissioner Joseph Palacios. The part to be acquired is for the construction of a drainage ditch which will be located between US Highway 281 and Via Fernandez Street in Edinburg Texas. The intended use of the report is to assist Jaime Salazar, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property in fee simple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include governmental entities which may be participating in the project. Jaime Salazar shall be the project manager for this project under the direction of Honorable Joseph Palacios, County Commissioner of Precinct No. 4. Mr. Salazar has a local office located at 902 N. Doolittle Road, Texas and can be contacted at (956) 292-7080.

Scope of the Assignment

By work purchase order number 621509 dated October 10, 2012 on behalf of the Hidalgo County Precinct No. 4, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by Dos Land Surveying located at 1002 E. Expressway 83, Welaco, Texas. The scope of the assignment is to appraise the fee simple value of the area to be acquired in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings along Minnesota Road, Owassa Road, and the surrounding market area were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

Purpose of the Appraisal Report

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

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and easement 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." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition, the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of October 29, 2012. A copy of the certified letter is located within the addenda of this report. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

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

Economic Unit Analysis

During the analysis of the subject property it was determined that the overall land area of 25.50 acres as noted on survey produced by Dos Land Surveying, LLC shall be utilized as the economic unit of the subject property for the analysis of the part to be acquired. This land area is indicative of the market trends within the immediate area and shall be utilized for the direct sales comparison approach to value in order to determine the current market value of the whole. Once the unit rate for the subject is established, a pro-rata part of the whole is applied the determination of the part to be acquired. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition were indicated to have an economic unit range of 5.0 acres to 11.05 acres.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 1.825 acres (79,506 square feet). The proposed acquisition has approximately 2' lineal feet of frontage along the south line of North Ric-Mar Street. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use for single-family residential development. This use is based on the local trends along Ric Mar Street and the surrounding market area. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired (Net)	**1.825**	**Acres**
	79,506	**Square Feet**

Legal Description: Part To Be Acquired

Being 1.825 acre (79,506 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 35.00 acre tract conveyed to Bisson Oilfield Tolls, Inc., recorded in Document No. 1154913 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Remainder Before and After Acquisition

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

Property Tax Data

According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas and accessed via internet www.hidalgoad.org. The subject property was indicated to be under the ownership of LSH Partners LTD. This was found under the tax account 120168.

OWNER OF RECORD	LSH Partners LTD
PROPERTY TAX IDENTIFICATION NO.	120168
IMPROVEMENT VALUE	$0.00
LAND VALUE	$306,000
ASSESSED VALUE	$2,168
EXEMPTIONS	AG

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed to be generally level and typical of the surrounding market area. No severe low-lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property. Further research through the FEMA Mapping Service indicated the subject property is located within designated Zone "AE" as indicated by FEMA Panel No. 480334 0325 D.

Utility Services Available

The subject property is located in a region, which contains, water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

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

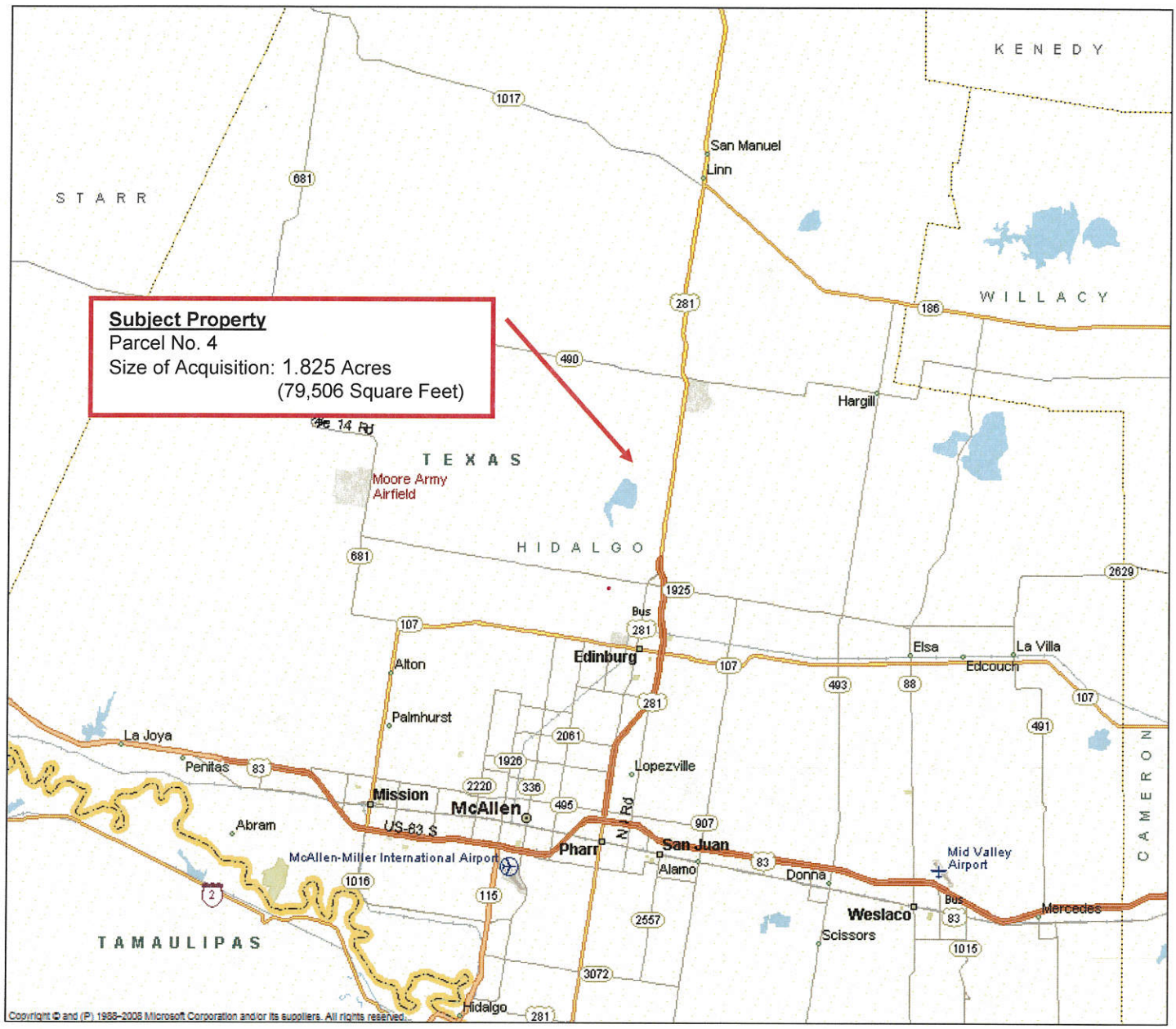
Current Listing Status

Based on the off-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) months exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

LOCATION MAP OF SUBJECT PROPERTY



Microsoft® MapPoint 2006 (13.00.15.2800)

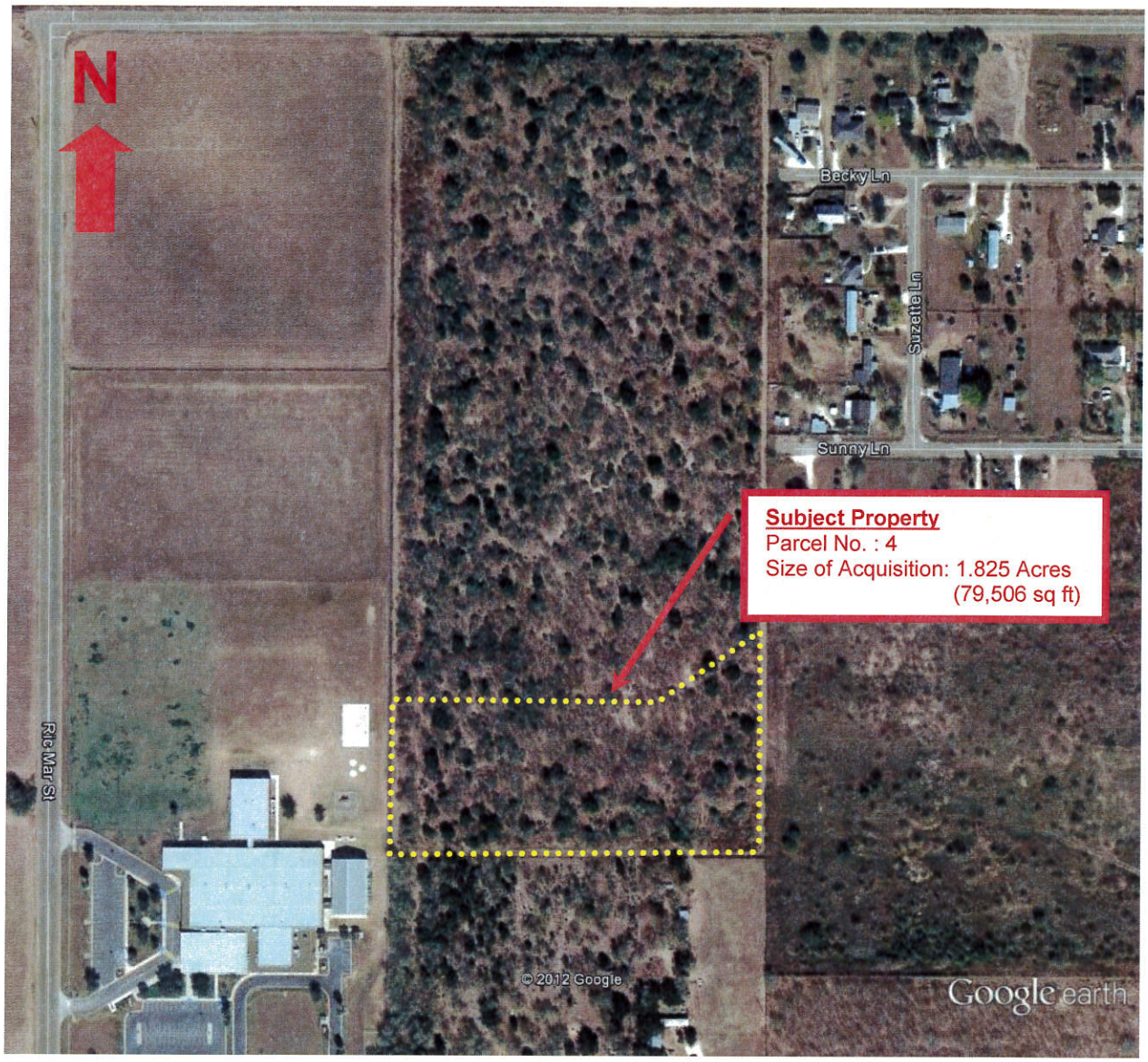
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY DOS LANDSURVVEYING, LLC AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

Dos Land Surveying, LLC

July 3, 2012
Parcel 4
Page 1 of 6

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 4

Description of a 1.825 acre (79,506 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No. 46 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, being out of that certain 25.5 acre tract, conveyed to LSH Partners, ltd., recorded in Document No. 852514 of the Official Records of Hidalgo County (O.R.H.C.), Texas, said 1.825 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe found at the northwest corner of said 35.00 acre tract and the southwest corner of the Tamarron Estates Subdivision, recorded in Volume 31, Page 113 (M.R.H.C.), Texas, also being on the east boundary line of said 25.5 acre tract conveyed to LSH Partners ltd., recorded in Document No. 852514 (O.R.H.C.), Texas;

THENCE, South 08°47'02" West, along the common boundary line of that certain 35.00 acre tract, conveyed to Bison Oilfield Tools, Inc., recorded in Document No. 1154913 (O.R.H.C.), Texas and said 25.5 acre tract, a distance of 327.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set for the **POINT OF BEGINNING** of the herein described parcel, and having surface coordinate of X=1,100,108.80, Y=16,672,728.55, being 50.00 feet left of and perpendicular to proposed baseline station PT 135+04.28;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

1002 E. Expressway 83 Weslaco, Texas 78596♦ Phone: 956.969.4183♦ Fax: 956.447.8194

July 3, 2012
Parcel 4
Page 2 of 6

THENCE, South 08°47'02" West, along the common boundary line of said 25.5 acre tract and said 35.00 acre tract, a distance of 180.0 feet to a 5/8 inch iron rod with cap set at the northeast corner of that certain 2.83 acre tract conveyed to Roberto Salinas et ux, recorded in Document No. 1929531 (O.R.H.C.), Texas, for the southeast corner of the herein described parcel;

THENCE, North 81°09'48" West, along the common boundary line of said 25.5 acre tract and said 2.83 acre tract at a distance of 233.09 feet pass a 1/2 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 2.83 acre tract conveyed to Santos Salinas, et al, recorded in Document No. 2148391 (O.R.H.C.), Texas, at a distance of 466.90 feet pass a 1/2 inch iron pipe found at the common corner of said 2.83 acre tract and that certain 2.83 acre tract conveyed to Jaime J. Salinas, recorded in Document No. 1934035 (O.R.H.C.), Texas continuing for a total distance of 700.51 feet to a 1/2 inch iron rod found at the common corner of said 25.5 acre tract and said 2.83 acre tract and also being on the east boundary line of that certain 21.635 acre tract conveyed to Edinburg Consolidated Independent School District public Facilities Corporation, recorded in Document No. 655045 (O.R.H.C.), Texas, for the southwest corner of the herein described parcel;

THENCE, North 08°47'09" East, along the common boundary line of said 25.5 acre tract and said 21.635 acre tract, a distance of 110.00 feet to a 5/8 inch iron rod with cap set, for the northwest corner of the herein described parcel;

THENCE, South 81°09'48" East, across said 25.5 acre tract, along the proposed north line of the Faysville Drain Ditch, a distance of 630.51 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, North 53°48'37" East, continuing along the proposed Faysville Drain Ditch, a distance of 98.95 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 1.825 acres (79,506 S.F), more or less.

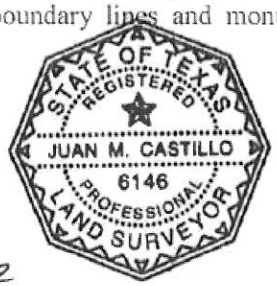
Dos Land Surveying

Dos Land Surveying, LLC

July 3, 2012
Parcel 4
Page 3 of 6

A survey plat of even date was prepared and is made a part of this metes and bounds description.

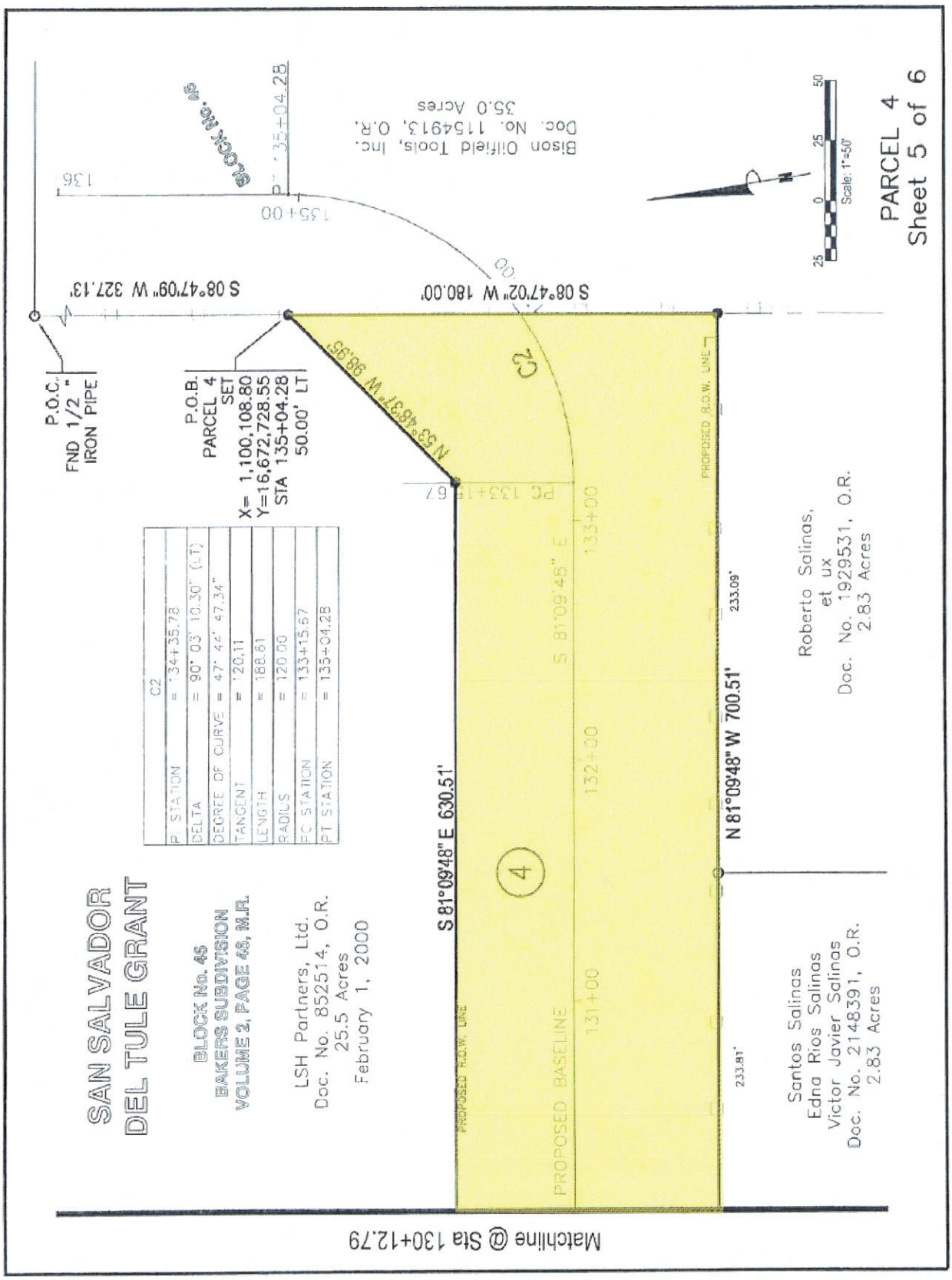
I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground under my supervision on the dates shown and that all boundary lines and monuments are accurately described therein.



Juan M. Castillo 9-27-2012
Juan M. Castillo, R.P.L.S. No. 6146

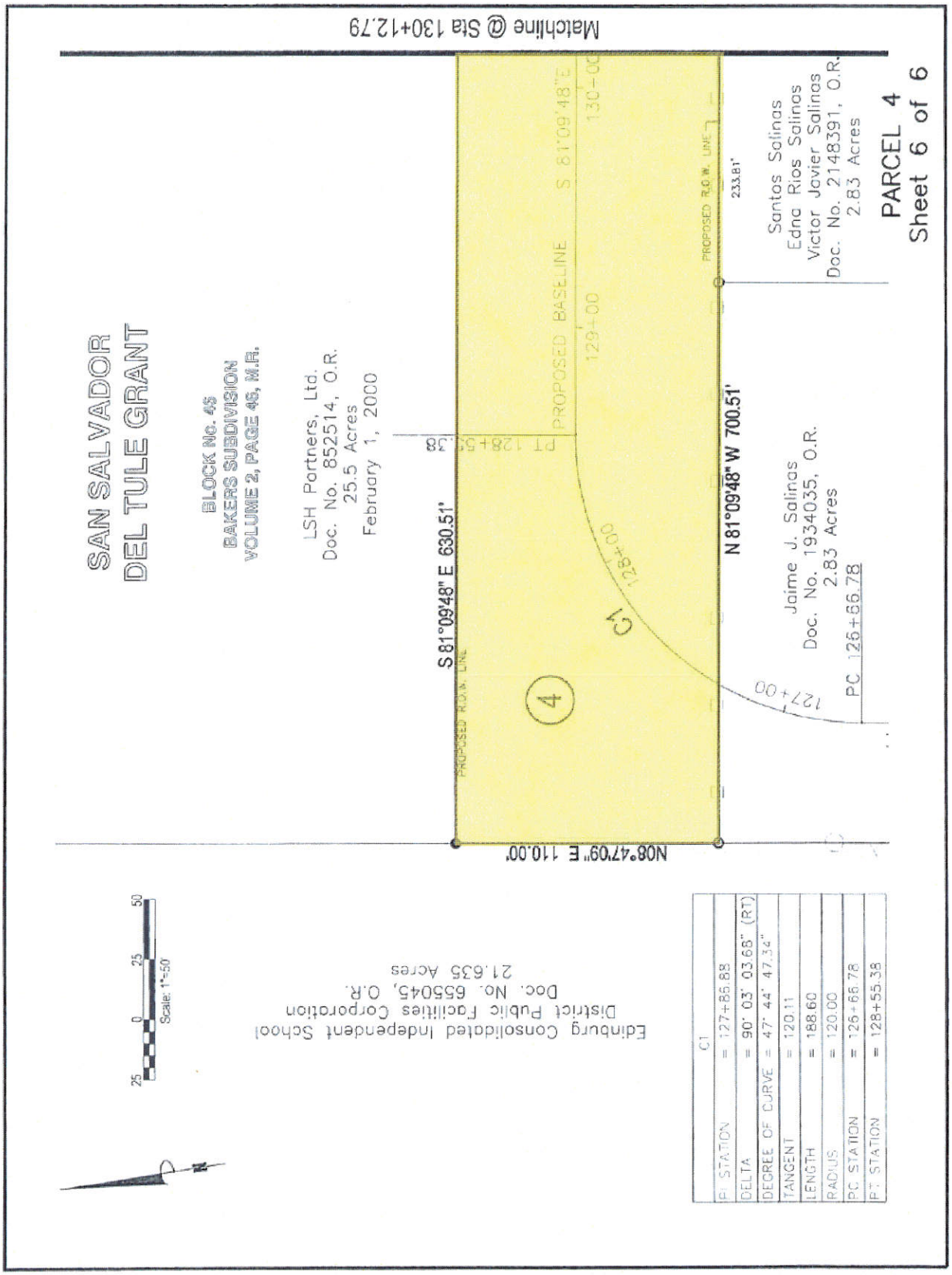
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SURVEY OF PART TO BE ACQUIRED (Page 4 of 5)



Yellow Highlighted Area = Proposed Right of Way

SURVEY OF PART TO BE ACQUIRED (Page 5 of 5)



Yellow Highlighted Area = Proposed Right of Way

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 4

Local Address: Located south of North Ric-Mar Street east of US Highway 281, Edinburg Texas.

Date Taken: December 28, 2012

Taken By: Leonel Garza III

Point which taken: Photo 1: North Ric-Mar Street
Point which taken: Photo 2: North Ric-Mar Street

Looking: Photo 1: Southeastern View
Looking: Photo 2: Southern View



Photo 1
Southeast view of the subject whole properties most western property boundary.



Photo 2
Southern view of the subject whole properties most western property boundary.

Point which taken: Photo 3: North Ric-Mar Street
Point which taken: Photo 4: North Ric-Mar Street

Looking: Photo 3: Southwestern View
Looking: Photo 4: Eastern View



Photo 3
Southern view of the subject whole properties most northeast property boundary.

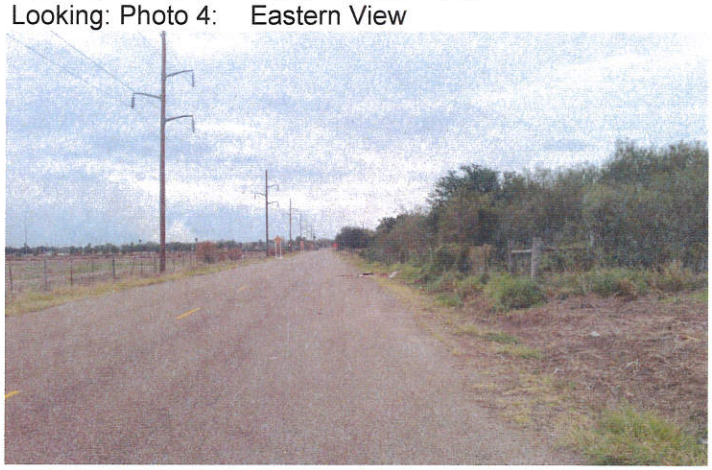


Photo 4
Eastern view of North Ric-Mar Street. The subject whole property is located to the right of the photo.

DESCRIPTION OF PROPERTY:

The subject tract is located within Block No. 46 of Bakers Subdivision in Hidalgo County Texas. The subject property is a 25.50-acre vacant tract of land located off the northwest corner of RIC Mar Street and Via Fernandez Street north of the City of Edinburg. The property is rectangular is shape and appeared to be level and free of any encumbrances that would hinder its development The subject is vacant of structural and site improvements and at the time of inspection said property was utilized for agricultural use. The proposed acquisition is for the construction of drainage system for storm water run-off. The subject property is located in an area of the County of which contains potable water services, electrical and phone service available. The property is level and typical of the market area. According to the FEMA Mapping Service, the property is located in an area indicated as Flood Zone "AE". The area to be acquired was surveyed by Dos Land Surveying, LLC dated July 3, 2012 of which indicates the part to be acquired is approximately 1.825 acres.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along Ric-Mar Street and Via Fernandez Street is a mixture of single-family homes, single-family residential developments and agricultural uses. Located east of the project is US Expressway 281, a major thoroughfare within the City of Edinburg for northern and southern traffic. Development along the frontage of Via Fernandez and Ric Mar Street is residential use. The subject is located outside the city limits of Edinburg Texas. It is within the jurisdiction of the County of Hidalgo, which does not enforce zoning laws and ordinances. US Highway 281, which is to the east of the market area, is developed with a mixture of residential, commercial, retail and agricultural uses. Leonel Garza Jr. & Associates LLC has inspected the market area along several roadways including US Highway 281, Ric-Mar Street and the surrounding residential and commercial thoroughfares, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (3) three years.

SITE ANALYSIS:

Five-Year Sales History:

During the course of the appraisal, it was determined via the Hidalgo County Appraisal District that the subject property is being assessed under the ownership of LSH Partners LTD. The property was transferred from Harrison LS Trust (Grantor) to LSH Partners LTD (Grantee) on March 7, 2000. A copy of the Hidalgo County Appraisal District card is located in the Addenda of this report.

Legal Description: [Whole Property]

Being 25.50 acres, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas and being out of that certain 35.00 acre tract conveyed to Bisson Oilfield Tolls Inc., recorded in Document No. 1154913 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Legal Description: [Part To Be Acquired]

Being 1.825 acres (79,506 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 46 of Baker Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas and being out of that certain 35.00 acre tract conveyed to Bisson Oilfield Tolls Inc., recorded in Document No. 1154913 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Improvements:

The property is a vacant tract of land. Any site improvements located within the part to be acquired shall be valued based on their depreciated cost value at the time of appraisal. In the event structural or site improvements must be re-established within the remainder; a cost to cure shall apply and be added to the compensation of the part to be acquired. In addition, any utilities located within the acquisition area shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

Highest & Best Use Analysis:

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

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	Hartley Robinson, et al	Jorge I. Chavez and Rose Marie Chavez		James T. Kniestedt		Alma Lety Dena	
Grantee	LSH Partners, Ltd	Ron E. Harmon and Danny Elam		Victor Gutierrez and Maria G. Gutierrez		Jaime Quintanilla	
Date	March 7, 2000	November 16, 2011		August 6, 2012		August 14, 2012	
Sales Price	$ -	$ 90,000		$ 100,000		$ 70,000	
Unit Price	$ - / Acre	$ 9,815	/ Acre	$ 9,050	/ Acre	$ 14,000	/ Acre
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Relative Location	Average	Inferior	10%	Inferior	20%	Inferior	10%
Lot Location	Cul de Sac Lot	Inferior	0%	Inferior	0%	Inferior	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Typical of Market	Similar	0%	Similar	0%	Similar	0%
Financing	Conventional	Similar	0%	Similar	0%	Similar	0%
Available Utilities	All Municipal Utilities Available	Similar	0%	Similar	0%	Water Only	5%
Frontage	Via Fernandez Street	Seminary Road	0%	Lasso Trail	0%	Seminary Road	0%
Size of Tract (Ac)	25.50 Ac	9.17 Ac	-5%	11.05 Ac	-5%	5.00 Ac	-10%
Net Adjustments			5%		15%		5%
Indicated Unit Value		$ 10,306	/ Acre	$ 10,408	/ Acre	$ 14,700	/ Acre

Estimated Unit Value of Fee Simple Area $ **14,500 / Acre**

Estimated Value by Sales Comparison Approach **(1.825 Ac x $14,500 / Acre)** $ **26,463**
(Includes Part To Be Acquired Only As Fee Simple)

ROW-A-5S
(Rev. 11/11)

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 4 Highway: Faysville Drain Ditch
County: Hidalgo ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Jorge I. Chavez and Rose Marie Chavez Grantee/Lessee: Ron E. Harmon and Danny Elam

Date: November 16, 2011 Recording Information: Document No. 2260313 Key Map: N/A

Address: East side of Seminary Road just north of FM 2812 , Edinburg, Texas. Zip Code: 78539

Legal Description: All of Lot 21, Seminary Heights Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $90,000 Verified with: MLS# A122491S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 9.17 Acres / 399,445 Sq Ft Unit Price: $9,815 / Acre

Type Street: Asphalt Paved Utilities: All Utilities Available

Improvement(s) Description: None

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

Condition and Functional Design: N/A

Current Use: Vacant Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 Zoning: N/A Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III January 15, 2013
(Typed, not signed) Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 4 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: James T. Kniestedt | Grantee/Lessee: Victor Gutierrez and Maria G. Gutierrez

Date: August 6, 2012 | Recording Information: Document No. 2333015 | Key Map: N/A

Address: The property is located on the north side of Lasso Trail which is south of FM 490 north of Edinburg, Texas. | Zip Code: 78539

Legal Description: Lot 37, Sendero Trails Subdivision Phase I, Hidalgo County, Texas, according to map thereof recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

Confirmed Price: $100,000 | Verified with: MLS# L153361S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 11.05 Acres / 481,338 Square Foot | Unit Price as Vacant: $9,050 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone C

Attach additional information as necessary. The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III
(Typed, not signed)

January 15, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 4 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Alma Lety Dena | Grantee/Lessee: Jaime Quintanilla

Date: August 14, 2012 | Recording Information: Document No. 2336784 | Key Map: N/A

Address: The property is located along the west side of Seminary Road just south of Ingle Road in northern of Edinburg, Texas | Zip Code: 78541

Legal Description: The south 5.0 acres of Lot 98, Seminary Heights, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $70,000 | Verified with: MLS No. A152506S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 5.0 Acres / 217,800 Square Foot | Unit Price as Vacant: $14,000 / Acre

Type Street: Asphalt Paved | Utilities: Only Water Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

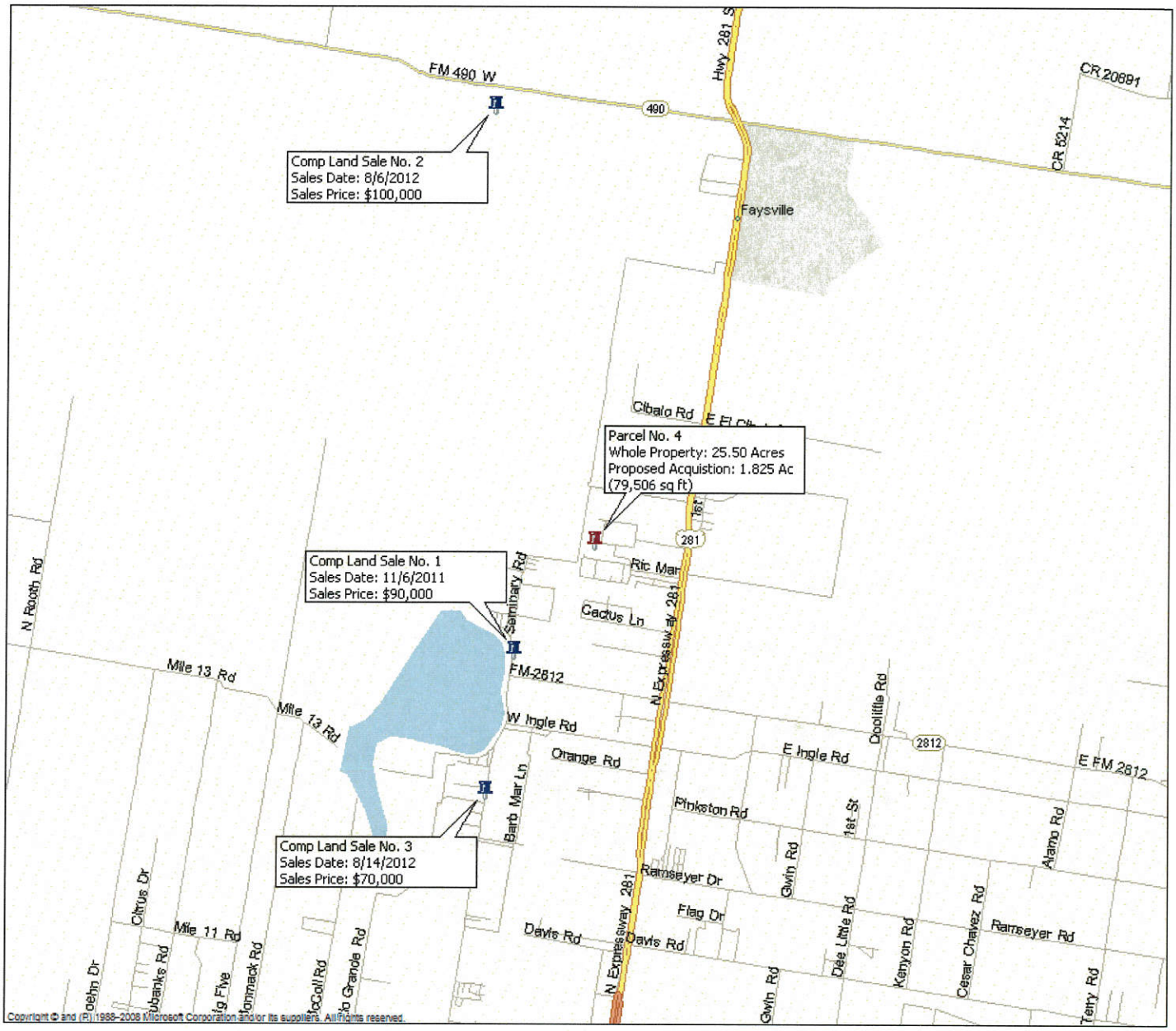
Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate deminsion of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III (Typed, not signed) | January 15, 2013 Date

COMPARABLE SALES MAP (Subject Property)



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar use along similar roadways. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past two years. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts. The first adjusytment made ws for the superior location of the subject property (Parcel No. 1) which is located next to or within close proximity to the Guerra Elementary School in the Faysville area. The second and final adjustment made was for the difference in size which was indicated to be +/-5% for each doubling in size.

Sale No. 1

The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but winthin the the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,306 / acre was indicated and utilized in the report.

Sale No. 2

The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,408 / acre was indicated and utilized in the report.

Sale No. 3

The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate deminsion of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $14,700 / acre was indicated and utilized in the report.

Based on the above range of adjusted values of $10,306 per acre to $14,700 per acre, a unit value at the upper end of the adjusted range is indicated for the subjects economic unit of $14,500 per acre. This unit value shall be applied to the pro-rata part of the economic unit of 25.50 selected for purposes of this report and verified by market trends in the area.

ESTIMATED VALUE OF ACQUISITION

Land:	**1.825 Acres**	**@**	**$**	**14,500 Per Acre**		**$ 26,463**

Improvements:

991' lf of Ranch Fencing @ $5.75/lf @ 20% Depreciation	$	4,559
	$	-
	$	-
	$	-
	$	-
	$	-
	$	-
Total Improvements	**$**	**4,559**

TOTAL ESTIMATED VALUE	**$**	**31,022**
Cost To Cure Damages	**$**	**-**
Estimated Total Compensation	**$**	**31,022**

Explanation of Cost to Cure:

The part to be acquired contained a section of the whole properties ranch fencing, which was valued based on its existing depreciated contributory value to the subject property. However, replacement of the existing improvement in order to retain the same utility shall require a cost to cure valuation in order to compensate the subject owner for the actual cost of the items which have been depreciated within the taking. Located within the proposed acquisition is 991' lf of Ranch Fencing. However, after the acquisition 730' lineal feet of fencing will need to be replaced. The cost to cure is less than the value of the fencing within the acquisition and as such the Cost to Cure value is $0.00:

Cost To Cure Item	Units	Price Per Unit	Cost New	Compensated Depreciated Value	Cost to Cure Value
Ranch Fencing	730	$ 5.75	$ 4,198	$ 4,559	$ -
			Total Cost to Cure		$ -

Source of Cost Schedule: Marshall Valuation Service created by Marshall & Swift

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed

Certification of Appraisal

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current *Uniform Standards of Professional Appraisal Practice (USPAP)*.
- I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.
- Thomas Davis, State Certified General Real Estate Appraiser s with Leonel Garza Jr. & Associates LLC provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.
- No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an associate member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation. Leonel Garza III is designated as a Master Real Estate Appraiser through the National Association of Master Appraisers.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan
- This appraisal has been completed with the extraordinary assumption, that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and or by way of the Access Management Policy enacted by the State of Texas. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:
- "(d) In estimating injury or benefit under Subsection ©, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owners experiences in common with the general community, *including circuity of travel and diversion of traffic.* In this subsection, 'direct access' to the remainder after the state's means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway"

Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable,. but no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

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

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

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

General Limiting Conditions:

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

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

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

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

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

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

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

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

QUALIFICATIONS OF APPRAISER

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years upon his passing in 1998. Leonel Garza III continued the family business to this day, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

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

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2013 (Active)



Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1328375 G
Issued: 01/03/2013 Expires: 12/31/2014
Appraiser: LEONEL GARZA III

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

Douglas E. Oldmixon
Commissioner

Public Service Organizations

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

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

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

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

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

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

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

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

Former Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council
The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events world-wide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee
Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

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

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

Member of The McAllen Palm City Lions Club
Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2005 & 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

Work Experience

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since December 31, 1998

Owner of G-3 Acquisitions which primary focus is custom commercial and multifamily residential construction and management.

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

Licensed Property Tax Consultant Since 2000.

Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998. Appointed by Governor George W. Bush for two (2) terms.

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

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

Paul A. Gibson

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

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

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

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
Phone (956) 687-7295 Fax (956) 687-9236

October 29, 2012

Project: Faysville Drainage Project

Parcel 4
LSH Partners LTD
16027 Ridge Park Drive
Houston, Texas 77095

To Whom It May Concern:

My name is Leonel Garza III, a General Certified Real Estate Appraiser from McAllen, Texas. I have been contracted by Hidalgo County Drainage District No. 1, to appraise various properties for the proposed Faysville Drainage Ditch. This proposed acquisition is for the construction of a new drain ditch.

The Hidalgo County Drainage District No. 1 is interested in acquiring a portion of the property believed to be in the name of LSH Partners LTD. I have attached a copy of the survey and field notes and have highlighted the area in question for your review. My office has begun preliminary inspection of these tracts. If you or your representative(s) wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or by email at leonel3@garza-associates.com.

I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. This will aid in the determination of market value for your property. In addition, I have included in this package a questionnaire of several questions concerning your property which would aid in the appraisal process. Included is a return envelope addressed for your convenience. If this letter or questionnaire does not pertain to you and you have sold said property, please notify our office as soon as possible so that we may contact the new owner(s) of record.

With this letter I request permission to perform an on-site inspection and photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible to make other arrangements. I do appreciate your time, Thank you.

Sincerely,

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

Cc: Hidalgo County Drainage District No. 1
Joe Pena, ROW Agent
902 North Doolittle Road
Edinburg, TX 78542
(956) 292-7080

CERTIFIED LETTER TRACKING INFORMATION

CERTIFIED MAIL™

LEONEL GAI
1419 DOVE AVENU
MC ALLEN, TX 785

7011 0470 0003 0645 1995

CPU U.S. POSTAGE
PB 1P 000 $ 5.95⁰
3656668 MAILED OCT 30 2012
FCML 78504

Faysville Drainage Project
Parcel 4

LSH Partners LTD
16027 Ridge Park Drive
Houston, Texas 77095

NAT R6J
11-12 KK

RETURN RECEIPT
REQUESTED

770[illegible] RDB1

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LSH Partners LTD
16027 Ridge Park Drive
Houston, Texas 77095

Parcel No. 4
Faysville Drainage Project

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0470 0003 0645 1995

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 120168 LSH PARTNERS LTD for Year 2012

Property

Account

Property ID:	120168	Legal Description:	BAKER BLK 46 N25.5 -E33 AC 25.50 AC NET
Geographic ID:	B0250-00-046-0000-01	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	AMBER LN TX	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	LSH PARTNERS LTD	Owner ID:	444963
Mailing Address:	1144 ALLSTON HOUSTON, TX 77008-6824	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$306,000	$2,168
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$306,000	
(–) Ag or Timber Use Value Reduction:	–	$303,832	
(=) Appraised Value:	=	$2,168	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$2,168	

Taxing Jurisdiction

Owner: LSH PARTNERS LTD
% Ownership: 100.0000000000%
Total Value: $306,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$2,168	$2,168	$0.00
DR1	DRAINAGE DISTRICT #1	0.075000	$2,168	$2,168	$1.63
FD3	EMS DIST #03	0.030000	$2,168	$2,168	$0.65
GHD	HIDALGO COUNTY	0.590000	$2,168	$2,168	$12.79
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	$2,168	$2,168	$0.00
JCC	SOUTH TEXAS COLLEGE	0.150700	$2,168	$2,168	$3.27
R15	ROAD DIST 15	0.000000	$2,168	$2,168	$0.00
SEB	EDINBURG ISD	1.239800	$2,168	$2,168	$26.88
SST	SOUTH TEXAS SCHOOL	0.049200	$2,168	$2,168	$1.07
	Total Tax Rate:	2.134700			
				Taxes w/Current Exemptions:	$46.29
				Taxes w/o Exemptions:	$46.28

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	B	BRUSHLND	25.5000	1110780.00	0.00	0.00	$306,000	$2,168

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$0	$306,000	2,168	2,168	$0	$2,168
2012	$0	$306,000	2,168	2,168	$0	$2,168
2011	$0	$306,000	2,040	2,040	$0	$2,040
2010	$0	$306,000	2,091	2,091	$0	$2,091
2009	$0	$306,000	2,729	2,729	$0	$2,729
2008	$0	$133,875	2,046	2,046	$0	$2,046
2007	$0	$133,875	1,721	1,721	$0	$1,721
2006	$0	$133,875	1,587	1,587	$0	$1,587
2005	$0	$133,875	1,587	1,587	$0	$1,587
2004	$0	$133,875	1,320	1,320	$0	$1,320
2003	$0	$133,875	1,014	1,014	$0	$1,014

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/7/2000 12:00:00 AM	SWD	SPEC. W/D	HARRISON L S TRU	LSH PARTNERS LT			852514
2		CONV	CONVERSION	Unknown	HARRISON L S TRU			

Tax Due

HIDALGO COUNTY
NOV 06 2013
DRAINAGE DISTRICT #1

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

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located along the west line of US 281, north of Ric-Mar Street, in the City of Edinburg Texas.

District: NA

Property Owner: Holt Texas, LTD

ROW CSJ: PO No. 621509

Address of Property Owner: 3302 South WW White Road, San Antonio, Texas 78222

Parcel: 5

Occupant's Name:

Federal Project No: N/A

Whole: ☐ Partial: ☒ Acquisition

Highway: Faysville Drainage Project

County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is $102,088.00 as of December 28, 2012, based upon my independent appraisal and the exercise of my professional judgment; on December 28, 2012, (date)(s), I personally inspected in the field the property herein appraised; I afforded Holt Texas, LTD , 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 January 15, 2013, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

February 8, 2013
Date

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

District Reviewing Appraiser Date

* A 6 *

Certificate

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

Client & Int

The client rt is identified as Hidalgo County Drainage District No. 1 under the direction of Precinct No. 4 Honorable nty Commissioner Joseph Palacios. The part to be acquired is for the construction of a drainage ditch which ed between US Highway 281 and Via Fernandez Street in Edinburg Texas. The intended use of the report is aime Salazar, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said prop imple in the name of the County of Hidalgo, Texas. This report is not intended for any other use, unless speci client. The clients have identified that the report shall be a summary appraisal report, which is to conform to th Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, clude governmental entities which may be participating in the project. Jaime Salazar shall be the project mana project under the direction of Honorable Joseph Palacios, County Commissioner of Precinct No. 4. Mr. Salaza l office located at 902 N. Doolittle Road, Texas and can be contacted at (956) 292-7080.

Scope of the nt

By work pur number 621509 dated October 10, 2012 on behalf of the Hidalgo County Precinct No. 4, requested for a Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and m unds created by Dos Land Surveying located at 1002 E. Expressway 83, Welaco, Texas. The scope of the is to appraise the fee simple value of the area to be acquired in its present "as is condition" subject to gov gulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the ext ndition that the subject property is free from contamination of which could affect the overall market value t property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspe t property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) re (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to -site along existing road right-of-way as indicated by survey. The scope of the assignment requires that arket sales within the area be identified and analyzed for comparability and for their reliability in determining ed market value of the subject property. The sales have been collected, confirmed and analyzed with mparability to the subject property. These comparable sales were gathered through various sources which Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversat ious owners along the project. Listings along Minnesota Road, Owassa Road, and the surrounding ma e also reviewed in order to determine the current market asking prices for property along the project. The a t shall indicate the current market value of the subject property as per date of on-site and or off-site inspecti bject influence as indicated by scope. The inspection is limited by the permissibility of the subject owner a report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-s ng road right of way. The property owner shall always reserve the right for a re-inspection of the subject parc te if requested in writing.

Purpose of the Appraisal Report

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

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and easement 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." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 for further explanation.

Accessibility

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition, the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of November 15, 2012. A copy of the certified letter is located within the addenda of this report. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

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

Economic Unit Analysis

During the analysis of the subject property it was determined that the overall land area of 35.00 acres as noted on survey produced by Dos Land Surveying, LLC shall be utilized as the economic unit of the subject property for the analysis of the part to be acquired. This land area is indicative of the market trends within the immediate area and shall be utilized for the direct sales comparison approach to value in order to determine the current market value of the whole. Once the unit rate for the subject is established, a pro-rata part of the whole is applied the determination of the part to be acquired. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition were indicated to have an economic unit range of 6.62 acres to 13.07 acres.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the net land area to be acquired, is 5.87 acres (255,689 square feet). The proposed acquisition has approximately 25.00' lineal feet of frontage along the west line of US Highway 281. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use for single-family residential development. This use is based on the local trends along Ric-Mar Street and the surrounding market area. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired (Net)	**5.87**	**Acres**
	255,689	**Square Feet**

Legal Description: Part To Be Acquired

Being 5.87 acre (255,689 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 45 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 35.00 acre tract conveyed to Bison Oilfield tools, Inc., recorded in Document No. 1154913 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Remainder Before and After Acquisition

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

Property Tax Data

According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas and accessed via internet www.hidalgoad.org. The subject property was indicated to be under the ownership of Holt Texas, LTD. This was found under the tax account 120163.

OWNER OF RECORD	Holt Texas, LTD.
PROPERTY TAX IDENTIFICATION NO.	120163
IMPROVEMENT VALUE	$619,200
LAND VALUE	$488,925
ASSESSED VALUE	$1,108,125
EXEMPTIONS	NONE

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed to be generally level and typical of the surrounding market area. No severe low-lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property. Further research through the FEMA Mapping Service indicated the subject property is located within designated Zone "AE" as indicated by FEMA Panel No. 480334 0325 D.

Utility Services Available

The subject property is located in a region, which contains, water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

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

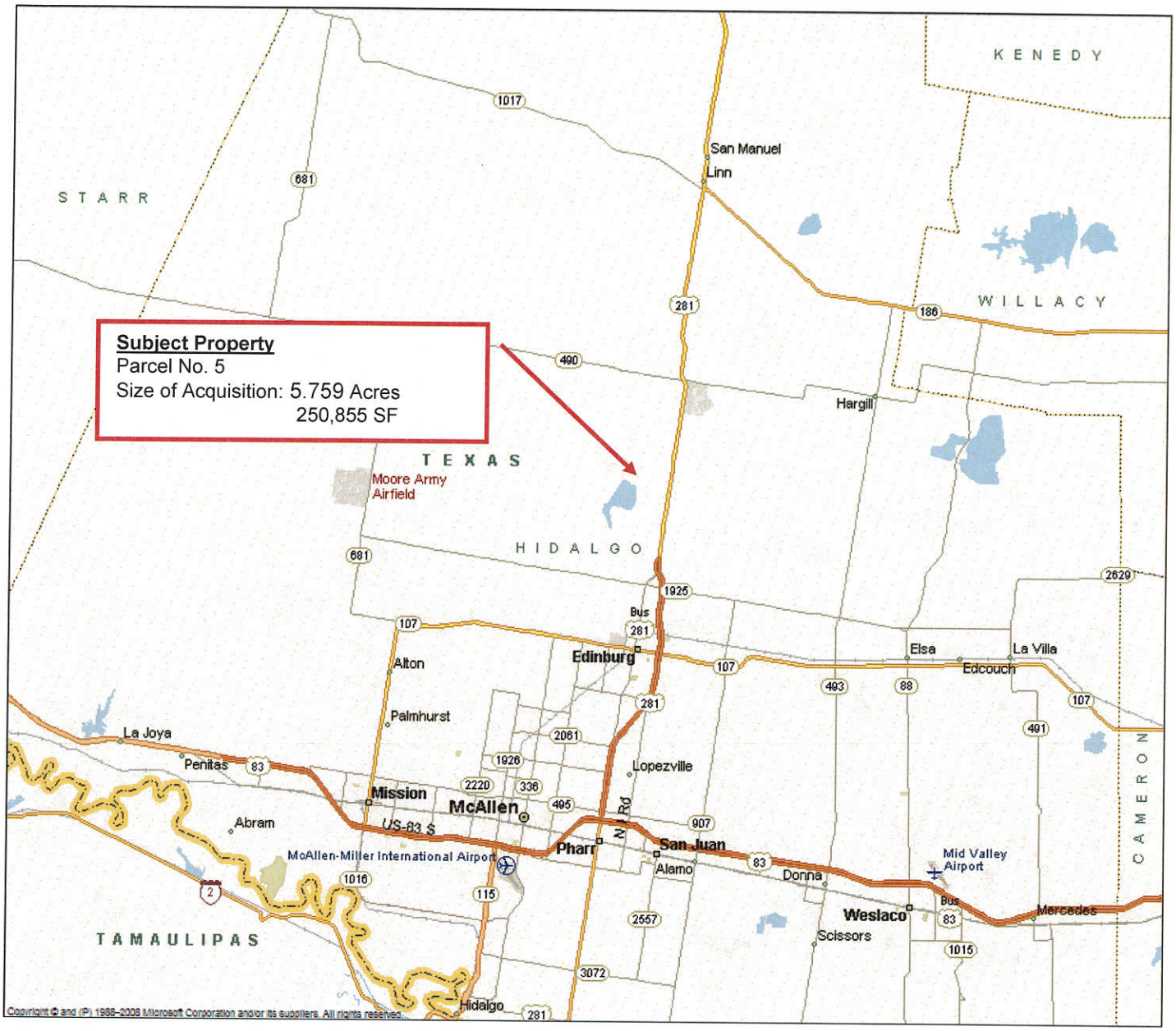
Current Listing Status

Based on the off-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) months exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

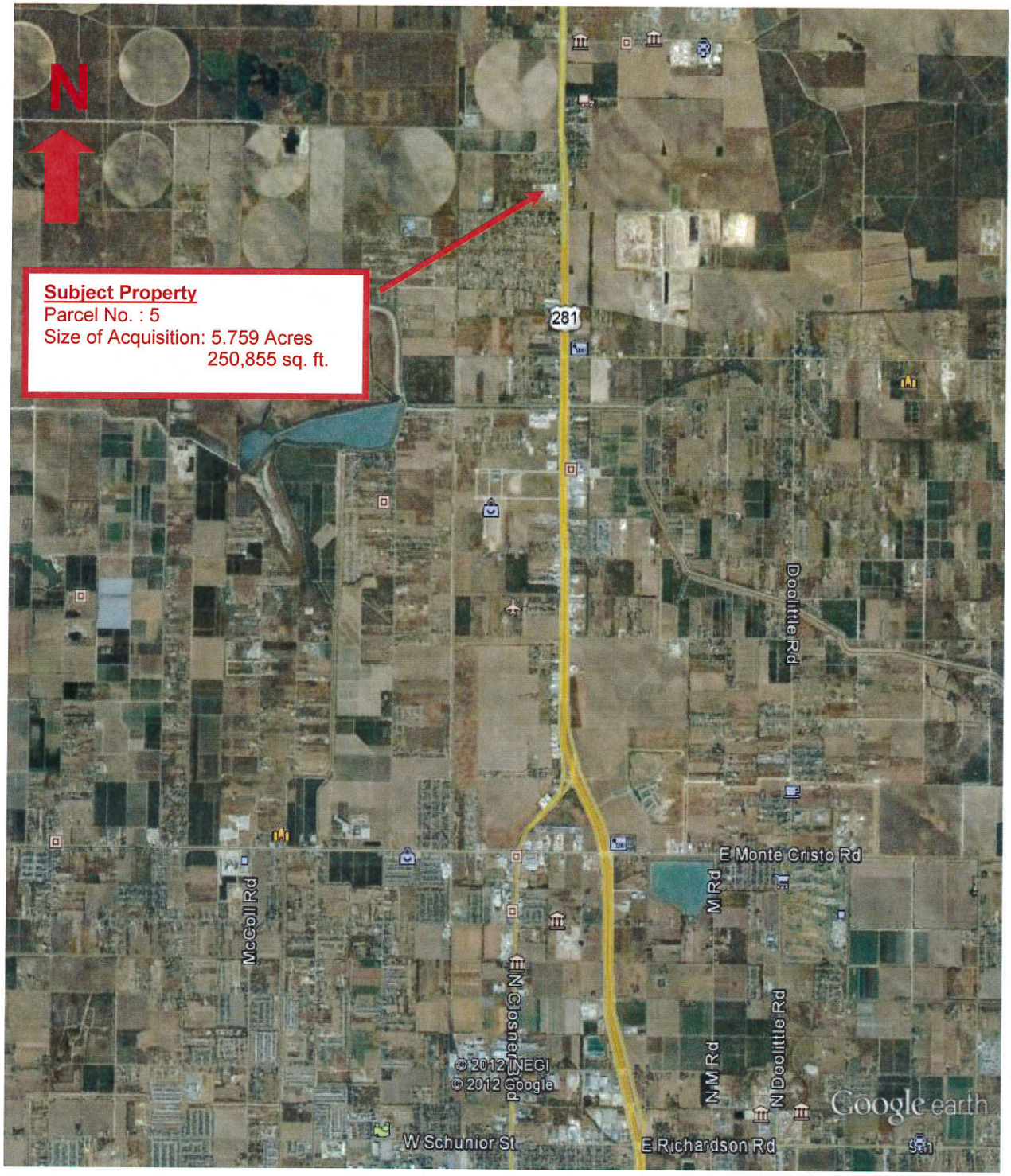
LOCATION MAP OF SUBJECT PROPERTY



Microsoft® MapPoint 2006 (13.00.15.2800)

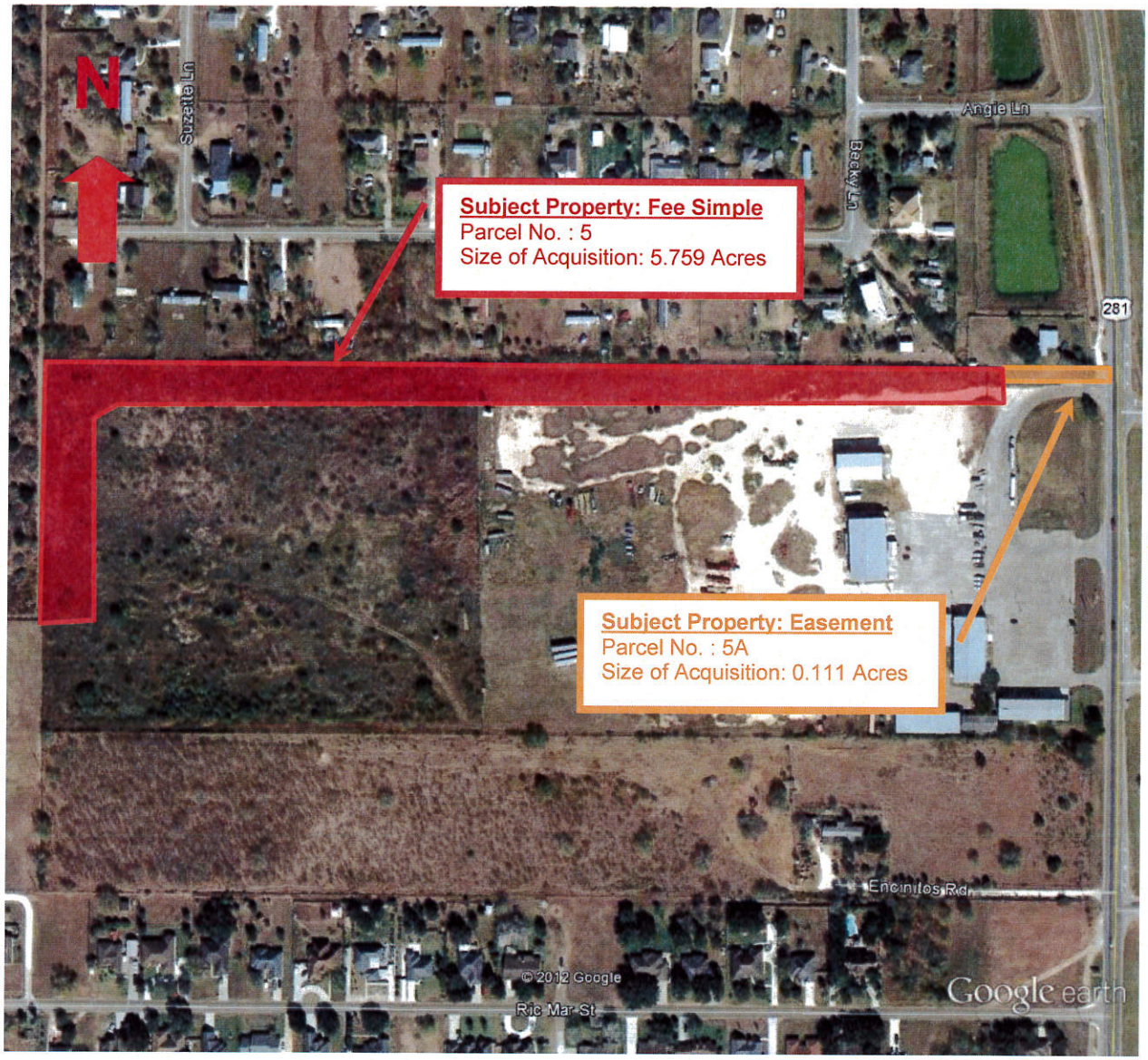
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE ORANGE AND RED HIGHLIGHT. The ORANGE HIGHLIGHT IS THE PORTION TO BE ACQUIRED AS EASEMENT AND THE RED HIGHLIGHT SHALL BE ACQUIRED AS FEE SIMPLE. A COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY DOS LANDSURVEYING, LLC AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

Dos Land Surveying, LLC

February 06, 2013
Parcel 5
Page 1 of 10

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Property Description
Parcel 5

Description of a 5.759 acre (250,855 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No 45 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County, (H.C.M.R.) Texas, being out of that certain 35.00 acre tract, conveyed to Bison Oilfield tools, Inc, recorded in Document No. 1154913 of the Official Records of Hidalgo County, (O.R.H.C.) Texas, said 5.759 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron found for the southeast of said 35.00 acre tract, same being on the existing west right of way line of US Hwy 281 (300.00 feet right-of-way width);

THENCE, North 08°49'52" East, along the exiting west right of way line of US 281 and the east line of said 35.00 acre tract, a distance of 673.00 feet to the point of curvature of a curve to the left.

THENCE, northwesterly, continuing along with exiting west right of way line of US 281 and the east boundary line of said 35.00 acre tract, with the radius of 2765.00 feet, a delta angle of 01°04'17", an arc length distance of 51.70 feet, and a chord bearing of North 08°17'87" East, a chord length of 51.70 feet to the common corner of said 35.00 acre tract and the Tamarron Estates Subdivision, recorded in Volume 31, Page 113 (H.C.M.R.), Texas, from where a 1/2 inch iron rod bears South 75°56'09" East, a distance of 0.87 feet and from where a 1/2 inch iron rod bears South 72°30'34" East, a distance of 0.72 feet;

THENCE, North 81°11'48" West, along the common boundary line of said 35.00 acre tract and said Tamarron Estates Subdivision, a distance of 193.16 feet to a 5/8 inch iron rod with cap set, for the Northeast corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinate of X=1,101,997.02, Y=16,672,767.91, being 14.77 feet left of and perpendicular to proposed baseline station 155+ 58.21;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, South 08°48'12" West, across said 35.00 acre tract and with the proposed easterly right-of-way line of said Faysville Drain Ditch, a distance of 110.00 feet to a 5/8 inch iron rod with cap with cap set, for the most northerly southeast corner of the herein described parcel;

THENCE, North 81°11'48" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 1681.05 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 53°47'37" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 98.98 feet to a 5/8 inch iron rod with cap set, for an interior corner of the herein described parcel;

THENCE, South 08°47'02" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 327.20 feet to a 5/8 inch iron rod with cap set, for an exterior corner of the herein described parcel;

THENCE, North 81°09'48" West, across said 35.00 acre tract and with the proposed southerly right-of-way line of said Faysville Drain Ditch, a distance of 110.00 feet to a 5/8 inch iron rod with cap set at the common corner of that certain 2.83 acre tract conveyed to Roberto Salinas, et ux and that certain 25.5 acre tract conveyed to LSH Partners, ltd., recorded in Document No. 852514 (O.R.H.C.) Texas, for the most southerly southwest corner of the herein described parcel;

THENCE, North 08°47'02" East, along the common boundary line of said 35.00 acre tract and said 25.5 acre tract, a distance of 507.13 feet to a 1/2 inch iron pipe found at the common corner of said 35.00 acre tract and the Tamaron Estates Subdivision, recorded in Volume 31, Page 113 (H.C.M.R.), Texas, for the northwest corner of the herein described parcel;

Dos Land Surveying, LLC

February 06, 2013
Parcel 5
Page 3 of 10

THENCE, South 81°11'48" East, along the common boundary line of said 35.00 acre tract and said Tamaron Estates Subdivision, a distance of 1861.09 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 5.759 acres (250,855 S.F), more or less.

A survey plat of even date was prepared and is made a part of this metes and bounds description.

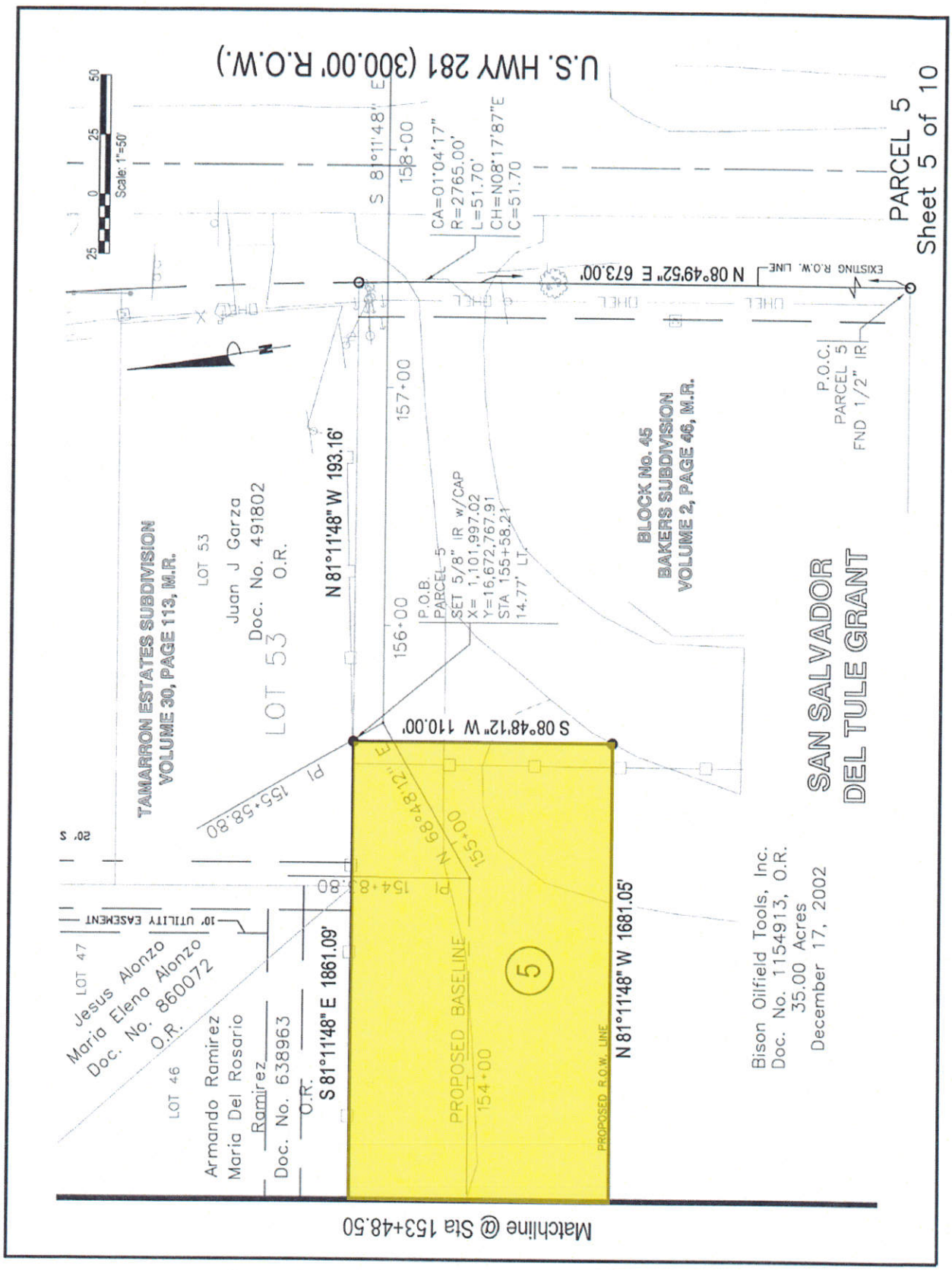
I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR
2-7-2013

Juan M. Castillo, R.P.L.S. No. 6146

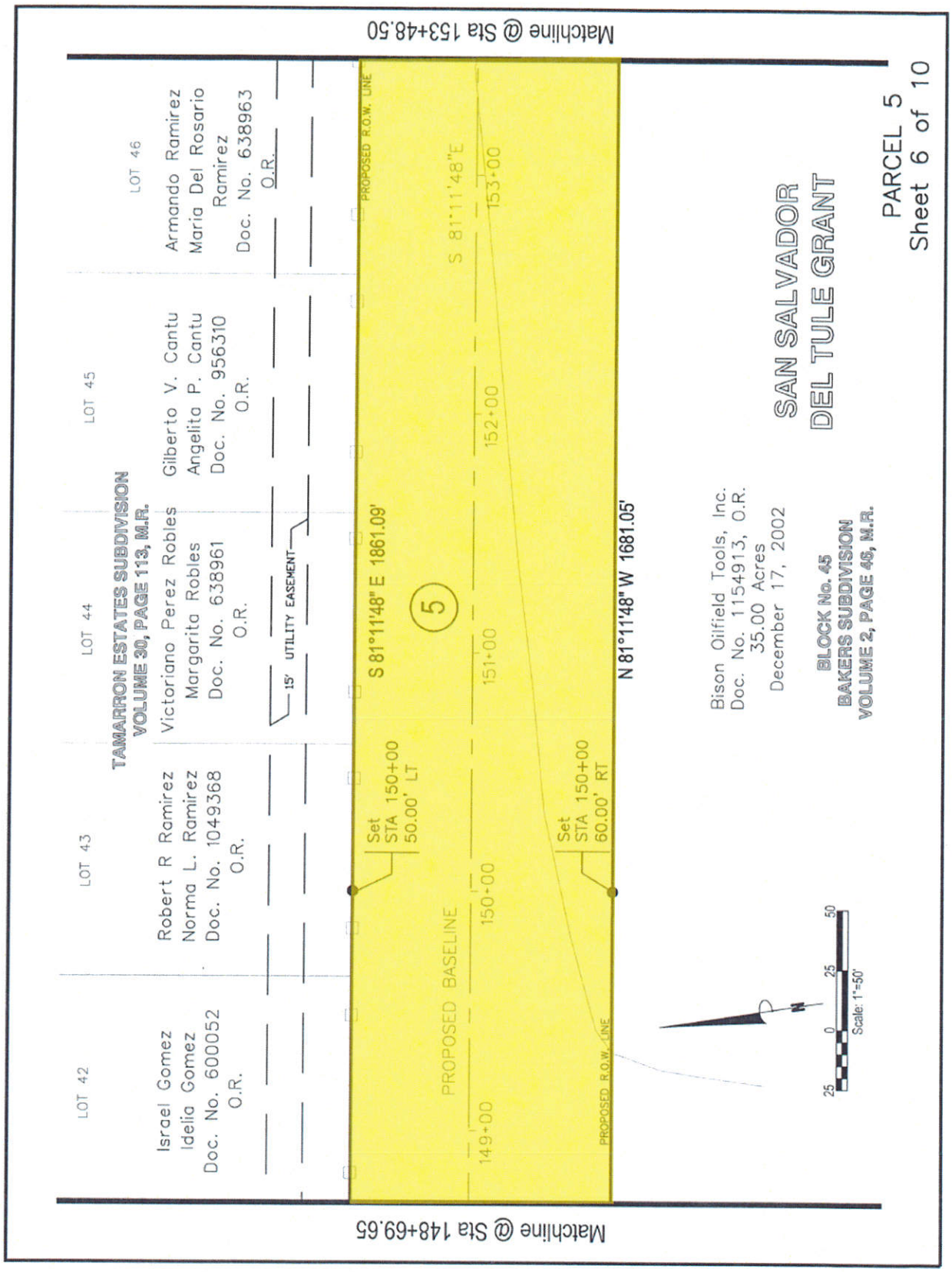
1002 E. Expressway 83 Weslaco, Texas 78596♦ Phone: 956.969.4183♦ Fax: 956.447.8194

SURVEY OF PART TO BE ACQUIRED PARCEL 5 (Page 4 of 9)



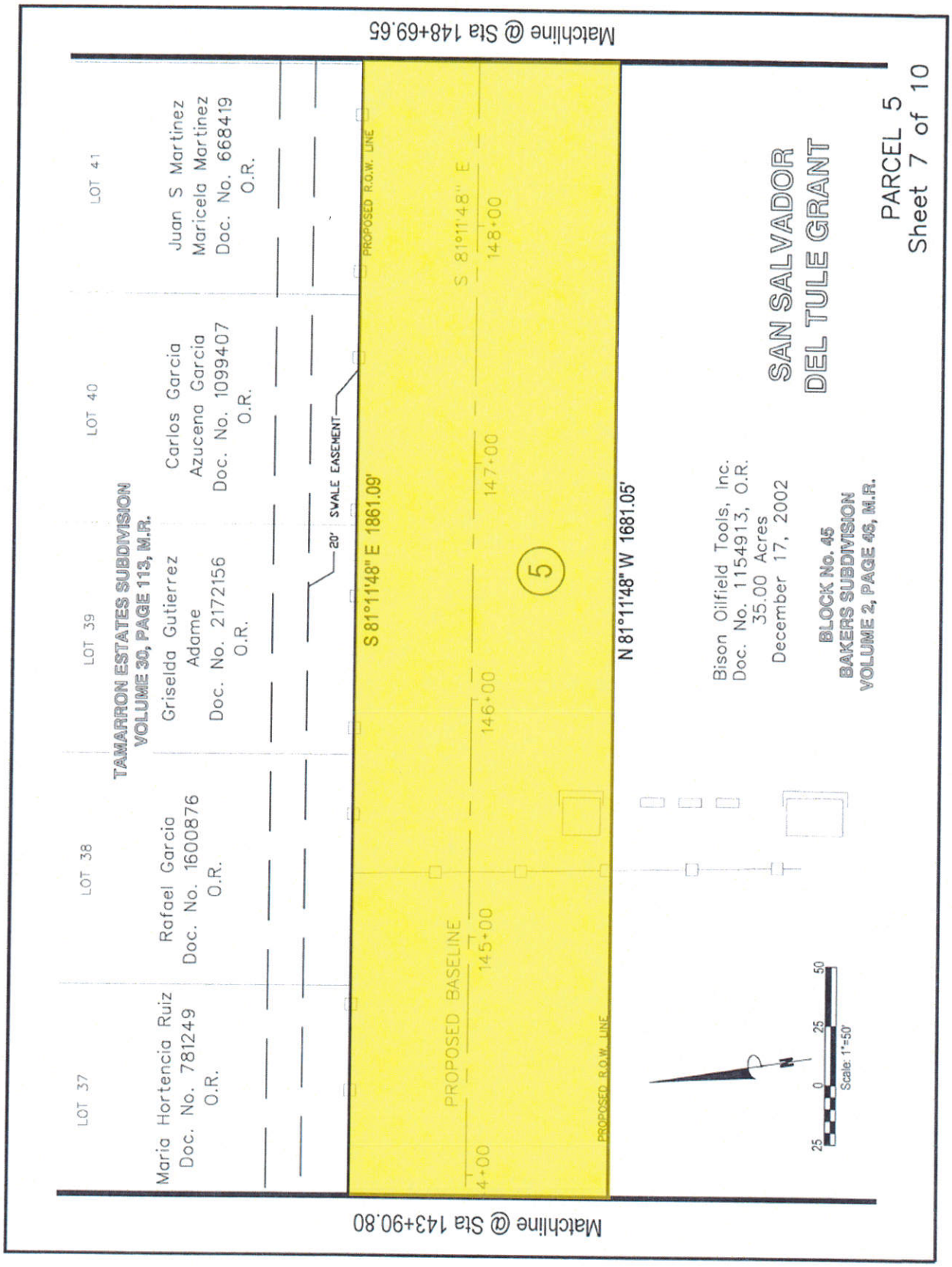
Yellow Highlighted Area = Proposed Right of Way

SURVEY OF PART TO BE ACQUIRED PARCEL 5 (Page 5 of 9)

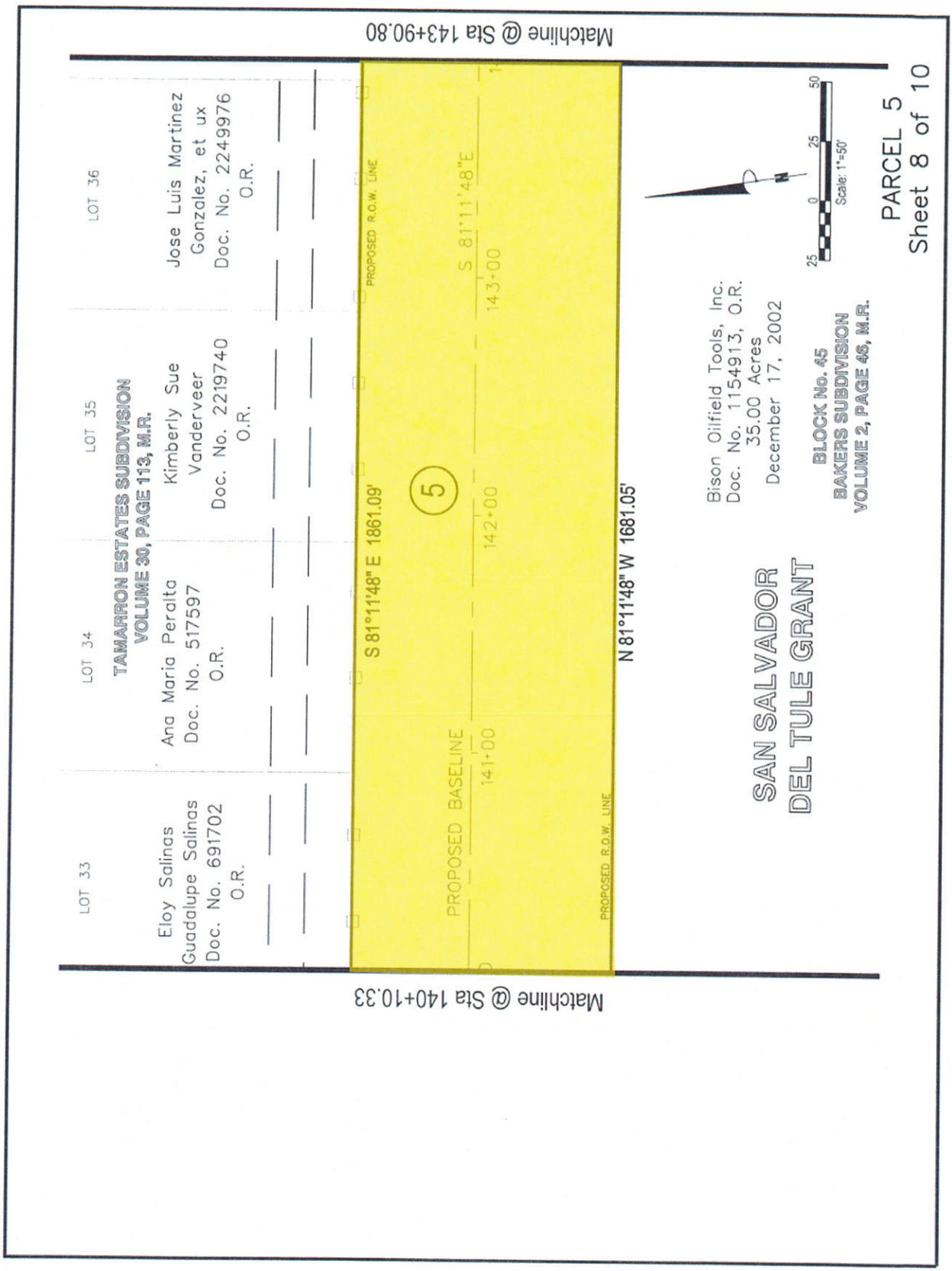


Yellow Highlighted Area = Proposed Right of Way

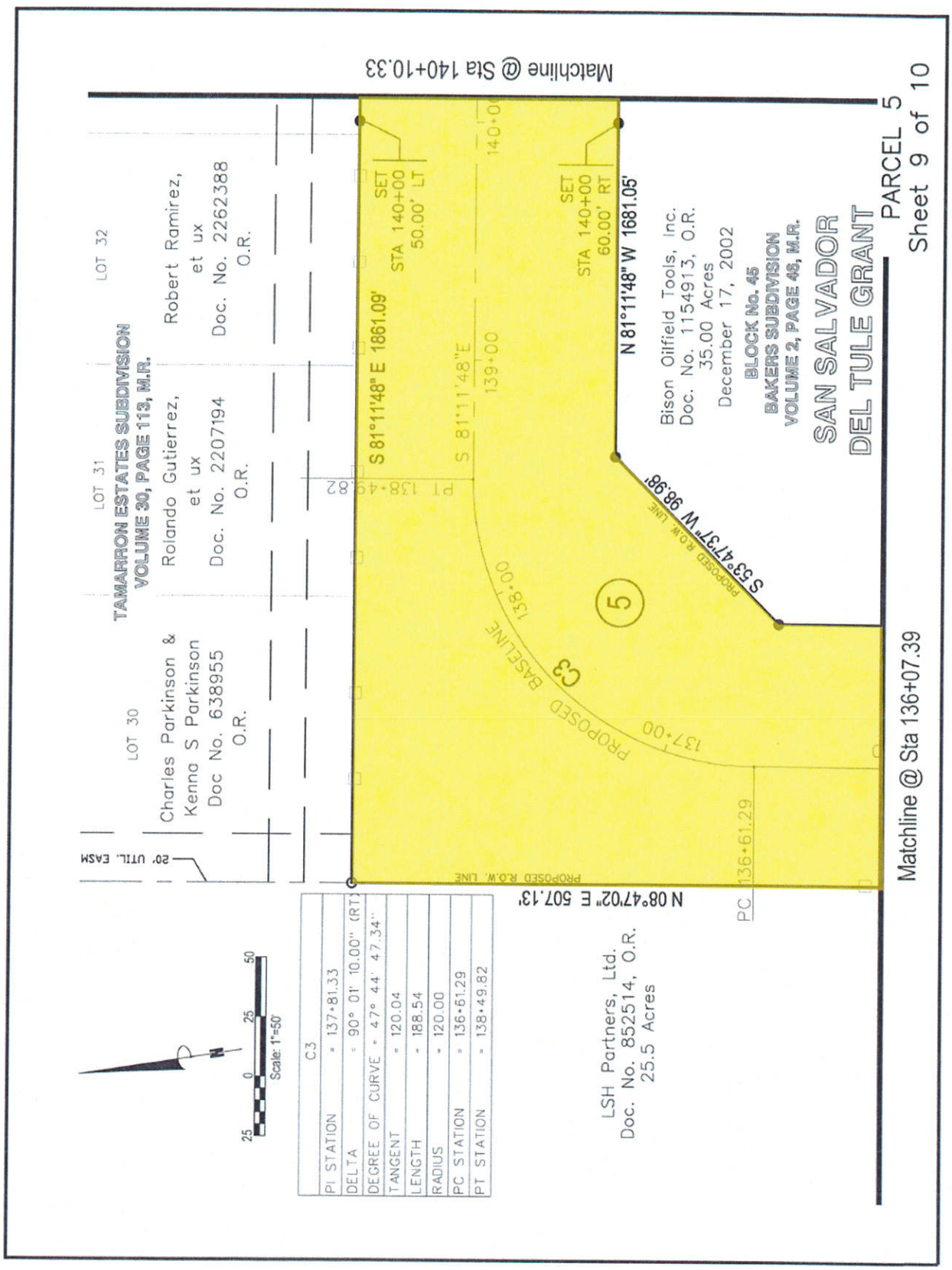
SURVEY OF PART TO BE ACQUIRED PARCEL 5 (Page 6 of 9)



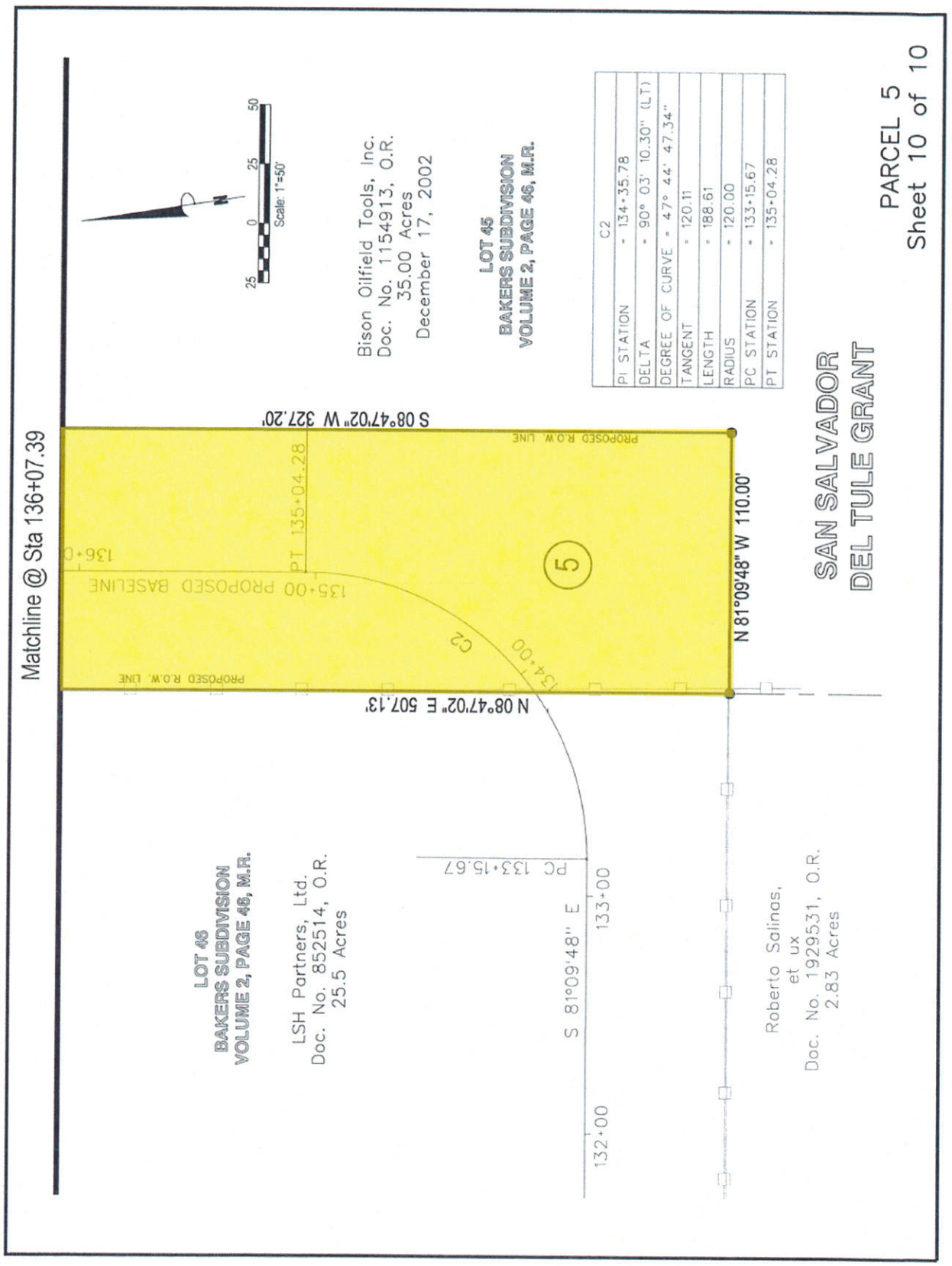
SURVEY OF PART TO BE ACQUIRED PARCEL 5 (Page 7 of 9)



SURVEY OF PART TO BE ACQUIRED PARCEL 5 (Page 8 of 9)



SURVEY OF PART TO BE ACQUIRED PARCEL 5 (Page 9 of 9)



Dos Land Surveying, LLC

February 06, 2013
Parcel 5A
Page 1 of 4

Exhibit "A"

County: Hidalgo
Faysville Drain Ditch

Easement Description
Parcel 5A

Description of a 0.111 acre (4,834 square feet) parcel of land, being a portion of the San Salvador del Tule Grant, located in Block No 45 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County, (H.C.M.R.) Texas, being out of that certain 35.00 acre tract, conveyed to Bison Oilfield tools, Inc, recorded in Document No. 1154913 of the Official Records of Hidalgo County, (O.R.H.C.) Texas, said 0.111 acre parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron found for the southeast of said 35.00 acre tract, same being on the existing west right of way line of US Hwy 281 (300.00 feet right-of-way width);

THENCE, North 08°49'52" East, along the exiting west right of way line of US 281 and the east line of said 35.00 acre tract, a distance of 673.00 feet to the point of curvature of a curve to the left.

THENCE, northwesterly, continuing along with exiting west right of way line of US 281 and the east boundary line of said 35.00 acre tract, with the radius of 2765.00 feet, a delta angle of 00°33'12", an arc length distance of 26.70 feet, and a chord bearing of North 08°33'18" East, a chord length of 26.70 feet to a 5/8 inch iron rod with Texas Department of Transportation (TxDOT) Aluminum Disc set on the proposed south right-of-way line of the Faysville Drain ditch, for the southeast corner and **POINT OF BEGINNING** of the herein described parcel, having surface coordinate of X=1,102,185.31, Y=16,672,712.70, being 15.50 feet right of and perpendicular to proposed baseline station 157+ 44.26;

NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999946144.

THENCE, North 81°11'48" West, across said 35.00 acre tract and with the proposed south easement line of said Faysville Drain Ditch, a distance of 193.50 feet to a 5/8 inch iron rod with cap set, for the Southwest corner of the herein described parcel;

1002 E. Expressway 83 Weslaco, Texas 78596♦ Phone: 956.969.4183♦ Fax: 956.447.8194

February 06, 2013
Parcel 5A
Page 2 of 4

THENCE, North 08°48'12" East, across said 35.00 acre tract, a distance of 25.00 feet to a 5/8 inch iron rod with cap with cap set on the common line between said 35.00 acre tract and Tamarron Estates Subdivision, recorded in Volume 31, Page 113 (H.C.M.R.), Texas, for the Northwest corner of the herein described parcel;

THENCE, South 81°11'48" East, along the common boundary line of said 35.00 acre tract and said Tamaron Estates Subdivision, a distance of 193.16 feet to a point of curvature of a curve to the left, being on the existing west right of way line of said US Hwy 281 and same being the common corner of said 35.00 acre tract and said Tamaron Estates Subdivision, for the northeast corner of the herein described parcel, from where a 1/2 inch iron rod found bears South 75°56'09" East, a distance of 0.87 feet and from where a 1/2 inch iron rod found bears South 72°30'34" East, a distance of 0.72 feet;

THENCE, Southerly, along the existing west right of way line of said US Hwy 281 and the east boundary line of aforementioned 35.00 acre tract, with the radius of 2765.00 feet, a delta angle of 00°31'05", an arc length distance of 25.00 feet, and a chord bearing of South 08°01'09" West, a chord length of 25.00 feet to the **POINT OF BEGINNING**, said parcel contains the amount of 0.111 acres (4,834 S.F), more or less.

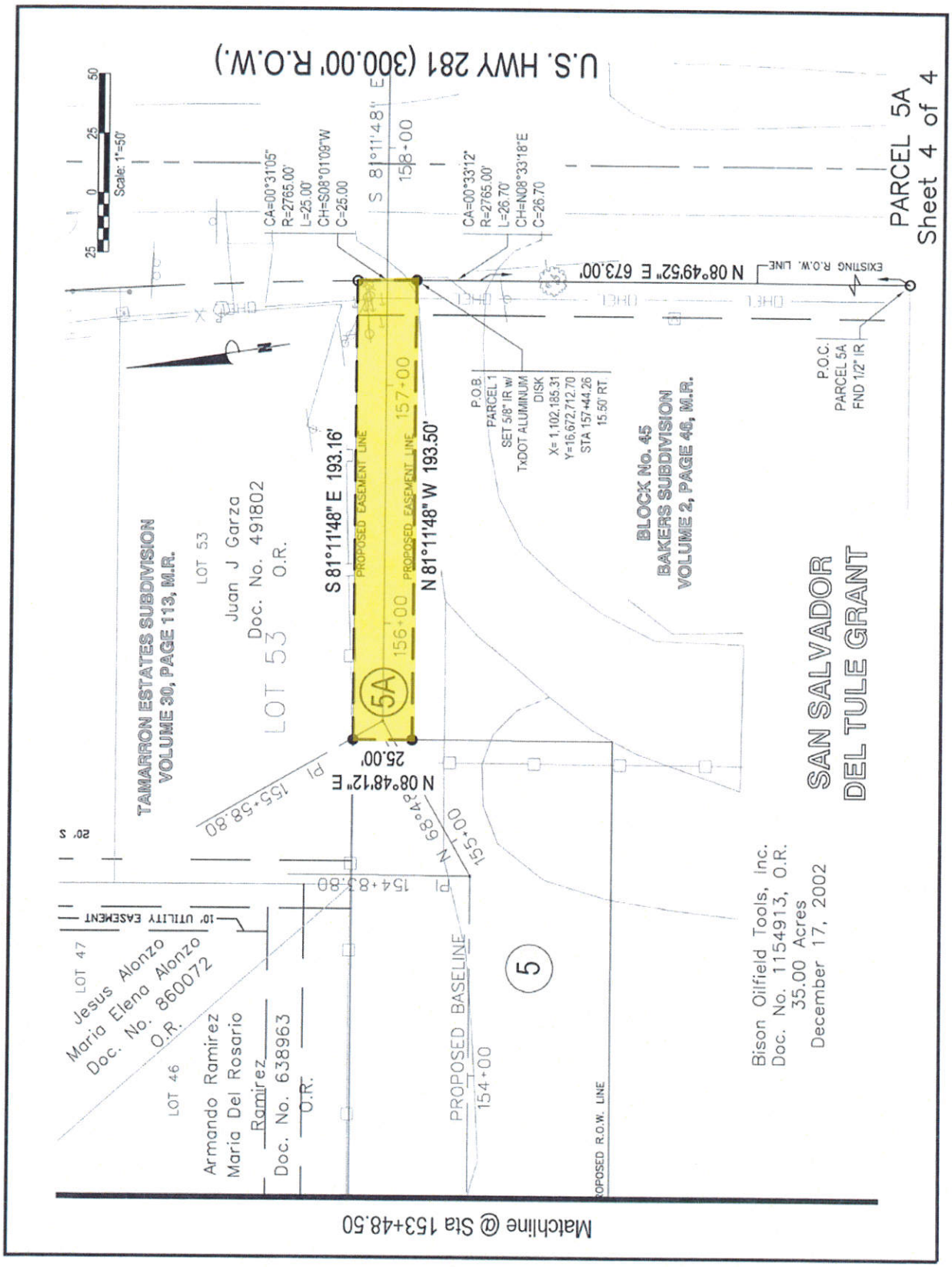
A survey plat of even date was prepared and is made a part of this metes and bounds description.

I, Juan M. Castillo, Registered Professional Land Surveyor in the state of Texas, do hereby certify that the foregoing description was prepared from a survey made on the ground on the dates shown and that all boundary lines and monuments are accurately described therein.

STATE OF TEXAS
REGISTERED
JUAN M. CASTILLO
6146
PROFESSIONAL
LAND SURVEYOR

Juan M. Castillo 2-7-2013
Juan M. Castillo, R.P.L.S. No. 6146

SURVEY OF PART TO BE ACQUIRED PARCEL 5A (Page 3 of 3)



PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 5

Local Address: Located along the west line of US 281, north of Ric-Mar Street, in the City of Edinburg Texas.

Date Taken: December 28, 2012

Taken By: Leonel Garza III

Point which taken: Photo 1: US Highway 281
Point which taken: Photo 2: US Highway 281

Looking: Photo 1: Southwestern View
Looking: Photo 2: Western View



Photo 1
Southern view of the subject whole property from US Highway 281.



Photo 2
Western view of the most northeast portion of the part to be acquired.

Point which taken: Photo 3: Subject Property
Point which taken: Photo 4: Subject Property

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

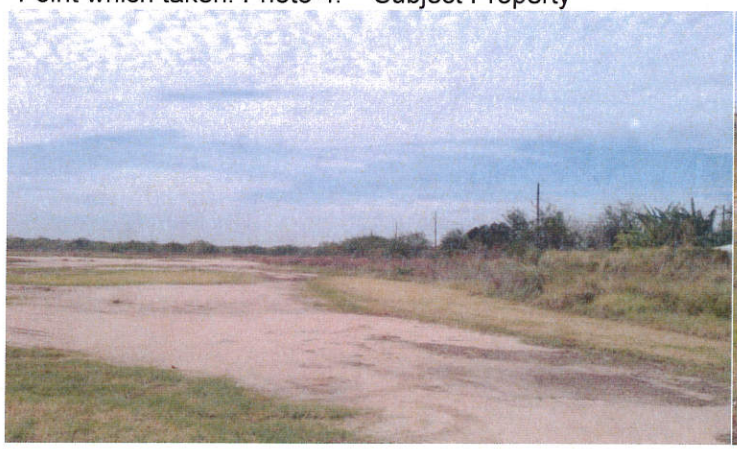


Photo 3
Western view of the part to be acquired located at the most northern boundary of the subject whole property.



Photo 4
View of the large metal gate and fence located within the part to be acquired.

DESCRIPTION OF PROPERTY:

The subject tract is located within Block No. 45 of Bakers Subdivision in Hidalgo County Texas. The subject property is a 35.00-acre tract of land located off the west line of US Highway 281 north of Rid- Mar Street north of the City of Edinburg. The property is rectangular is shape and appeared to be level and free of any encumbrances that would hinder its development. The subject whole property is improved with several large commercial buildings of fabricated metal construction and supporting site improvements. As per inspection of the subject whole property and part to be acquired it was noted that all structural improvements are located outside the proposed acquisition and as such are not assessed in this report. A section of the whole properties fence and large metal entry gate are within the part to be acquired and will be assessed later in the report. The proposed acquisition is for the construction of drainage system for storm water run-off. The subject property is located in an area of the County of which contains potable water services, electrical and phone service available. The property is level and typical of the market area. According to the FEMA Mapping Service the property is located in an area indicated as Flood Zone "AE". The area to be acquired was surveyed by Dos Land Surveying, LLC dated February 6, 2013 of which indicates the part to be acquired divided into two partitions of which are identified as Parcel 5 & Parcel 5a. Parcel 5 shall be acquired as fee simple while Parcel 5A shall be acquired as an easement of which the proposed drain shall be piped underground. The remainder portion of the acquisition shall be utilized for an open drain ditch for a combined acquisition of 5.87 acres.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along US Highway 281 is a mixture of single-family homes, single-family residential developments, commercial/retail and agricultural uses. US Highway 281 is a major thoroughfare within the City of Edinburg for northern and southern traffic. Development along the neighboring thoroughfares such as Ric- Mar Street is residential use. The subject is located outside the city limits of Edinburg Texas. It is within the jurisdiction of the County of Hidalgo, which does not enforce zoning laws and ordinances. The market are for the subject property can be described as SH 107 to the south, FM 490 to the north, FM 907 to the east and FM 2220 to the west. Leonel Garza Jr. & Associates LLC has inspected the market area along several roadways including US Highway 281, Ric-Mar Street and the surrounding residential and commercial thoroughfares, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (3) three years.

SITE ANALYSIS:

Five-Year Sales History:

During the course of the appraisal, it was determined via the Hidalgo County Appraisal District that the subject property is being assessed under the ownership of Bison Oilfield Tools Inc. The property was transferred from Bison Oilfield Tools, Inc. (Grantor) to Holt Texas, LTD (Grantee) on July 9, 2012. A copy of the Hidalgo County Appraisal District card is located in the Addenda of this report.

Legal Description: [Whole Property]

Being the North 35.00 acres of the South One-Half (1/2) of Block Forty-Five (45), Baker's Subdivision, of the Chucharia Tract out of the of the San Salvador del Tule Grant, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas

Legal Description: [Part To Be Acquired]

Parcel 5: Being 5.759 acre (250,855 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 45 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 35.00 acre tract conveyed to Bison Oilfield tools, Inc., recorded in Document No. 1154913 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Parcel 5A: Being 0.111 acre (4,834 square feet) parcel, being a portion of the San Salvador del Tule Grant, situated in Block No. 45 of Baker's Subdivision, recorded in Volume 2, Page 46 of the Map Records of Hidalgo County (M.R.H.C.), Texas, and being out of that certain 35.00 acre tract conveyed to Bison Oilfield tools, Inc., recorded in Document No. 1154913 of the Official Records of Hidalgo County (O.R.H.C.), Texas.

Improvements:

The subject remainder contains several commercial structures with supporting site improvements of which are not affected by the part to be acquired. Any site improvements located within the part to be acquired shall be valued based on their depreciated cost value at the time of appraisal. In the event structural or site improvements must be re-established within the remainder; a cost to cure shall apply and be added to the compensation of the part to be acquired. In addition, any utilities located within the acquisition area shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

Highest & Best Use Analysis:

The subject's highest and best use as if vacant and as improved is indicated for continued commercial use. This type of use is concurrent with the recent trends located along US Highway 281 within Hidalgo County, Texas. This highest and best use is based on the determined economic unit of the subject property as whole which is being acquired in the name of the County of Hidalgo. When a property is evaluated, the highest and best use must always be considered. In the current case, the highest and best use of the whole is determined to be for continued commercial use based on several factors. Factors taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, by the Appraisal Institute as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and there results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The scope of the assignment is to evaluate the subject property as a whole, part to be acquired, and the remainder before and after the acquisition, while excluding project influence as required by the Texas Department of Transportation and is reported under the conditions set forth by Standards Rule 1-4(f) under the Jurisdictional Exception provision as defined by the Uniform Standards of Professional Appraisal Practice (USPAP).

VALUATION OF PART TO BE ACQUIRED
(PARCEL 5A – EASEMENT / COMMERCIAL FRONTAGE)

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Bison Oilfield Tools, Inc	Elva Nora Zamora and Edna Nelda Pena	Rene De La Rosa	Richard A. Garza
Grantee	Holt Texas, LTD	Texana Pickle Producers, Inc.	Jose M. Sanchez and Joanne A. Sanchez	Edinburg FXG
Date	July 9, 2012	November 4, 2008	August 5, 2009	December 1, 2010
Sales Price	$ -	$ 850,000	$ 175,000	$ 1,137,629
Unit Price	$ - / SF	$ 1.70 / SF	$ 0.61 / SF	$ 2.00 / SF
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Superior -50%	Superior -10%	Superior -50%
Lot Location	US Hwy 281	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Inferior 30%	Similar 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	All Municipal Utilities Available	Similar 0%	Similar 0%	Similar 0%
Frontage		US Highway 281 0%	US Highway 281 0%	Independence Drive 10%
Size of Tract (SF)	522,720 SF	498,762 SF 0%	288,367 SF 0%	569,329 SF 0%
Size of Tract (Ac)	12.00 Ac	11.45 Ac 0%	6.62 Ac -5%	13.07 Ac 0%
Net Adjustments		-50%	15%	-40%
Indicated Unit Value		$ 0.85 / SF	$ 0.70 / SF	$ 1.20 / SF

Estimated Unit Value of Fee Simple Area $ **0.80 / SF**

Estimated Unit Value of Easement Area $ **0.40 / SF**

(50% of Fee Simple Unit Value)

Estimated Value by Sales Comparison Approach **(4,834 Sf x $0.40/Sf)** $ **1,934**

(Includes Part To Be Acquired Only - As Fee Simple)

ROW-A-5S
(Rev. 11/11)

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 5 | Highway: Faysvill Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Elva Nora Zamora and Edna Nelda Pena Grantee/Lessee: Texana Pickle Producers, Inc

Date: November 4, 2008 Recording Information: Document No. 1945988 Key Map: N/A

Address: Located on the west side of U.S. Expressway 281 just north of Ramseyer Road in Edinburg, Texas. Zip Code: 78541

Legal Description: Lot 41, Santa Cruz Gardens Unit No. 1, Hidalgo County, Texas.

Confirmed Price: $850,000 Verified with: MLS# A120068S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 11.45 Acres / 498,762 Sq Ft Unit Price: $1.70 / Square Foot / $74,236 Acre

Type Street: Asphalt Paved Utilities: All Utilities Available

Improvement(s) Description: None

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

Condition and Functional Design: N/A

Current Use: Vacant Use Highest & Best Use: Industrial Use

Date of Inspection: January 15, 2013 Zoning: General Commercial Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the west side of U.S. Expressway 281 just north of Ramseyer Road in Edinburg, Texas. The property is a slightly irregular shaped tract of land, with approximately 363.0' lineal feet of frontage along U.S. Expressway 83. It was indicated that the property is currently zoned General Commercial district and has access to all municipal utilities. The property is located within flood zone AE, which is prone to flooding and/or standing water.

Appraiser: Leonel Garza III
(Typed, not signed)

February 8, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 5 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Rene De La Rosa
Grantee/Lessee: Jose M. Sanchez and Joanne A. Sanchez

Date: August 5, 2009 Recording Information: Document No. 2026534 Key Map: N/A

Address: Located on the east side of U.S. Expressway 281 just south of Monte Cristo Road in Edinburg, Texas. Zip Code: 78539

Legal Description: A 6.50 acre tract of land out of Lot 3, Section 243, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to map thereof recorded in Volume 1, Page 23, Map Records of Hidalgo County, Texas.

Confirmed Price: $175,000 Verified with: MLS# A124598S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 6.62 Acres / 288,367 Square Foot Unit Price as Vacant: $0.61 / Square Foot / $26,435/ Acre

Type Street: Asphalt Paved Utilities: All Utilities Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant Highest & Best Use: Commercial / Industrial Use

Date of Inspection: January 15, 2013 Zoning: Suburban Residential Flood Plain: Zone X

Attach additional information as necessary. The property is located on the east side of U.S. Expressway 281 just south of Monte Cristo Road in Edinburg, Texas. The property is a slightly irregular shaped tract of land, with frontage along U.S. Expressway 83. It was indicated that the property is currently zoned Suburban Residential and has access to all municipal utilities. The property is located within flood zone X, which is not prone to flooding and/or standing water.

Appraiser: Leonel Garza III
(Typed, not signed)

February 8, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 5 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Richard A. Garza
Grantee/Lessee: Edinburg FXG
Date: December 1, 2010 Recording Information: Document No. 2159419 Key Map: N/A
Address: 500 West Independence Drive, Edinburg, Texas. Zip Code: 78539
Legal Description: A 13.0762 acres out of Lot 11, Santa Cruz Ranch Subdivision, Volume "Z", Page 161, Hidalgo County Deed Records, and Lot 4, Block 49, Santa Cruz Gardens, Unit 2, Volume 8, Page 28-29, Hidalgo County Map Records, an addition to the City of Edinburg, Hidalgo County, Texas.
Confirmed Price: $1,137,629 Verified with: MLS No. E137605S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 13.07 Acres / 569,329 Square Foot Unit Price as Vacant: $2.00/ Square Foot / $87,041 / Acre
Type Street: Asphalt Paved Utilities: All Utilities Available
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A Unit Price as Improved $: N/A
Condition and Functional Design: N/A
Current Use: Light Industrial Use Highest & Best Use: Industrial Use
Date of Inspection: January 15, 2013 Zoning: N/A Flood Plain: Zone AE

Attach additional information as necessary. At the time of sale the property was a vacant tract of land located just outside of recently developed North Industrial Business Park. The sale is a vacant interior tract of land with consisting of 13.07 acres (569,329 square feet). All municipal utilities are available to the site, which includes water and sewer.

Appraiser: Leonel Garza III
(Typed, not signed)

February 8, 2013
Date

COMPARABLE SALES MAP
(COMMERCIAL FRONTAGE)



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Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar frontage along Mile 2 West and other similar and intersecting thoroughfares. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past three years. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts. The first adjustment made was for the superior location of all three (3) sales which are located further south than the subject property and within close proximity to commercial / industrial developments. The second adjustment made was for the inferior physical characteristics of Sale No. 2, due to its irregular shape and limited frontage. The third and final adjustment made was for the difference in land area.

Sale No. 1

The property is located on the west side of U.S. Expressway 281 just north of Ramseyer Road in Edinburg, Texas. The property is a slightly irregular shaped tract of land, with approximately 363.0' lineal feet of frontage along U.S. Expressway 83. It was indicated that the property is currently zoned General Commercial district and has access to all municipal utilities. The property is located within flood zone AE, which is prone to flooding and/or standing water. After the adjustments a unit value of $0.85 / square foot was indicated and utilized in the report.

Sale No. 2

The property is located on the east side of U.S. Expressway 281 just south of Monte Cristo Road in Edinburg, Texas. The property is a slightly irregular shaped tract of land, with frontage along U.S. Expressway 83. It was indicated that the property is currently zoned Suburban Residential and has access to all municipal utilities. The property is located within flood zone X, which is not prone to flooding and/or standing water. After the adjustments a unit value of $0.70 / square foot was indicated and utilized in the report.

Sale No. 3

At the time of sale the property was a vacant tract of land located just outside of recently developed North Industrial Business Park. The sale is a vacant interior tract of land with consisting of 13.07 acres (569,329 square feet). All municipal utilities are available to the site, which includes water and sewer. After the adjustments a unit value of $1.20 / square foot was indicated and utilized in the report.

After reviewing the comparable sales selected, an unadjusted unit range of market value of $0.61 per square foot to $2.00 per square foot was indicated. After adjustments were made in paired sales analysis of the comparable to the subject property, an adjusted range of market value of $0.70 per square foot to $1.20 per square foot was determined. Based on the existing developments and surrounding land use within the immediate market area and the current trends found along Ric Mar Street, a unit value near the upper end of the adjusted range was selected; $0.80 per square foot. A discount of 50% was required for the subject property as the value is based on an easement of which the owners shall retain a portion of the bundle of rights. In addition, an existing easement is located within the part to be acquired of which a discount was indicated for that portion encumbered.

Calculation For Part To Be Acquired
4,834 Square Feet x $0.40 / Square Foot (Easement) = $ 1,934

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Bison Oilfield Tools Inc.	Jorge I. Chavez and Rose Marie Chavez	James T. Kniestedt	Alma Lety Dena
Grantee	Holt Texas, LTD	Ron E. Harmon and Danny Elam	Victor Gutierrez and Maria G. Gutierrez	Jaime Quintanilla
Date	March 7, 2000	November 16, 2011	August 6, 2012	August 14, 2012
Sales Price	$ -	$ 90,000	$ 100,000	$ 70,000
Unit Price	$ - / Acre	$ 9,815 / Acre	$ 9,050 / Acre	$ 14,000 / Acre
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Inferior 10%	Inferior 20%	Inferior 10%
Lot Location	Cul de Sac Lot	Inferior 0%	Inferior 0%	Inferior 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Similar 0%	Similar 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	All Municipal Utilities Available	Similar 0%	Similar 0%	Water Only 5%
Frontage	Via Fernandez Street	Seminary Road 0%	Lasso Trail 0%	Seminary Road 0%
Size of Tract (Ac)	23.00 Ac	9.17 Ac -5%	11.05 Ac -5%	5.00 Ac -10%
Net Adjustments		5%	15%	5%
Indicated Unit Value		$ 10,306 / Acre	$ 10,408 / Acre	$ 14,700 / Acre

Estimated Unit Value of Fee Simple Area $ **14,500 / Acre**

Estimated Value by Sales Comparison Approach **(5.759 Acres x $14,500 / Acre)** $ **83,506**
(Includes Part To Be Acquired Only As Fee Simple)

ROW-A-5S
(Rev. 11/11)
Page 1 of 3

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 4 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Jorge I. Chavez and Rose Marie Chavez | Grantee/Lessee: Ron E. Harmon and Danny Elam

Date: November 16, 2011 | Recording Information: Document No. 2260313 | Key Map: N/A

Address: East side of Seminary Road just north of FM 2812 , Edinburg, Texas. | Zip Code: 78539

Legal Description: All of Lot 21, Seminary Heights Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Confirmed Price: $90,000 | Verified with: MLS# A122491S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 9.17 Acres / 399,445 Sq Ft | Unit Price: $9,815 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: None

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III (Typed, not signed) | February 8, 2013 Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 4 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: James T. Kniestedt | Grantee/Lessee: Victor Gutierrez and Maria G. Gutierrez

Date: August 6, 2012 | Recording Information: Document No. 2333015 | Key Map: N/A

Address: The property is located on the north side of Lasso Trail which is south of FM 490 north of Edinburg, Texas. | Zip Code: 78539

Legal Description: Lot 37, Sendero Trails Subdivision Phase I, Hidalgo County, Texas, according to map thereof recorded in Volume 50, Pages 42 through 49, Map Records of Hidalgo County, Texas.

Confirmed Price: $100,000 | Verified with: MLS# L153361S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 11.05 Acres / 481,338 Square Foot | Unit Price as Vacant: $9,050 / Acre

Type Street: Asphalt Paved | Utilities: All Utilities Available

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant | Highest & Best Use: Residential Use

Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone C

Attach additional information as necessary. The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III
(Typed, not signed)

February 8, 2013
Date

COMPARABLE DATA SUPPLEMENT

District: NA | Parcel No.: 4 | Highway: Faysville Drain Ditch
County: Hidalgo | ROW CSJ: PO No. 621509

Land Sale ☒ Improved Sale ☐ Rental Data ☐



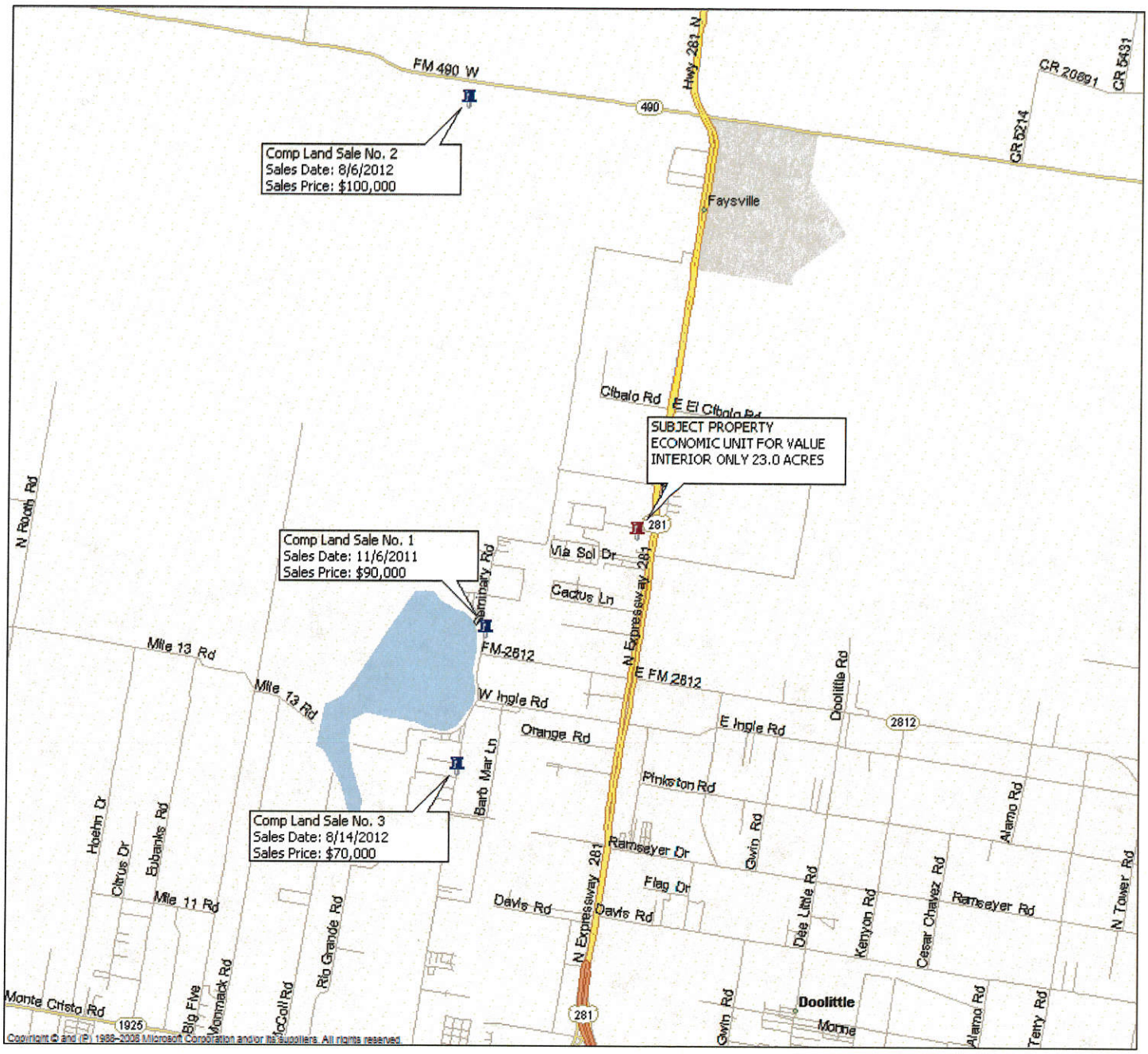
Grantor/Lessor: Alma Lety Dena | Grantee/Lessee: Jaime Quintanilla
Date: August 14, 2012 | Recording Information: Document No. 2336784 | Key Map: N/A
Address: The property is located along the west side of Seminary Road just south of Ingle Road in northern of Edinburg, Texas | Zip Code: 78541
Legal Description: The south 5.0 acres of Lot 98, Seminary Heights, Hidalgo County, Texas, according to the map recorded in Volume 9, Page 23, Map Records in the Office of the County Clerk of Hidalgo County, Texas.
Confirmed Price: $70,000 | Verified with: MLS No. A152506S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 5.0 Acres / 217,800 Square Foot | Unit Price as Vacant: $14,000 / Acre
Type Street: Asphalt Paved | Utilities: Only Water Available
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A | Unit Price as Improved $: N/A
Condition and Functional Design: N/A
Current Use: Vacant | Highest & Best Use: Residential Use
Date of Inspection: January 15, 2013 | Zoning: N/A | Flood Plain: Zone AE

Attach additional information as necessary. The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate dimension of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use.

Appraiser: Leonel Garza III
(Typed, not signed)

February 8, 2013
Date

COMPARABLE SALES MAP



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Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar use along similar roadways. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past two years. Three sales were selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts. The first adjustment made was for the superior location of the subject property (Parcel No. 1) which is located next to or within close proximity to the Guerra Elementary School in the Faysville area. The second and final adjustment made was for the difference in size which was indicated to be +/-5% for each doubling in size.

Sale No. 1

The property is located on the east side of Seminary Road just north of FM 2812, which is located outside of the Edinburg city limits but within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 302.3' lineal feet of frontage along the east side of Seminary Road, and consist of 9.31 acres (gross) or 9.17 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,306 / acre was indicated and utilized in the report.

Sale No. 2

The property is located on the north side of Lasso Trail south of FM 490, which is located outside of the Edinburg city limits as well as outside of the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a slightly irregular shaped tract of land with approximately 506.41' lineal feet of frontage along the north side of Lasso Trail, and consist of 11.05 acres (net). It was indicated that the property is zoned C, which is not prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $10,408 / acre was indicated and utilized in the report.

Sale No. 3

The property is located on the west side of Seminary Road just south of Ingle Road, which is located outside of the Edinburg city limits but is located within the Edinburg ETJ or Extraterritorial Jurisdiction. The property is a rectangular shaped tract of land with an approximate dimension of 142.0' x 1,392.0' with approximately 142.0' lineal feet of frontage along the west side of Seminary Road. The property consists of 5.0 acres (net). It was indicated that the property is zoned AE, which is prone to flooding and/or standing water. The property was indicated to have been purchased for future residential use. After the adjustments a unit value of $14,700 / acre was indicated and utilized in the report.

Based on the above range of adjusted values of $10,306 per acre to $14,700 per acre, a unit value at the upper end of the adjusted range is indicated for the subjects economic unit of 23.00 acres at $14,500 per acre. This unit value shall be applied to the pro-rata part of the economic unit of 23.00 acres selected for purposes of this report and verified by market trends in the area. Therefore, the interior portion of the part to be acquired identified as Parcel 5 is value as follows: 5.759 acres x $14,500/Acre = $83,506.00.

ESTIMATED VALUE OF ACQUISITION

Land:	**4,834 Sq. Ft.**	**@**	**$ 0.40**	**Per Square Foot**	**$**	**1,934**
	5.759 Acres	**@**	**$ 14,500**	**Per Acre**	**$**	**83,506**

Improvements:	3,485' lf of 8' foot Wire Mesh Fencing (3,485 lf x $3.50/lf @ 25% Deprecation)	$	9,148
	Metal Gate (7' x 30") with motor and electrical connections.	$	7,500
		$	-
		$	-
		$	-
		$	-
		$	-
		$	-
		$	-
	Total Improvements	**$**	**16,648**

TOTAL ESTIMATED VALUE	**$**	**102,088**
Cost To Cure Damages	**$**	**-**
Estimated Total Compensation	**$**	**102,088**

Explanation of Cost to Cure:

The part to be acquired contained a section of the whole properties wire mesh fencing, large metal gate with motor and electrical connections, which were valued based on its existing depreciated contributory value to the subject property. However, replacement of the existing improvement in order to retain the same utility shall require a cost to cure valuation in order to compensate the subject owner for the actual cost of the items which have been depreciated within the taking. Located within the proposed acquisition is 3,485' lf of 8' foot Wire Mesh Fencing and Large Metal Gate with motor and all electrical connections. However, after the acquisition 2,165' lineal feet of fencing plus the metal gate will need to be replaced in order for the subject to maintain a similar utility. The cost to cure shall be included to compensate the owner for the difference of the existing depreciated value of the site improvements and the cost new for the proposed frontage as described below:

Cost To Cure Item	Units	Price Per Unit	Cost New	Compensated Depreciated Value	Cost to Cure Value
8' foot Wire Mesh Fence	2,165	$ 3.50	$ 7,578	$ 9,148	$ -
Metal Gate (7' x 30") with motor and electriacl conections.	1	$ 7,500	$ 7,500	$ 7,500	$ -
			Total Cost to Cure		$ -

Source of Cost Schedule: Marshall Valuation Service created by Marshall & Swift

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed

Certification of Appraisal

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current *Uniform Standards of Professional Appraisal Practice (USPAP).*
- I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.
- Thomas Davis, State Certified General Real Estate Appraiser s with Leonel Garza Jr. & Associates LLC provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.
- No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an associate member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation. Leonel Garza III is designated as a Master Real Estate Appraiser through the National Association of Master Appraisers.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan
- This appraisal has been completed with the extraordinary assumption, that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and or by way of the Access Management Policy enacted by the State of Texas. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:
- "(d) In estimating injury or benefit under Subsection ©, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owners experiences in common with the general community, *including circuity of travel and diversion of traffic.* In this subsection, 'direct access' to the remainder after the state's means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway"

Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable,. but no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

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

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

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

General Limiting Conditions:

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

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

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

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

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

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

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

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

QUALIFICATIONS OF APPRAISER

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years upon his passing in 1998. Leonel Garza III continued the family business to this day, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

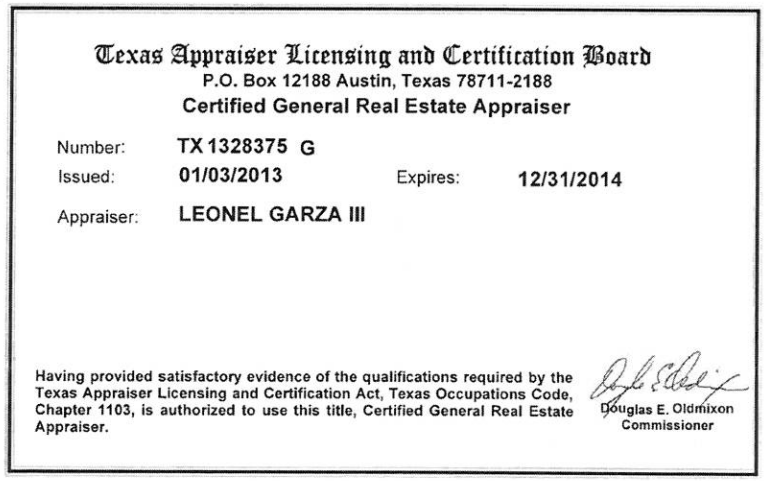
Education

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

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014 (Active)

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2013 (Active)



Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1328375 G
Issued: 01/03/2013 Expires: 12/31/2014
Appraiser: LEONEL GARZA III

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

Douglas E. Oldmixon
Commissioner

Public Service Organizations

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

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

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

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

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

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

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

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

Former Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council
The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events world-wide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee
Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

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

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

Member of The McAllen Palm City Lions Club
Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2005 & 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

Work Experience

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since December 31, 1998

Owner of G-3 Acquisitions which primary focus is custom commercial and multifamily residential construction and management.

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

Licensed Property Tax Consultant Since 2000.

Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998. Appointed by Governor George W. Bush for two (2) terms.

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

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

Paul A. Gibson

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

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

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

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
Phone (956) 687-7295 Fax (956) 687-9236

November 15, 2012

Project: Faysville Drainage Project

Parcel 5
Holt Texas, LTD
3302 South WW White Road
San Antonio, Texas 78222

To Whom It May Concern:

My name is Leonel Garza III, a General Certified Real Estate Appraiser from McAllen, Texas. I have been contracted by Hidalgo County Drainage District No. 1, to appraise various properties for the proposed Faysville Drainage Ditch. This proposed acquisition is for the construction of a new drain ditch.

The Hidalgo County Drainage District No. 1 is interested in acquiring a portion of the property believed to be in the name of Holt Texas, LTD. I have attached a copy of the survey and field notes and have highlighted the area in question for your review. My office has begun preliminary inspection of these tracts. If you or your representative(s) wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or by email at leonel3@garza-associates.com.
I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. This will aid in the determination of market value for your property. In addition, I have included in this package a questionnaire of several questions concerning your property which would aid in the appraisal process. Included is a return envelope addressed for your convenience. If this letter or questionnaire does not pertain to you and you have sold said property, please notify our office as soon as possible so that we may contact the new owner(s) of record.

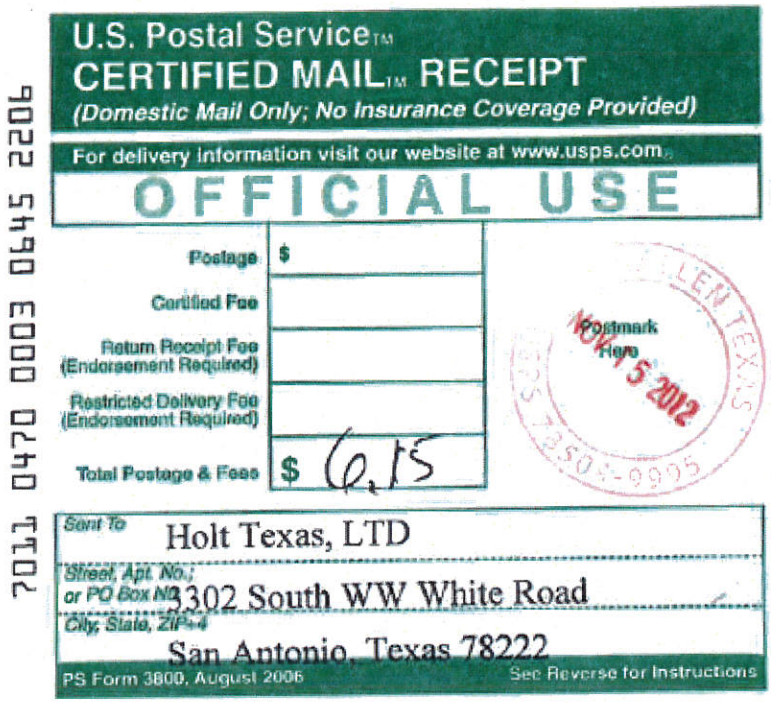
With this letter I request permission to perform an on-site inspection and photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible to make other arrangements. I do appreciate your time, Thank you.

Sincerely,

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

Cc: Hidalgo County Drainage District No. 1
Joe Pena, ROW Agent
902 North Doolittle Road
Edinburg, TX 78542
(956) 292-7080

CERTIFIED LETTER TRACKING INFORMATION



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

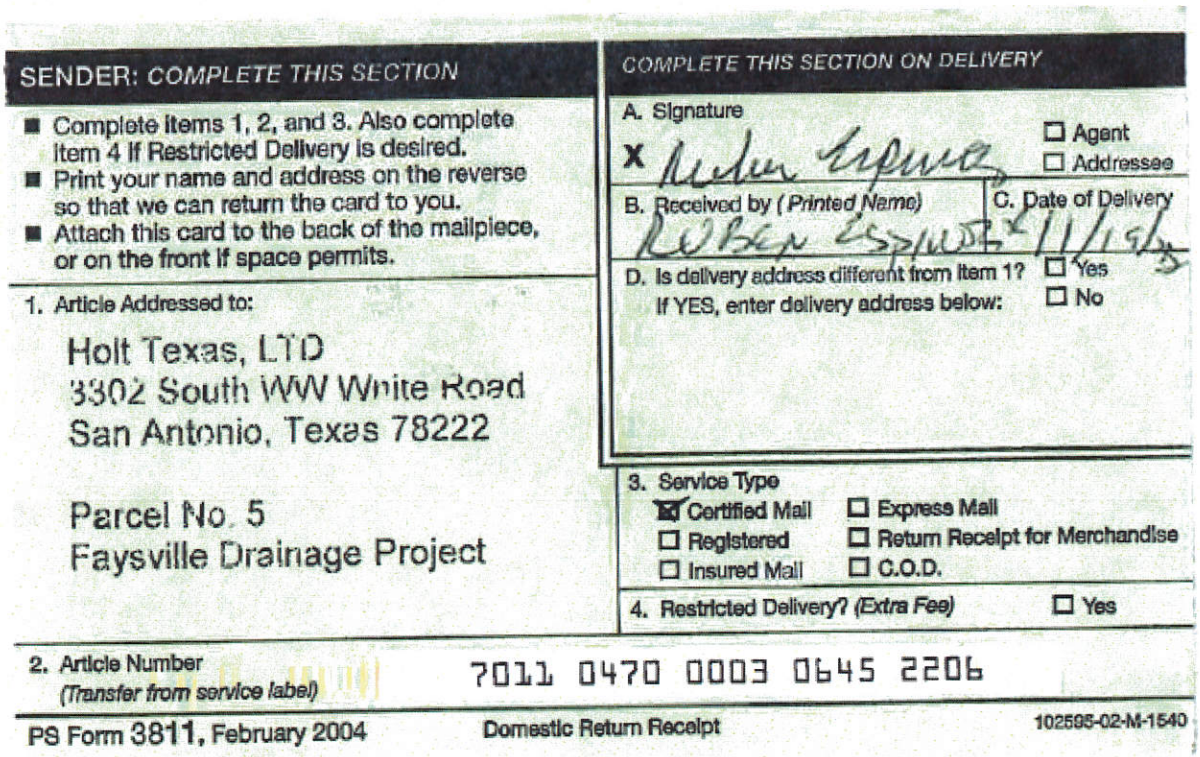
Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.15

Postmark Here
NOV 5 2012
LEM TEXAS
78503-9905

7011 0470 0003 0645 2206

Sent To: Holt Texas, LTD
Street, Apt. No.; or PO Box No.: 3302 South WW White Road
City, State, ZIP+4: San Antonio, Texas 78222

PS Form 3800, August 2006 — See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Holt Texas, LTD
3302 South WW White Road
San Antonio, Texas 78222

Parcel No. 5
Faysville Drainage Project

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) [illegible] C. Date of Delivery 11/19/12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0470 0003 0645 2206

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 120163 BISON OILFIELD TOOLS INC for Year 2012

Property

Account

Property ID:	120163	Legal Description:	BAKER N35AC/S.50 BLK 45 34.22 AC NET
Geographic ID:	B0250-00-045-0000-01	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	N 281 TX	Mapsco:	
Neighborhood:		Map ID:	VOL 2 PG 46
Neighborhood CD:			

Owner

Name:	BISON OILFIELD TOOLS INC	Owner ID:	367320
Mailing Address:	101 NE GREENBRIAR SQ MCALLEN, TX 78503-1211	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$619,200	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$488,925	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$1,108,125	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$1,108,125	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$1,108,125	

Taxing Jurisdiction

Owner: BISON OILFIELD TOOLS INC
% Ownership: 100.0000000000%
Total Value: $1,108,125

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$1,108,125	$1,108,125	$0.00
DR1	DRAINAGE DISTRICT #1	0.075000	$1,108,125	$1,108,125	$831.09
FD3	EMS DIST #03	0.030000	$1,108,125	$1,108,125	$332.44
GHD	HIDALGO COUNTY	0.590000	$1,108,125	$1,108,125	$6,537.94
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	$1,108,125	$1,108,125	$0.00
JCC	SOUTH TEXAS COLLEGE	0.150700	$1,108,125	$1,108,125	$1,669.94
R15	ROAD DIST 15	0.000000	$1,108,125	$1,108,125	$0.00
SEB	EDINBURG ISD	1.239800	$1,108,125	$1,108,125	$13,738.53
SST	SOUTH TEXAS SCHOOL	0.049200	$1,108,125	$1,108,125	$545.20
	Total Tax Rate:	2.134700			
				Taxes w/Current Exemptions:	$23,655.14
				Taxes w/o Exemptions:	$23,655.14

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 19040.0 sqft **Value:** $422,290

Type	Description	Class CD	Exterior Wall	Year Built	SQFT

OFF	OFFICE	50EL	PFM	1998	3480.0
OFF2	OFFICE 2ND FL	50EL		1998	3480.0
OFF	OFFICE	50EL		1998	1800.0
OFF2	OFFICE 2ND FL	50EL		1998	1800.0
SHD	SHED	107		1998	4920.0
STG	STORAGE	*		1998	140.0
SHP	SHOP	50EL		1998	740.0
SHP	SHOP	50EL	PFM	1998	2820.0
CAN	CANOPY	50EL		1998	100.0
ASP	ASPHALT	*		2009	104591.0
CON	CONCRETE	*		2009	3420.0
BMP	CAR BUMPERS	*		2009	27.0
CAN	CANOPY	*		2009	2604.0

Improvement #2: COMMERCIAL **State Code:** F1 **Living Area:** 9283.0 sqft **Value:** $138,390

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SVB	SERVICE BAY	90EA	PFM	1988	6195.0
OFF	OFFICE	50DL		1988	288.0
STG	STORAGE	*		1988	120.0
SHD	SHED	*		1988	440.0
SHD	SHED	*		1988	2360.0
CAN	CANOPY	*		1988	1254.0

Improvement #3: RESIDENTIAL **State Code:** A2 **Living Area:** 1716.0 sqft **Value:** $21,789

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MHR	MANUFACTURED HOME RES	MHFA	VYL	1998	1716.0
DECK	MH DECK	MHFA		1998	320.0
CANW-	NO SLAB WOOD CAN	MHFA		1998	160.0
DECK	MH DECK	MHFA		1998	260.0

Improvement #4: COMMERCIAL **State Code:** F1 **Living Area:** sqft **Value:** $36,731

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
UTY	UTILITY ROOM	*		2009	546.0
CAN	CANOPY	*		2009	4500.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	10.0000	435600.00	0.00	0.00	$79,950	$0
2	AC	ACREAGE	17.2200	750103.20	0.00	0.00	$353,010	$0
3	AC	ACREAGE	7.0000	304920.00	0.00	0.00	$55,965	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	$611,287	$488,925	0	1,100,212	$0	$1,100,212
2012	$619,200	$488,925	0	1,108,125	$0	$1,108,125
2011	$684,855	$488,925	0	1,173,780	$0	$1,173,780
2010	$762,957	$488,925	0	1,251,882	$0	$1,251,882
2009	$668,875	$488,925	0	1,157,800	$0	$1,157,800
2008	$741,066	$142,660	0	883,726	$0	$883,726
2007	$794,642	$142,660	0	937,302	$0	$937,302
2006	$243,860	$142,660	0	386,520	$0	$386,520
2005	$246,530	$142,660	0	389,190	$0	$389,190
2004	$249,199	$142,660	0	391,859	$0	$391,859
2003	$200,123	$105,140	0	305,263	$0	$305,263

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/10/2012 12:00:00 AM	WD	WARRANTY DEED	BISON OILFIELD T(	HOLT TEXAS LTD			2324107
2	1/6/2003 12:00:00 AM	CWV	CRTN WD/VEND LIEN	BISON OILFIELD T(	BISON OILFIELD T(			1154913
3	9/30/1997 12:00:00 AM	CONV	CONVERSION	PARCHMAN DON	BISON OILFIELD T(			626993

WARRANTY DEED (Page 1 of 2)

Doc-2324107

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

2000

Prepared by the State Bar of Texas for use by lawyers only.

©1999 by the State Bar of Texas

June 25, 2012 but not Effective until Date: July 9, ~~June 26~~, 2012

WARRANTY DEED

Grantor: Bison Oilfield Tools, Ltd., a Texas limited partnership formerly known as Bison Oilfield Tools, Inc., a Texas corporation

Grantor's Mailing Address: 504 Rio Cordillera, Boerne, Kendall County, Texas 78006-5895

Grantee: Holt Texas, Ltd, a Texas limited partnership

Grantee's Mailing Address: 3302 South WW White Road, San Antonio, Bexar Co., TX 78222-4830

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements): All of our undivided interest in and to:
The North Thirty-Five (35) acres of the South One-Half (1/2)of Block Forty-five (45), BAKER'S SUBDIVISION, of the Cucharia Tract out of the San Salvador Del Tule Grant, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 46, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:
1. Roadways as shown on the map of Baker's Subdivision of the Cucharia Tract of San Salvador Del Tale Grant, recorded in Volume 2, Page 46, Map Records of Hidalgo County, Texas.
2. Subject to any portion of subject property described herein lying within canal right of way.
3. Right of Way easement in favor of The State of Texas recorded in Volume 403, Page 151, Deed Records of Hidalgo County, Texas.
4. Right of Way easement in favor of The State of Texas recorded in Volume 951, Page 425, Deed Records of Hidalgo County, Texas.
5. Right of Way easement in favor of Magic Valley Electric Cooperative, Inc recorded in Volume 2709, Page 824, Official Records of Hidalgo County, Texas.
6. Right of Way easement in favor of North Alamo Water Supply Corporation recorded in Volume 2775, Page 163, Official Records of Hidalgo County, Texas.
7. Oil, Gas and Mineral Lease recorded in Volume 1872, Page 968, Official Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation in deeds recorded in Volume 472, Page 515, and Volume 1558, Page 429, Deed Records of Hidalgo County, Tens.
9. Visible and apparent easements on or across the property herein described.
10. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
12. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

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

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

Bison Oilfield Tools, Ltd.

By Sherry Pemberton Management, LLC,
a Texas limited liability company
Its General Partner

Maria Z Pemberton
By Maria Zenaida Pemberton, President

Bison Oilfield Tools, Ltd.

By Shirley Guerra Management, LLC
a Texas limited liability company
Its General Partner

Maria Z Pemberton
By Maria Zenaida Pemberton, President

WARRANTY DEED (Page 2 of 2)

Doc#2324107

STATE OF TEXAS
COUNTY OF KENDALL

This instrument was acknowledged before me on June 25th 20012 by Maria Zenaida Pemberton, President of Sherry Pemberton Management, LLC, a Texas limited liability company, general partner, on behalf of Bison Oilfield Tools, Ltd., a Texas limited partnership.

JOHN T. NEWMAN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-30-2012

Notary Public, State of Texas
Notary's Name Printed: _____
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF KENDALL

This instrument was acknowledged before me on June 25th 20012 by Maria Zenaida Pemberton, President of Shirley Guerra Management, LLC, a Texas limited liability company, general partner, on behalf of Bison Oilfield Tools, Ltd., a Texas limited partnership.

JOHN T. NEWMAN
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 08-30-2012

Notary Public, State of Texas
Notary's Name Printed: _____
My Commission Expires: _____

AFTER RECORDING RETURN TO:
Mr. Michael Puryear
Holt Texas, Ltd.
3302 South WW White Road
San Antonio, TX 78222-4830

PREPARED IN THE LAW OFFICE OF:
Bonner & Bonner (12-02)
POST OFFICE BOX 288
HARLINGEN, TX 78551-0288

Leonel Garza Jr. & Associates,LLC
1419 Dove Ste. 1
McAllen, TX 78504
Phone # 956-687-7295

TIN# 74-2948770

Invoice

Date	Invoice #
3/26/2014	2438

Hidalgo County Drainage District
c/o Godfrey Garza
902 N Doolittle
Edinburg, Texas 78541

HIDALGO COUNTY P.U.D. JUN 30 2014 6/25 BY: CLAUDETTE G. DRAINAGE DISTRICT #1

RECEIVED HIDALGO COUNTY DRAINAGE DISTRICT #1 APR 01 2014 11:15 AM PM BY:

COPY

P.O. No.	Terms	Job
623259	Due on receipt	Bond referendum

Item	Office File#	Description	Rate	Amount
Right of Way	2637	2012 Bond Referendum Parcel(1) / HIDDEN VALLEY Subject Location: 1224 Sioux Road, Alamo, Texas 78516 Owner: Anne Marie Perez	2,250.00	2,250.00 ✓
Right of Way	2638	2012 Bond Referendum Parcel(2) / HIDDEN VALLEY Subject Location: 1306 Sioux Road Owner: Mary Ann Tompkins	2,250.00	2,250.00 ✓
Right of Way	2639	2012 Bond Referendum Parcel(3) / DOLANSIDE VILLAGE. Subject Location: ±0.22 miles south of the intersection of El Dora Road and Gearhart Drive on the south side of cul-de-sac, Alamo, Texas Owner: WM T. Neal & Dorcas M. Moore	2,250.00	2,250.00 ✓
Right of Way	2640	2012 Bond Referendum Parcel(4) MINNESOTA MEADOWS Subject Location: E. Nolana Loop (N/S), 0.35 miles East of South Cesar Chavez Drive, Hidalgo County, Texas Owner: Shirley J. & Charles C. Belew, as Co-Trustees of the Shirley J. Belew Family Trust	2,250.00	2,250.00 ✓
Right of Way	2641	2012 Bond Referendum Parcel(5) MINNESOTA Subject Location: Interior tract located +/-970' If north of Nolana Loop and +/-1,300' If east of Cesar Chavez Drive, Hidalgo County, Texas. Owner: Ricks Exploration, Inc	2,250.00	2,250.00 ✓
Right of Way	2642	2012 Bond Referendum Parcel(6) MINNESOTA Subject Location: 1309 Minnesota Road, Alamo, TX Owner: Francisco J. Garza and Sylvia R. Roque	2,250.00	2,250.00 ✓
Right of Way	2643	2012 Bond Referendum Parcel(7) MINNESOTA Subject Location: E. Minnesota Road (N/S), 0.25 miles east of South Cesar Chavez Drive, Hidalgo County, Texas. Owner: J. Robert Velado	2,250.00	2,250.00 ✓

6/23 * PENDING - EXTRA DEPOSIT NOT APPROVED ON P.O. - NEED BOD APPROVAL AS A CLAIM. - 99 Initiated CLAIM

Total

Fax # 956-687-9236 leonelg@garza-associates.com

Leonel Garza Jr. & Associates,LLC
1419 Dove Ste. 1
McAllen, TX 78504
Phone # 956-687-7295

TIN# 74-2948770

Invoice

Date	Invoice #
3/26/2014	2438

COPY

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1
APR 01 2014
11:15 AM / PM
BY: NP

Hidalgo County Drainage District
c/o Godfrey Garza
902 N Doolittle
Edinburg, Texas 78541

P.O. No.	Terms	Job
623259	Due on receipt	Bond referendum

Item	Office File#	Description	Rate	Amount
Right of Way	2644	2012 Bond Referendum Parcel 8 SEMINOLE. Subject Location: E. Owassa Road (S/S), 0.34 miles east of South Cesar Chavez Drive, Hidalgo County, Texas. Owner: Jack McClelland PO # 623259	2,250.00	2,250.00 ✓

Total $18,000.00

Fax # 956-687-9236 leonel3@garza-associates.com

Need BOD Approval - Claim

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

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: : E. Minnesota Road (N/S), 0.25 miles east of South Cesar Chavez Drive, Hidalgo County, Texas.
District: NA

Property Owner: J. Robert Velado
ROW CSJ: NA

Address of Property Owner: 436 Toronto Avenue, Apt 25, McAllen, Texas 78503
Parcel: 7

Occupant's Name: Vacant
Federal Project No: NA

Whole: ☐ Partial: ☒ Acquisition
Highway:
County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is $57,565.00 as of December 10, 2013, based upon my independent appraisal and the exercise of my professional judgment; on December 10, 2013, (date)(s), I personally inspected in the field the property herein appraised; I afforded J. Robert Velado, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on February 25, 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 #2 until authorized by County officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

March 21, 2014
Date

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

District Reviewing Appraiser Date

★ A 6 ★

Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County, under the direction of Hidalgo County Precinct No. 2 the Honorable County Commissioner Hector "Tito" Palacios. The part to be acquired is for the a project known as the 2012 Bond Referendum for a drainage canal project. The intended use of the report is to assist Hidalgo County Precinct No. 2, for future negotiations of acquiring a portion of said property as fee simple in the name of Hidalgo County. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 11/2011. The intended user of the report is defined as Hidalgo County Precinct No. 2 and may include governmental entities participating in the project. Jaime Salinas, Right of Way Agent shall be the project manager for this project under the direction of Hidalgo County Precinct 2. Mr. Salinas has a local office located at 300 W. Hall Acres Suite G, Pharr, Texas and can be contacted at (956) 787-1891.

Scope of the Assignment

By work order on behalf of the Hidalgo County, Hidalgo County Precinct 2, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by R. Gutierrez Engineering Corporation, Professional Engineers & Land Surveyors, Pharr, Texas. Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue, Suite 1, McAllen, Texas. The office of Leonel Garza Jr. & Associates has been in operation for over 30 years of which Leonel Garza III, became owner of the family operation in 1998. Creating Leonel Garza Jr. & Associates LLC, Leonel Garza III specializes in right-of-way acquisition field for over 15 years. Various right-of-way projects have been performed in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County.

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

Purpose of the Appraisal Report

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

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate 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". 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." By definition, the ownership of real estate is endowed with a bundle of rights. If there are any questions or concerns as to this definition of fee simple estate or easement, please feel free to contact Leonel Garza III at (956) 687-7295 or leonel3@garza-associates.com for further explanation.

Accessibility To Subject Property

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of November 22, 2013. A copy of the certified letter is located within the addenda of this report. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection proceeded off-site along existing road right-of-way as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

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

Economic Unit Analysis

The subject property shall be analyzed based on the subject as a whole as indicated by survey. The area for the subject property as a whole is indicated as per survey provided by R. Gutierrez Corporation, Professional Engineers & Land Surveyors, dated October 29, 2013. Comparable sales are then located in the market area of which have a similar highest and best use and an overall similarity on size and location. This is performed in order to determine market value of the subject as a whole. Once the unit rate is indicated, then it shall be applied to the part to be acquired of which is a pro-rata part of the whole.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the gross land area to be acquired is 4.264 acres (185,740 square feet). The proposed acquisition has approximately 165.00' lineal feet of frontage along the north side of East Minnesota Road. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use as a residential development along the frontage of Sioux Road. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired	**4.264 Acres**
	185,740 Square Feet

Legal Description: Part To Be Acquired

A 4.264 acre of land out of the West 30.00 acres of Lot 7, Block 48, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. SAVE AND EXCEPT property conveyed to the County of Hidalgo, as set out in Right of Way Deed dated March 15, 2010, recorded in Document No. 2097855, Official Records of Hidalgo County, Texas. Said 30.00 acre tract of land is vested to J. Robert Velado and wife Constance B. Velado from H.S. Anderson and wife Ellen R. Anderson by virtue of a Warranty Deed with Vendor's Lien dated September 16, 1977, Recorded in Volume 1545, Page 947, Deed Records of Hdialgo County, Texas.

Remainder

The remainder, before and after the acquisition, is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired. Based on the limited area to be acquired, the remainder before and after shall have a similar highest and best use and therefore, no diminution (damage) to the remainder is indicated.

Property Tax Data

The property tax assessment was reviewed online and can be accessed via www.hidalgoad.org. According to the information provided by the Hidalgo County Appraisal District located at located at 4405 S. Professional Dr., Edinburg, Texas, the subject property was indicated to be under the ownership of J. Robert Velado. This was found under the tax account 112900.

OWNER OF RECORD	J. ROBERT VELADO
PROPERTY TAX IDENTIFICATION NO.	112900
IMPROVEMENT VALUE	$0
LAND VALUE	$ 389,250
AGRICULTURAL VALUE	$ 11,107
ASSESSED VALUE	$ 11,107
EXEMPTIONS	

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. This appraiser is not qualified to make a detailed environmental study and highly recommends that an inspection be made by a qualified environmental engineer if any environmental concerns exist. Leonel Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. A survey of the remainder of the subject property was not provided or necessary due to the acquisition being a partial taking. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole, part to be acquired and the remainder before and after the acquisition. In addition, the subject property was observed to be generally level and typical of the surrounding market area. No severe low lying areas were observed, however, this appraiser is not an engineer and cannot certify to the topography or drainage of the subject property.

Utility Services

The subject is located in a region, which contains, potable water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Personal Property

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

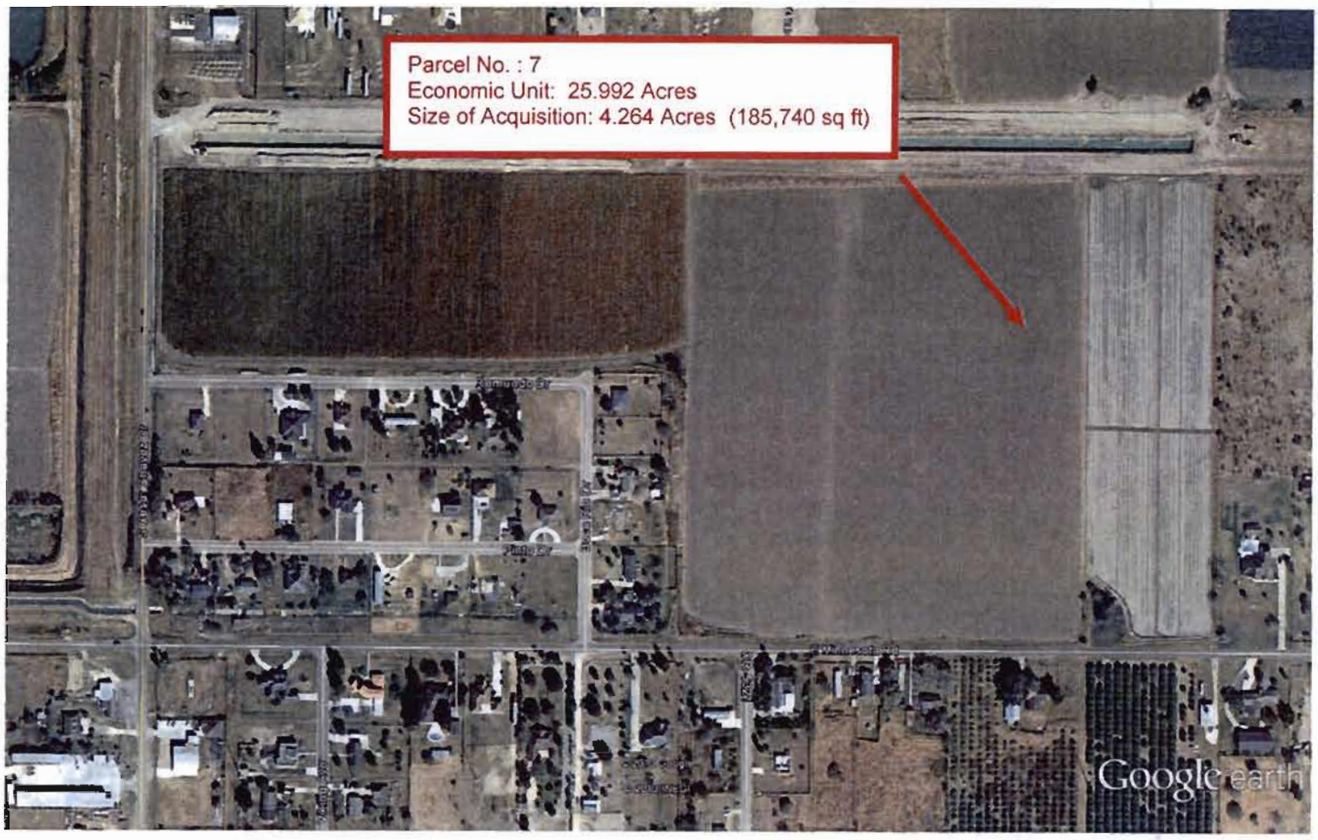
Listing Status

Based on the o-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

Exposure Time

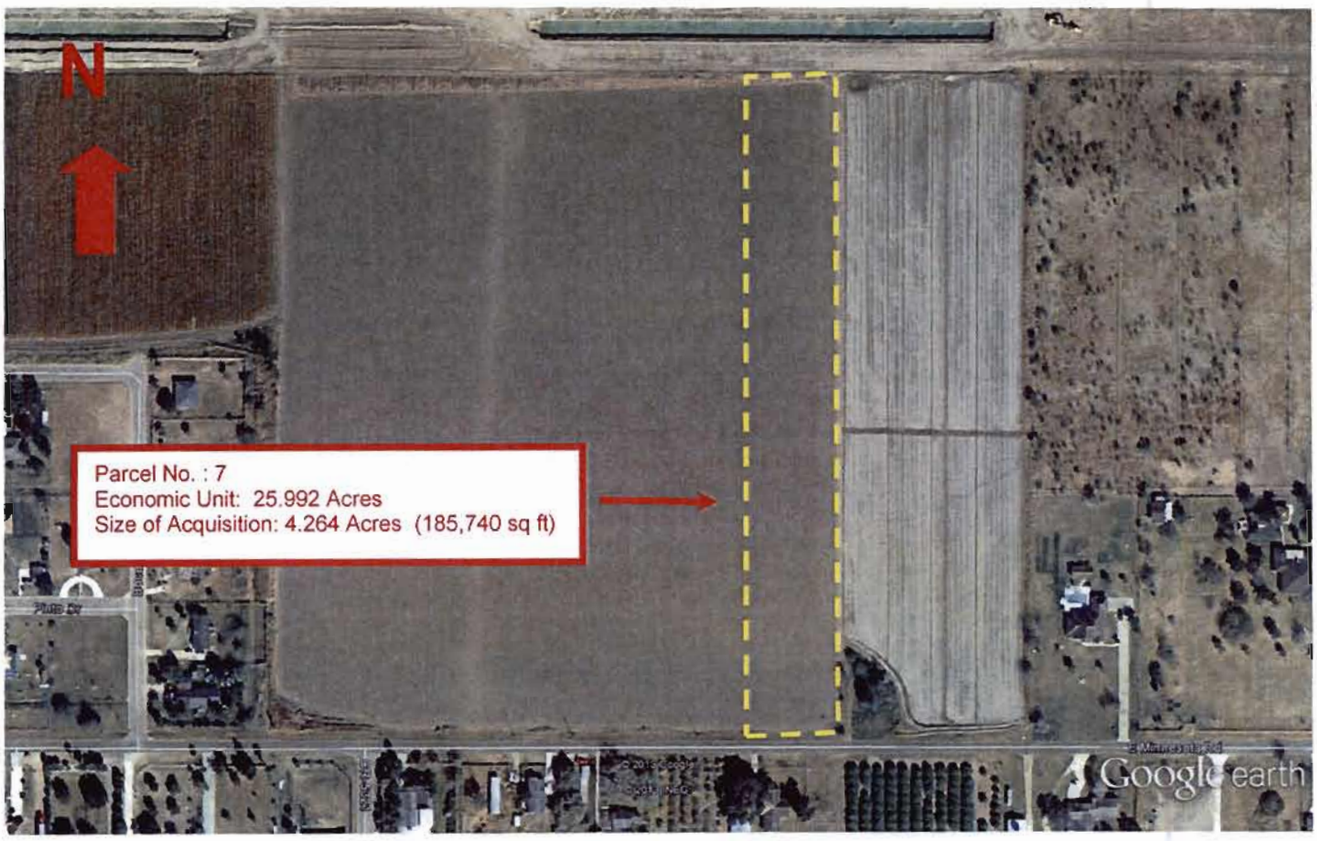
Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, an indicated twelve (12) months exposure time is indicated for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during our sales search for comparables similar to the subject property.

LOCATION MAP OF SUBJECT PROPERTY



AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

www.googleearth.com



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

County: Hidalgo

Eng13.001
October 24, 2013

DRAINAGE: H.C.D.D. No. 1 – MINNESOTA MEADOWS SUBDIVISION AREA

Project Limits: FROM NOLANA LOOP ROAD TO NORTH OF MINNESOTA ROAD TO LJ DRAIN DITCH

FIELD NOTES FOR PARCEL - 7

Being a 4.264 acre of land out of the West 30.00 acres of Lot Seven (7), Block Forty-Eight (48), Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Save and except property conveyed to the County of Hidalgo, as set out in Right of Way Deed dated March 15, 2010, recorded in Document No. 2097855, Official Records of Hidalgo County, Texas. Said 30.00 acre tract of land is vested to J. Robert Velado and wife Constance B. Velado from H. S. Anderson and wife Ellen R. Anderson by virtue of a Warranty Deed with Vendor's Lien dated September 16, 1977, recorded in Volume 1545, Page 947, Deed Records of Hidalgo County, Texas. Said 4.264 acre of land being more particularly described by metes and bounds as follow;

Commencing at a cotton picker spindle set at the Southeast corner of Lot 7, Block 48, Alamo Land and Sugar Company Subdivision; **Thence**, North 81 degrees 35 minutes 00 seconds West, with the South line of Lot 7, Block 48, Alamo Land and Sugar Company Subdivision, a distance of 330.00 feet to a cotton picker spindle found at the Southeast property corner vested to J. Robert Velado and wife Constance B. Velado (as recorded in Volume 1545, Page 947, D.R.H.C.); **Thence**, North 08 degrees 25 minutes 00 seconds East, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped R.G.E.C.) at the North Right of Way line of Minnesota Road for the Southeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, North 81 degrees 35 minutes 00 seconds West, with the North Right of Way Line of said Minnesota Road, a distance of 165.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Southwest corner of this tract of land;

THENCE, North 08 degrees 25 minutes 00 seconds East, parallel to the West line of said Lot 7, Block 48, a distance of 1125.75 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the North line of said property vested to J. Robert Velado and wife Constance B. Velado for the Northwest corner of this tract of land;

THENCE, South 81 degrees 33 minutes 40 seconds East, with the North line of said property vested to J. Robert Velado and wife Constance B. Velado, a distance of 165.00 feet to a No. 4 rebar found at the Northeast corner of said property vested to J. Robert Velado and wife Constance B. Velado for the Northeast corner of this tract of land;

THENCE, South 08 degrees 25 minutes 00 West, with the East line of said property vested to J. Robert Velado and wife Constance B. Velado, a distance of 1125.68 feet to the **POINT OF BEGINNING** and containing 4.264 acres of land of which 0.114 of an acre of land lies within the Hidalgo County Irrigation District No. 2 Irrigation Easement and leaving a **Proposed Net Taking of 4.150 acres** of land, more or less.

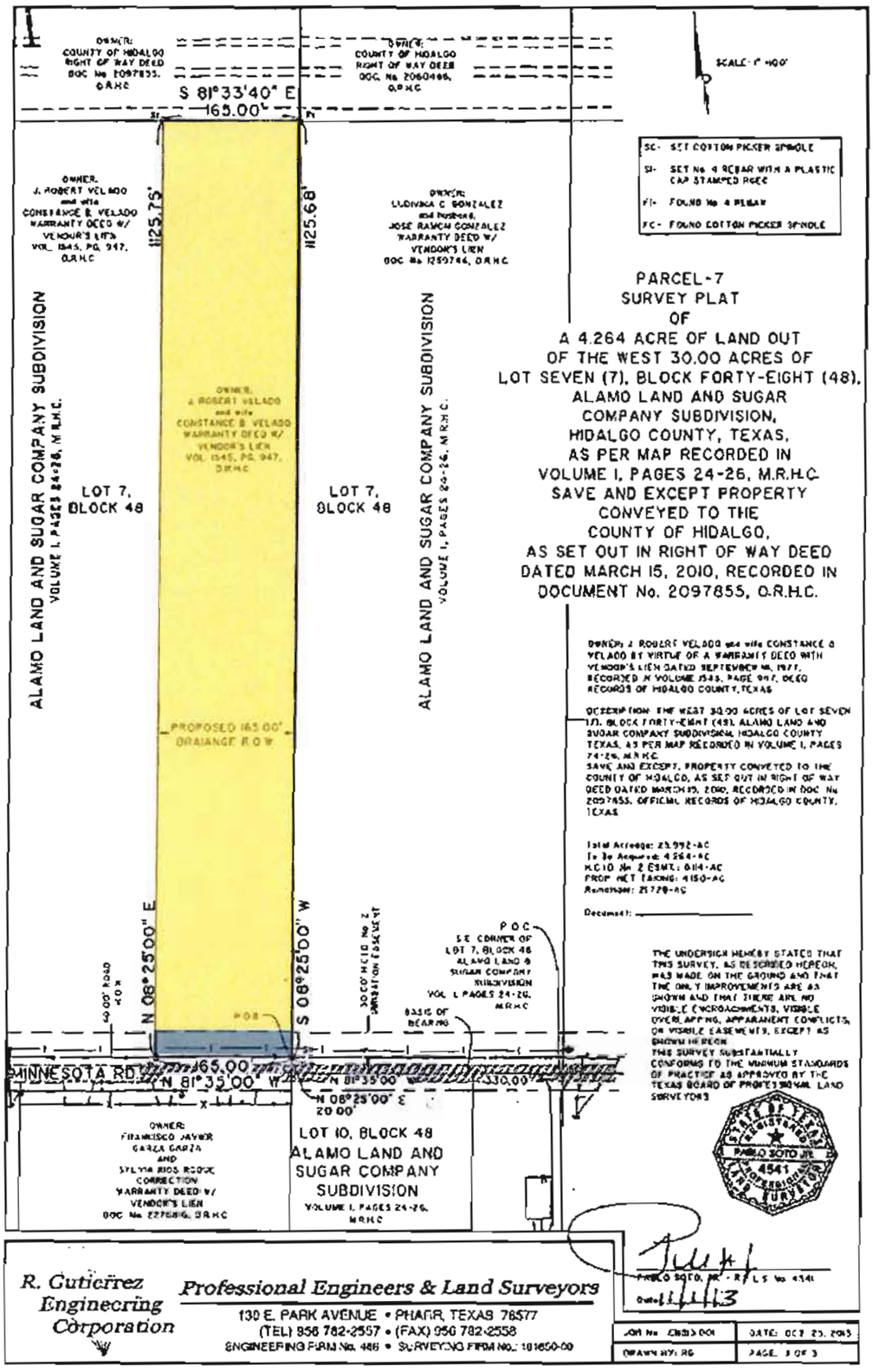
FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 3)

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



Pablo Soto, Jr. - R.P.L.S. No. 4541
Date: 11/1/13

SURVEY OF PART TO BE ACQUIRED (Page 3 of 3)



YELLOW HIGHLIGHT = PART TO BE ACQUIRED / GREEN HIGHLIGHT = HCID No. 2 EASEMENT

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 7

Local Address: E. Minnesota Road (N/S), 0.25 miles east of South Cesar Chavez Drive, Hidalgo County, Texas.

Date Taken: December 10, 2013

Taken By: Leonel Garza III

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

Looking: Photo 1: Northeastern View
Photo 2: Northern View



Photo 1
View of the subject property along Owassa Road.



Photo 2
View of the proposed acquisition area along Owassa Road.

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

Looking: Photo 3: Northwestern View
Photo 4: Northern View

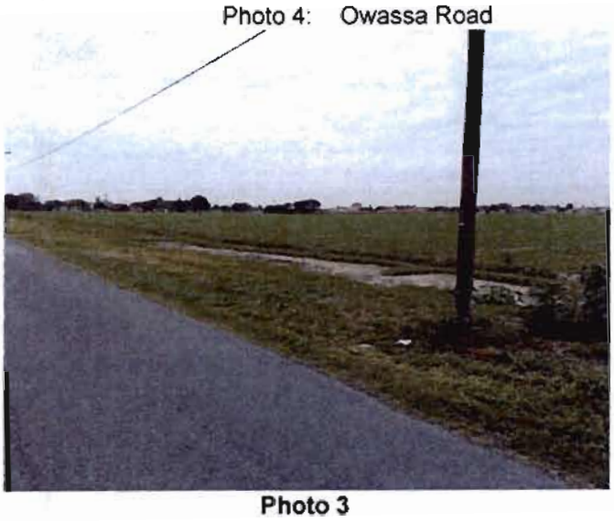


Photo 3
Another view of the proposed acquisition area along Owassa Road.



Photo 4
View illustrating 1 of 2 Olive Trees.

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 7

Local Address: E. Minnesota Road (N/S), 0.25 miles east of South Cesar Chavez Drive, Hidalgo County, Texas.

Date Taken: December 10, 2013

Taken By: Leonel Garza III

Point which taken: Photo 5: Subject Property
Photo 6: Subject Property

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

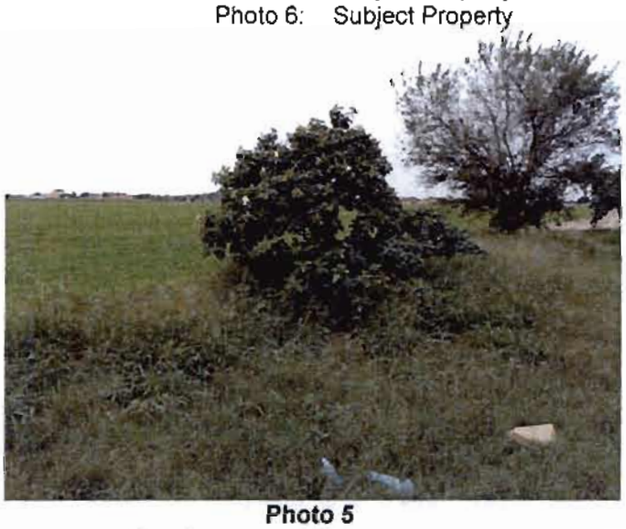


Photo 5
View illustrating 2 of 2 Olive Trees.

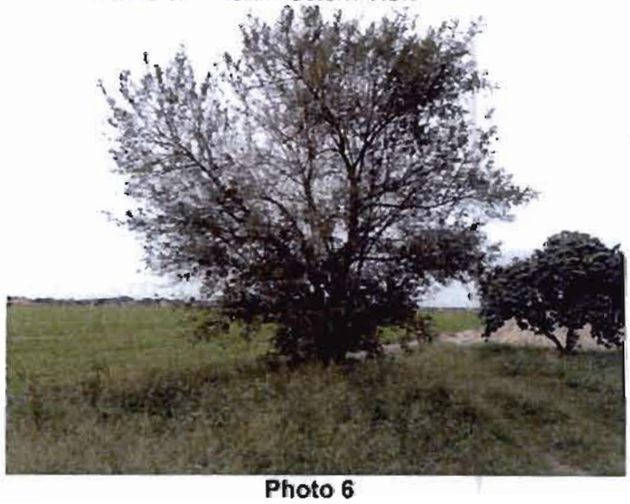


Photo 6
View illustrating a third tree within the proposed acquisition area.

Point which taken: Photo 7: Owassa Road
Photo 8: Owassa Road

Looking: Photo 7: Western View
Photo 8: Eastern View



Photo 7
Street view.



Photo 8
Street view.

DESCRIPTION OF PROPERTY:

The subject is an agricultural farm tract of which is located along the north side of Minnesota Road in-between Cesar Chavez Road and Alamo Road, in Hidalgo County, Texas. The site as a whole consists of approximately 25.992 acres and has approximately 1,006.0' lineal feet of frontage along the northern side of Minnesota Road. Based on the off-site inspection of the subject property, it did not appear that any building or site improvements are located within the part to be acquired nor the remainder after. Therefore, the subject will be appraised as a vacant tract of land as per scope of the assignment. The scope of this assignment is to determine the market value of the part to be acquired as indicated by the survey provided by R. Gutierrez Engineering Corporation, Professional Engineers & Land Surveyors, Pharr, Texas. The area to be acquired shall consist of approximately 165.00' lineal feet of frontage along Minnesota Road at a depth of 1,125.75' lineal feet on the west side and a depth of 1,125.68' lineal feet on the east side. The proposed acquisition area is indicated to be 4.264 acres (185,740 square feet). The property in question is currently owned in "fee simple" and therefore shall be valued at 100% of the market value determined by the Sales Comparison Approach "as vacant". This is performed in order to determine the unit market value (price per square foot) of the part to be acquired by the County of Hidalgo as per 2012 Bond Referendum Rural Drainage Development program.

NEIGHBORHOOD ANALYSIS:

The subject neighborhood along Minnesota Road is of single family residential developments and agricultural use properties. The subject properties market area can be defined by Trenton Road to the north, Earling Road to the south, North Alamo Road to the east and Cesar Chavez Road to the west. This appraiser has inspected the market area, and has found that the market contains stable growth. It is recognized that the Lower Rio Grande Valley has experiences a downturn in the overall market and marketability of vacant land for development over the past (4) four years. However, the market does appear to be rebounding throughout Hidalgo County.

SITE ANALYSIS

Five Year Sales History:
During the course of the appraisal, research was performed through the Hidalgo County Appraisal District to verify the current ownership of the subject property along with title information provided by the client. The property was transferred from H.S. Anderson & Ellen R. Anderson to J. Robert Velado and Constance B. Velado, husband and wife on September 16, 1977 and recorded under Warranty Deed Volume No. 1545, Page 947 for an undisclosed consideration. A copy of the appraisal card and deed of the subject property is located in the Addenda of this report. It was indicated by the property owner that the subject property is currently under an annual farm lease.

Legal Description:
The West 30.00 acres of Lot Seven (7), Block Forty-Eight (48), Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, As per Map Recorded in Volume 1, Pages 24-26, M.R.H.C. SAVE AND EXCEPT: Property Conveyed to the County of Hidalgo, as set out in Right of Way Deed Dated March 15, 2010, Recorded in Document No. 2097855, Official Records of Hidalgo County, Texas.

Legal Description: (Part to be Acquired)
A 4.264 acre of land out of the West 30.00 acres of Lot 7, Block 48, Alamo Land and Sugar Company Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. SAVE AND EXCEPT property conveyed to the County of Hidalgo, as set out in Right of Way Deed dated March 15, 2010, recorded in Document No. 2097855, Official Records of Hidalgo County, Texas. Said 30.00 acre tract of land is vested to J. Robert Velado and wife Constance B. Velado from H.S. Anderson and wife Ellen R. Anderson by virtue of a Warranty Deed with Vendor's Lien dated September 16, 1977, Recorded in Volume 1545, Page 947, Deed Records of Hdialgo County, Texas.

Improvements:
During the off-site inspection of the subject property no building improvements were indicated within the part to be acquired. The subject remainder contains a single family residence with supporting site improvements. No damages are indicated for the remainder, however, several site improvements are located within the proposed acquisition and shall be itemized on page 5.0 of this report for purposes of determining compensation. These site improvements within the acquisition are valued based on their depreciated cost value. In the event site improvements must be re-established within the remainder, a cost to cure shall apply and be added to the total compensation calculated. In addition, any utilities located within the part to be acquired of which are affected by the acquisition, shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

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

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	H.S. Anderson & Ellen R. Anderson	Victor and Nora Davila Family Limited Partnership		Arlene Maes Cavazos and Rudolfo Cavazos		Larry Earl and Adonna Lynn Peacock	
Grantee	J. Robert & Constance B. Velado	Ramon Guajardo and Elizabeth Gutierrez		RB RGV LTD		Buena Tierra Holdings, LLC	
Date	September 16, 1977	November 4, 2013		October 31, 2011		September 18, 2012	
Sales Price	$ -	$ 228,000		$ 300,000		$ 734,506	
Unit Price	$ - / Acre	$ 11,692	/ Acre	$ 14,006	/ Acre	$ 15,999	/ Acre
Relative Location	Average	Similar	0%	Similar	0%	Superior	-15%
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Typical of Market	Similar	0%	Similar	0%	Similar	0%
Financing	Conventional	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water/Elec/Phone	Similar	0%	Similar	0%	Similar	0%
Frontage	Minnesota Road	Sioiux Road	0%	NEC of Nolana and Val Verde Road	-20%	SEC of Minnesota Road and Val Verde Road	-20%
Size of Tract (Acre)	25.992 Acres	19.500 Ac	0%	21.420 Ac	0%	45.910 Ac	20%
Net Adjustments			0%		-20%		-15%
Indicated Unit Value		$ 11,692	/ Acre	$ 11,205	/ Acre	$ 13,599	/ Acre

Estimated Unit Value of Fee Simple Area $ **13,500** /Acre
Estimated Unit Value of Easement Area $ **6,750** /Acre

Estimated Value by Sales Comparison Approach **(4.16 Acre x $13,500/Acre)** $ **56,025**
(Includes Part To Be Acquired Only)- Fee Land

Estimated Value by Sales Comparison Approach **(0.114 Acre x $6,750/Acre)** $ **770**

ROW-A-5S
(Rev. 11/11)
Page 1 of 3

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 7 Highway:
County: Hidalgo ROW CSJ: NA

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Victor and Nora Davila Family Limited Partnership
Grantee/Lessee: Ramon Guajardo and Elizabeth Gutierrez
Date: November 04, 2013
Recording Information: Document No.: 2454135
Key Map:
Address: E Sioux Road, San Juan, Hidalgo County, Texas
Zip Code: 78516
Legal Description: The West 10.00 acres, more or less, out of a 19.50 acre tract of land out of the East half of Lot 14, Block 43, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under Clerk's Document No. 956640, Official Records, Hidalgo County, Texas.
Confirmed Price: $228,000
Verified with: MLS No.: A161901S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 19.50 Acres (Gross) / 849,420 Sf
Unit Price as Vacant: $ 11,692 / Acre or $0.27/SF
Type Street:
Utilities: Electricity / Septic
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A
Unit Price as Improved: $ N/A
Condition and Functional Design: N/A
Current Use: Agricultural / Single Family Use
Highest & Best Use: Single Family Residential
Date of Inspection:
Zoning: N/A
Flood Plain: Zone "B"
Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)
March 20, 2014
Date

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 7 Highway:
County: Hidalgo ROW CSJ: NA

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Arlene Maes Cavazos and Rudolfo Cavazos
Grantee/Lessee: RB RGV, LTD
Date: October 31, 2011
Recording Information: Document No.: 2254395
Key Map:
Address: N Val Verde Road, Donna, Hidalgo County, Texas
Zip Code: 78537
Legal Description: 36.83 acres of land, out of Block 137 and 138, Hill-Halbert Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 1, Page 35, Map Records, Hidalgo County, Texas.
Confirmed Price: $$300,000
Verified with: MLS No.: A140218S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 21.420 Acres / 933,055SF
Unit Price as Vacant: $ 14,006 / Acre or $0.32/SF
Type Street: Paved – Nolana and Valverde Road
Utilities: Electricity / Septic
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A
Unit Price as Improved: $ N/A
Condition and Functional Design: N/A
Current Use: Vacant Tract of Land
Highest & Best Use: Single Family Residential
Date of Inspection:
Zoning: N/A
Flood Plain: Zone "C"
Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)
March 20, 2014
Date

COMPARABLE DATA SUPPLEMENT

District: NA Parcel No.: 7 Highway:
County: Hidalgo ROW CSJ: NA

Land Sale ☒ Improved Sale ☐ Rental Data ☐



Grantor/Lessor: Larry Earl Peacock and Adonna Lynn Peacock
Grantee/Lessee: Buena Tierra Holdings, LLC
Date: September 18, 2012
Recording Information: Document No.: 2343226
Key Map:
Address: Minnesota Road, Donna, Hidalgo County, Texas
Zip Code: 78537
Legal Description: 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.
Confirmed Price: $734,506
Verified with: MLS No.: A150245S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 45,910 Acres / 1,999,840 Square Foot
Unit Price as Vacant: $15,999 / Acre or $0.37/ SF
Type Street: Paved – Minnesota Road
Utilities: Electricity / Septic
Improvement(s) Description: N/A
Improvement(s) Size: N/A (GBA): N/A (NRA): N/A
Unit Price as Improved: $ N/A
Condition and Functional Design: N/A
Current Use: Vacant Tract of Land
Highest & Best Use: Single Family Residential
Date of Inspection:
Zoning: N/A
Flood Plain: Zone "C"
Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)
February 25, 2014
Date

COMPARABLE SALES MAP



Explanation of Adjustments with Reconciliation:

During the analysis of the acquisition area, the value for the subject property as a whole or economic unit was determined. This determination of market value is utilized for the valuation of the proposed acquisition which is a pro-rata part of the whole. The local market and extended market was searched for comparable sales of which contained similar overall highest and best use and located in similar market areas. Each of the sales utilized are located within the market area and are the most comparable located in the market place of which all information pertinent to the transaction could be verified. Several sales were located within this parameter of which had occurred within the past three years. However, the three sales selected which were the most comparable to the subject property and required the least number of adjustments. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors of which the real estate market shall recognized for the purchase of said tracts.

After reviewing the comparable sales selected, an unadjusted unit range of market value of $11,692 per acre to $15,999 per acre was indicated. After adjustments were made in paired sales analysis of the comparable to the subject property, an adjusted range of market value of $11,205 per acre to $13,599 per acre was determined. Based on the existing developments and surrounding land use within the immediate market area and the current trends in Northside Village Mobile Home Subdivision, a unit value near the upper end of the adjusted range is selected; $13,500 per acre.

As for the portion of the part to be acquired of which is encumbered by a 30' foot Hidalgo County Irrigation District No. 2 Easement. As such, a 50% downward adjustment of the fee simple unit rate is applied for the existing easement area only. The purpose of such adjustment is to account for the division of ownership held by both the owner of record and the easement holder. The easement holder controls said portion of land as there are restrictions as to the use of said property for the construction, repair and installation of utility lines.

Calculation For Part To Be Acquired

Fee Simple Unit Value	$ 13,500 / Acre
Easement Value ($13,500/Acre x 50%)	$ 6,750 / Acre

ESTIMATED VALUE OF ACQUISITION

Land:	4.150 Acres	@	$ 13,500	Per Acre Fee Simple	$	56,025
	0.114 Acres	@	$ 6,750	Per Acre Encumbered Fee	$	770
	0.114 Acres	@	$ 6,750	Per Acre HCID No.2 Easement	$	770

Improvements:	No Improvments	$	-
		$	-
	Total Improvements	$	-

TOTAL ESTIMATED VALUE	**$**	**57,565**
Cost To Cure	**$**	**-**
Estimated Total Compensation	**$**	**57,565**

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed
8. Questionnaire

Certification of Appraisal

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

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

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

Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable,. but no warranty is given for its accuracy

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

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

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

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

General Limiting Conditions:

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

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

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

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

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

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

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

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

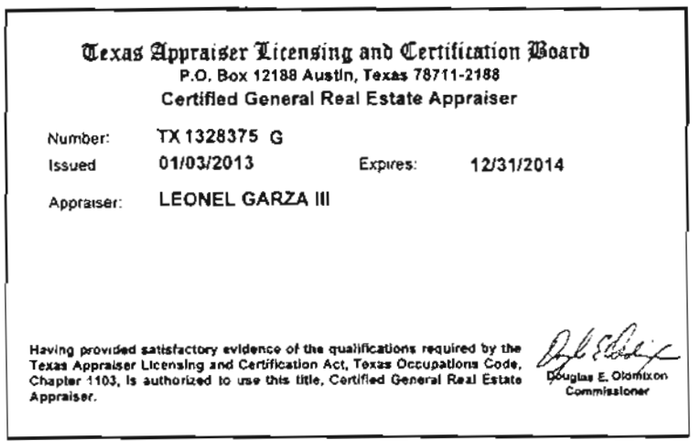
QUALIFICATIONS OF APPRAISER – LEONEL GARZA III

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. A company founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years. Leonel Garza III continued the family business since 1998, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

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

Licenses
State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2014 (Active)

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



Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1328375 G
Issued 01/03/2013 Expires: 12/31/2014
Appraiser: LEONEL GARZA III

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

Douglas E. Oldmixon
Commissioner

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

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

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

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

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

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

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

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

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

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee
Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

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

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

Member of The McAllen Palm City Lions Club
Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2005 & 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

Other Work Experience

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

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

State of Texas

Historically Underutilized Business Certification and Compliance Program

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

LEONEL GARZA, JR. & ASSOCIATES, LLC

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

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

Paul A. Gibson

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

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

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

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
(956) 687-7295 (24 hour answering service) Fax (956) 687-9736
Email: leonel3@garza-associates.com

November 22, 2013

Project: 2012 Bond Referendum Rural Drain

Parcel No. 7
J. Robert Velado
436 Toronto Avenue, APT 25
McAllen, Texas 78503

To Whom It May Concern:
Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Drainage District No. 1 to appraise various properties for the expansion of a proposed drain ditch to be known as the "2012 Bond Referendum Rural Drain Ditch. The project extends from Sioux Road to Owassa Road between Alamo Road and Cesar Chavez Road in Hidalgo County, Texas.

Attached is a survey of the easement to be acquired. This office is requesting verbal or written permission to inspect the subject property at the earliest date possible in order to locate the part to be acquired and photograph the area. We would like to extend the opportunity to meet with our office, on-site, in order to further explain the project and the purpose of the appraisal report.

The Hidalgo County Drainage District No 1 along with the County of Hidalgo Precinct No. 2 Right of Way Agents shall be negotiating the purchase of this portion of your property. As per the Hidalgo County Appraisal District (www.hidalgoad.org) it is indicated that the subject property is in the name of J. Robert Velado. If you or your representative wish to meet with our office to discuss the purpose of the appraisal and join us for an on-site inspection of your land, contact our office at (956) 687-7295 or leonel3@garza-associates.com. I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. If this letter does not pertain to you and or you have sold said property, please notify our office as soon as possible so that the proper owner can be notified of the project.

With this letter I request permission to perform an on-site inspection and photograph your property. If access is restricted by a perimeter fence or gate, the inspection shall remain off-site along existing road right of way or existing drainage easements in the area. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible. Thank you.

Sincerely,

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

Cc: Hidalgo County Precinct No. 2
Jaime Salinas / Guadalupe Rodriguez, Right of Way Agents
Office (956) 787-1891
300 West Hall Acres, Suite G
Pharr, Texas 78577

Leonel Garza Jr & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

7012 2920 0001 5645 5078

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

Sent To: J. Robert Velado
Street, Apt. No.; or PO Box No.: 436 Toronto Avenue, APT 25
City, State, ZIP+4: McAllen, Texas 78503

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
J. Robert Velado
436 Toronto Avenue, APT 25
McAllen, Texas 78503

Parcel No 7
2012 Bond Referendum
Rural Drain Project

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11/23/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 2920 0001 5645 5078

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 112900 VELADO J ROBERT for Year 2013

Property

Account

Property ID:	112900	Legal Description:	ALAMO LAND & SUGAR CO S1141-W990 LOT 7 BLK 48 25.95 AC NET
Geographic ID:	A1800-00-048-0007-00	Agent Code:	
Type	Real		
Property Use Code:			
Property Use Description:			

Location

Address	MINNESOTA & CESAR CHAVEZ RD TX	Mapsco:	
Neighborhood		Map ID	
Neighborhood CD:			

Owner

Name:	VELADO J ROBERT	Owner ID:	37010
Mailing Address	436 TORONTO AVE APT 25 MCALLEN, TX 78503-3002	% Ownership:	100.000000000%
		Exemptions	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value	+	$0		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation	+	$389,250	$11,107	
(+) Timber Market Valuation:	+	$0	$0	
(=) Market Value:	=	$389,250		
(–) Ag or Timber Use Value Reduction	–	$378,143		
(=) Appraised Value	=	$11,107		
(–) HS Cap:	–	$0		
(=) Assessed Value:	=	$11,107		

Taxing Jurisdiction

Owner: VELADO J ROBERT
% Ownership: 100.000000000%
Total Value: $389,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$11,107	$11,107	$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	$11,107	$11,107	$10.63
FD4	EMS DIST #04	0.026700	$11,107	$11,107	$2.97
GHD	HIDALGO COUNTY	0.590000	$11,107	$11,107	$65.53
JCC	SOUTH TEXAS COLLEGE	0.150000	$11,107	$11,107	$16.66
R14	ROAD DIST 14	0.000000	$11,107	$11,107	$0.00
SFA	FSJA ISD	1.359200	$11,107	$11,107	$150.97
SST	SOUTH TEXAS SCHOOL	0.049200	$11,107	$11,107	$5.46
	Total Tax Rate:	2.270800			
				Taxes w/Current Exemptions:	$252.22
				Taxes w/o Exemptions:	$252.22

Taxes w/o Exemptions $252.22

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	25.9500	1130382.00	0.00	0.00	$389,250	$11,107

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	$0	$389,250	11,107	11,107	$0	$11,107
2012	$0	$389,250	10,821	10,821	$0	$10,821
2011	$0	$389,250	10,406	10,406	$0	$10,406
2010	$0	$389,250	10,484	10,484	$0	$10,484
2009	$0	$450,000	12,570	12,570	$0	$12,570
2008	$0	$450,000	12,570	12,570	$0	$12,570
2007	$0	$300,000	11,970	11,970	$0	$11,970
2006	$0	$300,000	12,000	12,000	$0	$12,000
2005	$0	$219,000	12,120	12,120	$0	$12,120
2004	$0	$219,000	12,000	12,000	$0	$12,000
2003	$0	$219,000	11,970	11,970	$0	$11,970

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		CONV	CONVERSION	Unknown	VELADO J ROBERT			

Tax Due

28788

NOTICE

For use by Texas Lawyers only. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms, constitutes the practice of law. Texas Standard Forms, Box 26, San Antonio, Texas 78291, Form No. 53. © 1978

6.00

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS }
COUNTY OF HIDALGO } KNOW ALL MEN BY THESE PRESENTS:

That we, H. S. Anderson and wife Ellen R. Anderson

of the County of Hidalgo and State of Texas for and in consideration of the sum of TEN AND NO/100---------- DOLLARS and other valuable consideration to the undersigned cash in hand paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of THIRTY-FOUR THOUSAND AND NO/100-- Dollars, evidenced by one promissory vendor's lien note of even date herewith payable to the order of grantors herein, bearing interest at the rate of eight and one-half percent per annum, payable in the City of Mission, Hidalgo County, Texas, in ten consecutive annual installments of $3,400.00 each, plus interest, commencing on September 15, 1978 and continuing on the 15th day of September of each and every year thereafter until all principal and interest are paid in full, and containing the usual clauses for acceleration at the option of the holder on default and for attorneys fees, and providing for prepayment without penalty in any amount at anytime after January 1, 1978.

the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to Neal King Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto J. Robert Velado and wife Constance B. Velado

of the County of Hidalgo and State of Texas, all of the following described real property in Hidalgo County Texas, to-wit:

The West Thirty (30) acres of Lot Seven (7), Block Forty-eight (48), Alamo Land and Sugar Company's Subdivision, out of Porcion Seventy-two (72), Los Torritos, Santa Ana and El Gato Grants, Hidalgo County, Texas, according to map or plat of record in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. SUBJECT TO: (1) Easements and Reservations as reflected by the map and plat of record in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. (2) Rights, Rules, Regulations and Easements in favor of Hidalgo County Water Improvement District No. 2. (3) Oil lease dated September 7, 1976 from H. S. Anderson and wife Ellen R. Anderson to Mellon Energy Company and recorded in Volume 362, Page 701, Oil and Gas Lease Records of Hidalgo County, Texas, and grantors herein hereby reserve unto themselves all financial benefits that have accrued and may accrue as a result of said lease and (4) Taxes for the year 1977 and all subsequent years which grantees herein hereby assume and agree to pay.

947

WARRANTY DEED (Page 2 of 2)

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

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 16th day of September A.D. 1977.

H. S. Anderson

Ellen R. Anderson

COUNTY OF Hidalgo }

Before me, the undersigned authority, on this day personally appeared H. S. Anderson and wife Ellen R. Anderson known to me to be the persons whose name s are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 16th day of September, A.D. 19 77.

BELEN QUINTERO
Notary Public, Hidalgo County, Texas
My Commission Expires February 16, 1979

Belen Quintero
Notary Public in and for HIDALGO County, Texas

THE STATE OF TEXAS }
COUNTY OF }

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

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

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

Notary Public in and for County, Texas.

Prepared in Law Office of	For Use by County Clerk	Please Return To
KING, WAITE AND GUERRA P. O. BOX 1025 MISSION, TEXAS 78572	FILED FOR RECORD 28788 9:09 A.M. SEP 22 1977 SANTOS ZAMORA County Clerk, Hidalgo County, Texas By Deputy	CHARGE: HIDALGO AND STARR COUNTIES ABSTRACT COMPANY Mr. Rafael H. Flores P. O. Box 2128 McAllen, Texas 78501

FORM NO. 93

948

QUESTIONNAIRE (Page 1 of 2)

Leonel Garza Jr. & Associates LLC

Appraisal Services Questionnaire – 2012 Bond Referendum Rural Drain Project

November 22, 2013

The following information is required in order to expedite the completion of appraisal reports requested by the Hidalgo County Precinct No. 2. If there are any questions or concerns, you can contact Leonel Garza III of Leonel Garza Jr. & Associates LLC at (956) 687-7295 or by email at leonel3@garza-associates.com.

1. **Parcel No.** 7
2. **Owner(s) of Record:** Constance B. & J. Robert Velasco
3. **Who Is Authorized To Make Decisions For This Property?** Constance B & /or J. Robert Velasco
4. **Contact Numbers:** 956-467-5013 Home
   956-616-8109 – Robert
   956-616-8113 – Constance
5. **Mailing Address:** 436 Toronto Avenue #25, Mcallen, TX 78503
6. **Date of Purchase:** N/A
7. **Original Purchase Price of Property:** N/A
8. **Number of Acres (SF) Purchased:** 300
9. **Do You Have A Current Survey of The Subject Property?**
   ☐ Yes ☑ No
10. **Do You Have An Opinion of Value of Your Property?**
    ☐ Yes ☑ No
    Explain _____
11. **Have There Been Any Recent Changes In Ownership In The Past Five Years?**
    ☐ Yes ☑ No
    Explain _____
12. **Are There Any Leases and or Pending Subdivisions?**
    (building leases, farming leases, re-platting, proposed subdivision ect.)
    ☑ Yes ☐ No
    Explain Farm Lease / Annual

1

QUESTIONNAIRE (Page 2 of 2)

13. Any Underground Site Improvements Along The Frontage Of The Subject Property?

☐ Yes ☑ No

Explain _____

14. Comments, Concerns or Special Request: None

15. Does the Office of Leonel Garza Jr. & Associates LLC have permission to enter your property to photograph and measure any land and Improvements which may be affected by the proposed acquisition?

☑ Yes ☐ No

Would you like to be with the Appraiser for an on-site inspection of the subject property?

☑ Yes ☐ No

If NO, do you acknowledge that the Appraiser has afforded you or representative the opportunity to inspect the subject property, but decline?

☐ Yes ☐ No

Leonel Garza Jr. & Associates LLC shall be available during normal working hours to answer any questions or concerns you may have in the future.

Leonel Garza III – General Certified Appraiser
Leonel Garza Jr. & Associates LLC
1419 Dove Avenue, Suite #1, McAllen, Texas 78504
(956) 687-7295 (Office) / (956) 687-9236 (Fax)
leonel3@garza-associates.com

_____ 12/20/13
Authorized Signature Date

J Robert Vela IV
Print Name

Zimbra **claudette.guerrero@hcdd1.org**

Leonel Garza & Associates Inv#2438-Report No. 2643-Services Not Included on Approved Purchase Order No. 623259-14

From : Claudette Guerrero <claudette.guerrero@hcdd1.org>
Mon, Jun 30, 2014 11:48 AM
Subject : Leonel Garza & Associates Inv#2438-Report No. 2643-Services Not Included on Approved Purchase Order No. 623259-14
2 attachments
To : jaime salazar <jaime.salazar@hcdd1.org>
Cc : lora.briones <lora.briones@hcdd1.org>

Jaime,

Purchase Order no. 623259-14 was issued for six (6) appraisal services in connection to Pct.2 2012 Bond Referendum Rural Drainage Development projects; the project are as follows:

1. Northside Village -One (1) Appraisal
2. Hidden Valley Estates-Two (2) Appraisals
3. Minnesota Meadows Unit No. 2-Three (3) Appraisals
4. Seminole Valley-One (1) Appraisal

While processing payment for the invoice previously mentioned, we noted an additional appraisal report submitted for Minnesota Meadows. There were no additional notes for an increase and/or any changes to include the additional service; therefore, no payment was issued to cover the additional report. The item will be treated as a claim. The remainder of the invoice was paid accordingly.

Please make necessary arrangements to have additional items be placed as claims.

Thank you,

HCDD#1
Claudette Guerrero, Accountant
Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, Texas 78542
Off: (956)292-7080 ext: 5804
Fax: (956)292-7089
claudette.guerrero@hcdd1.org



Signature(claudette)acct2013.jpg
32 KB

Leonel Garza Inv#2438-Report No. 2643-Claim.pdf
395 KB

Zimbra **claudette.guerrero@hcdd1.org**

Invoice No. 2401

From : Jose Ochoa <jose.ochoa@co.hidalgo.tx.us> Thu, Sep 11, 2014 04:46 PM

Subject : Invoice No. 2401 4 attachments

To : Claudette Guerrero <claudette.guerrero@hcdd1.org>

Cc : Jaime Salazar <jaime.salazar@hcdd1.org>, Lora Briones <lora.briones@hcdd1.org>

Good Afternoon Claudette,
Please accept this email as to what transpired with invoice No. 2401 submitted by Leonel Garza and Associates in the amount of $600.00 which was submitted without a purchase order being acquired. Negations failed to acquire Parcel 1 of the Faysville Drainage Project between Hidalgo County Drainage District No. 1 and Santa Cruz Properties (Richard Rupert). Mr. Leonel Garza was contracted to do appraisals on all five parcels when this project was initiated. In Mr. Rupperts case, he took it upon himself to get his own appraisal done by a different appraiser, which he had every right to do so. There was a difference of about $9,000.00 between appraisals with Mr. Garza's being at a lower appraised value. Since negotiations failed, this was sent to Greg Kazen at Atlas & Hall to initiate eminent domain proceedings as I was directed to do. A condemnation hearing was set and held on December 11, 2013 at the law offices of Atlas and Hall. Mr. Leonel Garza was advised to be present so he could defend his appraisal and appraisal amount as there was a difference with the one Mr. Ruppert presented. I believed at the time we did not need to secure a purchase order since we did not know how many hours Mr. Leonel Garza was going to have to bill for. I was under the assumption that since Mr. Garza had a contract with the county, with set rates, he would provide testimony and invoice after he calculated how many hours of preparation and testimony was needed. It would have been difficult at that time to request a purchase order as we did not know how long the hearing or preparation would be. Due to these assumptions, a request for proposal was not requested to secure a purchase order, therefore, you have an invoice without a purchase order. I hope this clarifies any questions you may have as to why a purchase order was not obtained and you can proceed to process this invoice for payment. Attached for your review are the copies of the following:

Invoice submitted by Mr. Leonel Garza and Associates in the amount of $600.00 (Invoice # 2401)
Plaintiffs' First Statement in Action for Condemnation
Notice of Hearing
Recorded Judgment

Please call me with any questions or if any additional information is needed at (956) 648-1245.
Thanks.

Jose Ochoa
Right of Way Agent
P 956.383.3112 Ext. 4016
F 956.381.5905

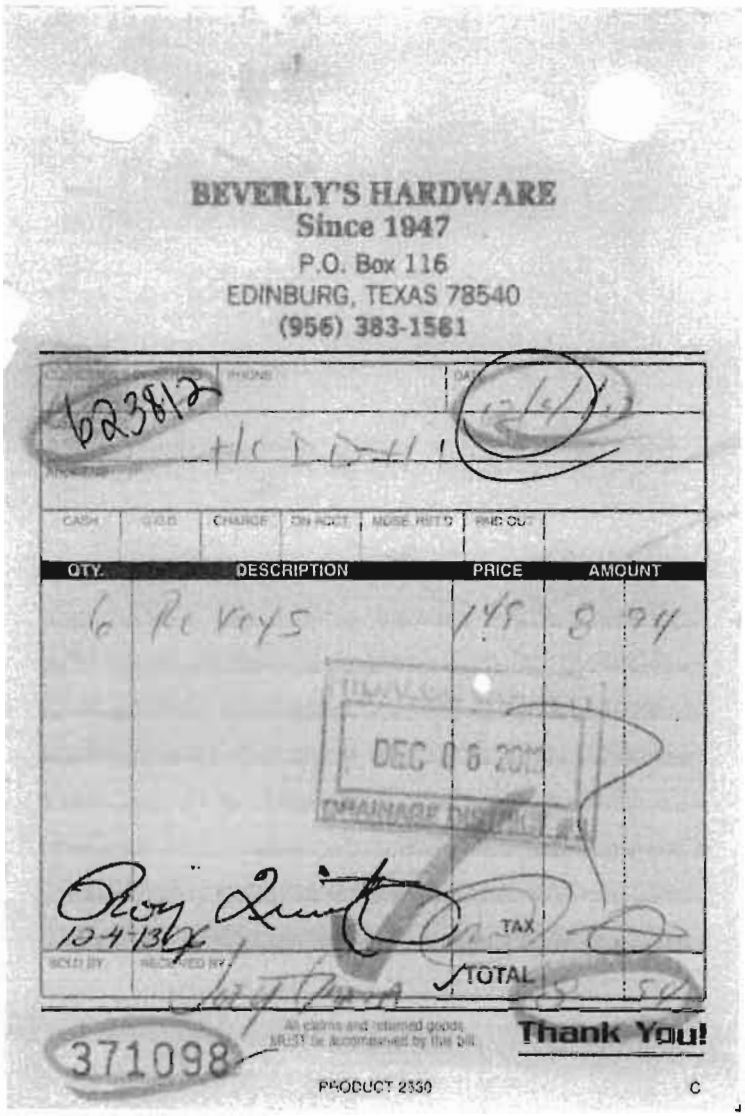
Invoice.pdf
102 KB

FirstStatemet.pdf
334 KB

NoticeofHearing.pdf
320 KB

Judgement.pdf
420 KB

CLAIM



BEVERLY'S HARDWARE
Since 1947
P.O. Box 116
EDINBURG, TEXAS 78540
(956) 383-1561

623812

CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D	PAID OUT

QTY.	DESCRIPTION	PRICE	AMOUNT
6	Re Keys	1.45	8 70

DEC 06 2013
DRAINAGE DISTRICT #1

Roy Lunt
12-4-13

TAX

TOTAL

All claims and returned goods MUST be accompanied by this bill.

Thank You!

371098

PRODUCT 2330 C

13 -110-433-006 46720
EDBG PUMPS-RE KEYS

NOTICE TO CASHIER: BE SURE WATERMARK IS ON REVERSE SIDE BEFORE CASHING

HCDD#1

HIDALGO COUNTY
DRAINAGE DISTRICT #1

902 N. DOOLITTLE
EDINBURG, TEXAS 78542

GENERAL FUND

LONE STAR NATIONAL BANK
MEMBER FDIC
88-1168/1149

No. 017291

Check Date	Check No.	Amount
12/10/13	000015565	$879.55

VOID AFTER 90 DAYS

was allowed by the Board of Directors of Hidalgo County, Texas at its term meeting indicated above and to be paid out of the General Fund

PAY

****Eight Hundred Seventy Nine and 55/100 Dollars

TO THE ORDER OF
BEVERLY'S HARDWARE
P.O. BOX 116
EDINBURG, TX 78540

Pay the above stated amount to the order of the payee named.

Norma G. Garcia COUNTY TREASURER

Lora Brown FINANCIAL OFFICER

⑈000015565⑈ ⑆114911687⑆ ⑈7101584⑆

Payee BEVERLY'S HARDWARE 000015565

Account #: 12/10/2013

Invoice	Description	Amount
368895	CUSTOMER NO. HCDD1	$342.90
368899	CUSTOMER NO. HCDD1	$4.47
368933	CUSTOMER NO. HCDD1	$55.98
369862	CUSTOMER NO. HCDD1	$64.74
369874	CUSTOMER NO. HCDD1	$59.13
369887	CUSTOMER NO. HCDD1	$10.55
370015	CUSTOMER NO. HCDD1	$14.90
370016	CUSTOMER NO. HCDD1	$8.94
370017	CUSTOMER NO. HCDD1	$51.64
370018	CUSTOMER NO. HCDD1	$226.74
370019	CUSTOMER NO. HCDD1	$39.56

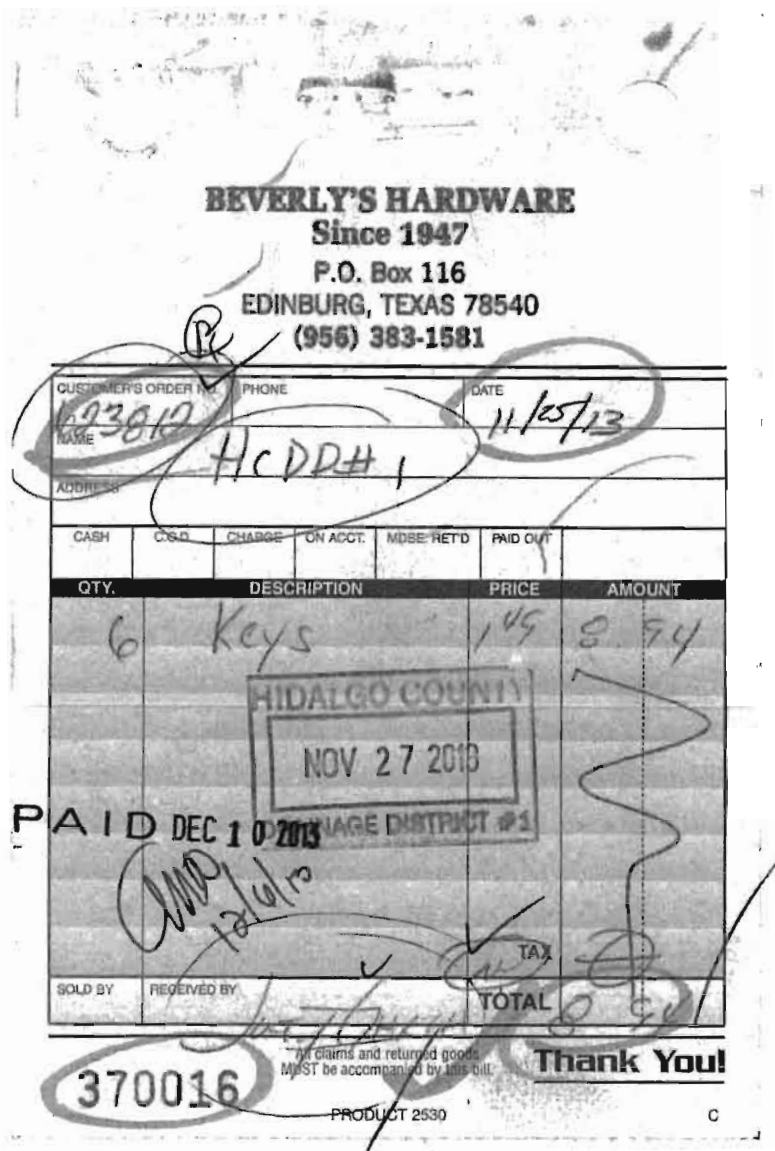
Total : $879.55

Payee BEVERLY'S HARDWARE 000015565

Account #: 12/10/2013

Invoice	Description	Amount
368895	CUSTOMER NO. HCDD1	$342.90
368899	CUSTOMER NO. HCDD1	$4.47
368933	CUSTOMER NO. HCDD1	$55.98
369862	CUSTOMER NO. HCDD1	$64.74
369874	CUSTOMER NO. HCDD1	$59.13
369887	CUSTOMER NO. HCDD1	$10.55
370015	CUSTOMER NO. HCDD1	$14.90
370016	CUSTOMER NO. HCDD1	$8.94
370017	CUSTOMER NO. HCDD1	$51.64
370018	CUSTOMER NO. HCDD1	$226.74
370019	CUSTOMER NO. HCDD1	$39.56

Total : $879.55



BEVERLY'S HARDWARE
Since 1947
P.O. Box 116
EDINBURG, TEXAS 78540
(956) 383-1581

CUSTOMER'S ORDER NO. 623810 | PHONE | DATE 11/05/13
NAME HCDD#1
ADDRESS

CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D	PAID OUT	

QTY.	DESCRIPTION	PRICE	AMOUNT
6	Keys	1.45	8.74

HIDALGO COUNTY
NOV 27 2013
IRRIGATION DISTRICT #1

PAID DEC 10 2013
12/6/13

TAX
SOLD BY | RECEIVED BY | TOTAL 8.74

All claims and returned goods MUST be accompanied by this bill.

Thank You!

370016

PRODUCT 2530 C

bb/m

13-110-433-006 40120
EDBG PUMPS RE-KEYS
(SANTA CRUZ IRRIGATION)

623812

HIDALGO COUNTY
DRAINAGE DISTRICT
902 N. DOOLITTLE
EDINBURG, TEXAS 78542

PURCHASE ORDER

Date	Number
11/18/2013	623812

Attention:

Vendor Address:
BEVERLY'S HARDWARE
P.O. BOX 116
EDINBURG, TX 78540

Shipping Address: 902 N. Doolittle
Edinburg, TX 78542

EDINBURG PUMPS (SANTA CRUZ IRRIGATION)RE-KEYS.
QUOTE #369936

Shipping Method:

VENDOR NOTES
1. DO NOT ADD TO, ALTER THIS PURCHASE ORDER. THIS ORDER IS NOT RENEWABLE.
2. TAX EXEMPTION: THIS PURCHASE ORDER MAY BE ACCEPTED IN LIEU OF EXEMPTION CERTIFICATE.
3. THIS ORDER IS ALSO PLACED F.O.B. DESTINATION. VENDOR MUST REPAY ALL SHIPPING COSTS.
4. INVOICE EACH PURCHASE ORDER SINGLY. ORIGINAL INVOICES ARE REQUIRED. CUSTOMER COPY MAY BE ACCEPTED.
5. PAYMENT WILL BE MADE ONLY FOR BONA FIDE AND FULLY COMPLETED ORDERS, UNLESS OTHERWISE ATTACHED.

Item Code	Description	GL Code	Dist... Code	Quantity	Unit Price	Total	Date Received
	RE-KEYS	46720	006-...	6.00	1.49	8.94	

Purchase Order Total: $8.94

Vendor Name BEVERLY'S HARDWARE 11/18/2013 623812

Item Code	Item Description	Unit of Measure	Quantity	Unit Price	Total
	RE-KEYS		6.00	1.49	8.94

Purchase Order Total: $8.94

Authorized By:

P.O. # 623812

Hidalgo County Drainage District #1
902 N. Doolittle Rd.
Edinburg, TX 78542
Office#: (956) 292-7080
Fax#: (956) 292-7089

REQUISITION FORM

DATE: 11/18/13

REQUESTED BY: Armando Luna

UNIT#: EDINBURG Pumps (SANTA CRUZ INN.)

PREPARED BY: ABRAN

VENDOR'S NAME: BEVERLY'S HARDWARE

PHONE: (956) 383-1581

PERSON CONTACTED: JOE

QTY.	PARTS #	DESCRIPTION	UNIT PRICE	TOTAL
6		RE-KEYS	1.49	8.94
				8.94

Approval By: [signature]

Date: 11-18-13.

TOTAL: $ 8.94

If over $1,000.00 Please Attach 3 Quotes 13-110-433-006 46720

PARTS ORDERED BY: _____ DATE: _____

PARTS RECEIVED BY: _____ DATE: _____ ENC. SESSION: 7349

COMMENTS: _____

WARRANTY, IF APPLICABLE: _____

HCDD#1

WORK ORDER REQUEST FORM FOR MAINTENANCE AND OPERATIONS

This form is to be filled out by the immediate supervisor and turned in to operations for assignment.

Date of Request : 11/15/13

Person Making Request : Armando Luna

Unit # : EDINBURG Phone : _____
Dumps (SANTA CRUZ INN)

Mileage : _____

Location : _____

Type of Service Requested

Drag Line: _____ Motor Grader: _____ Font Loader: _____

Backhoe: _____ Shredder: _____ Skid Loader: _____

Utility Trailer: _____ Manpower: _____ Excavator: _____ Other: X

Comments: Please print who, what, when and where:

Requesting copies for these dumps
due to being under Santa Cruz Irrigation

Print Supervisor Name: ARMANDO LUNA **Signature:** Armando Luna

Assigned to : Supply

Date Assigned : 11/15/13

Date Completed : _____

M&O Director Signature : _____

_____	623812	11-19-13
Buyers Signature	**P.O. #**	**Date**

BEVERLY'S HARDWARE
Since 1947
P.O. Box 116
EDINBURG, TEXAS 78540
(956) 383-1581

CUSTOMER'S ORDER NO.	PHONE	DATE
		1-15-13

NAME HCOD #1

ADDRESS Quote

CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RET'D	PAID OUT

QTY.	DESCRIPTION	PRICE	AMOUNT
6	Re-Keys	1.49	8 94
		TAX	
SOLD BY	RECEIVED BY	TOTAL	8 94

All claims and returned goods MUST be accompanied by this bill.

Thank You!

369936

PRODUCT 2530 C

FAX

To: **Manager**
Company: Beverly's hardware
Fax: 956 383-4737
Phone: 956 383-1581

From: **Ana Garcia**
Fax: (956) 292-7089
Phone: (956) 292-7080 Ext 5805
E-mail: ana.garcia@hcdd1.org

Notes:

Regarding statement dated 12-31-13. Please verify invoice#371098 is a possible dupplication of invoice#370016 in the amount of $8.94 already paid on 12-10-13 check#15565. If this is the case, please remove from current statement and fax me a revised copy.
If you can also please provide me with a copy of invoice#369886 from 11-05-13. thank you,
Ana garcia
HCDD1
956 292-7080
956 292-7089 fax

THE COUNTY OF HIDALGO TEXAS

Date and time of transmission: 1/7/2014 3:41:30 PM
Number of pages including this cover sheet: 8

HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE

902 NORTH DOOLITTLE EDINBURG, TEXAS 78542 (956) 292-7080 FAX (956) 292-7089

HCDD#1

GODFREY GARZA, JR.
MANAGER

To: Lora Briones, Financial Officer/Auditor
From: Claudette Guerrero, Accountant
CC: Norma Reyna, Contracts Mgr/AP Clerk
Date: September 19, 2014
Re: Beverly's Invoice No. 371098-Claim
PO#623812

Purchase Order No. 623812 was issued to Beverly's Hardware on November 18, 2013 in the amount of $8.94 to cover for the cost of making six (6) keys. On November 25, 2013, District staff picked-up items and submitted Invoice no. 370016 in the amount of $8.94 to District office for payment processing. The payment of $8.94 was included w/Check no. 15565 dated December 10, 2013 in the amount of $879.55 to cover for the November invoices due to Beverly's Hardware.

On December 6, 2013, the District's A/P received Beverly's Invoice no. 371098 dated December 4, 2013 in the amount of $8.94 for the cost of making six (6) keys. The invoice notes purchae order no. 623812, which was settled with check no. 15565 on December 10, 2013 for Invoice no. 370016. The District's A/P staff notified vendor requesting clarification in the event the purchase order quoted was an error and/or possible duplicate invoice. Mr. Lopez from Beverly's stated that it was not a duplication Invoice no. 371098 does have District's employee signature with a different date of pick-up.

The Item is due to vendor and would have to be processed as a claim due to lack of purchase order. Claim is set for Board approval on September 23, 2014.

AI-46727 **8.**

DRAINAGE DISTRICT

Meeting Date: 09/30/2014

Submitted By: Jaime Salazar, DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

A.) Requesting approval to purchase (2) 3M Mytouch time clocks from Graybar through the District's membership with Department of Information Resources DIR Contract No. DIR-SDD-1464; in the amount of $1,613.64.

2013 BOND SERIES

B.) Requesting approval to Extend Notice to Suspend Work with RDH Site & Concrete, LLC as it relates to Construction Contract No. HCDD1-14-010-05-06 "Pct. 2 Rural Drainage Development - Seminole Valley Subdivision Area Drainage Improvements" due to lead time to manufacture Concrete box culverts. Resumption of Work Effective October 13, 2014.

BACKGROUND

Attachments

Timeclocks

Notice to Suspend

Form Review

Inbox	Reviewed By	Date
Budget & Management	Veronica Ortiz	09/26/2014 09:41 AM
Final Approval	Monica Badillo	09/26/2014 05:04 PM

Form Started By: Jaime Salazar Started On: 09/25/2014 03:52 PM

Final Approval Date: 09/26/2014

1922 WAUKESHA DRIVE
PFLUGERVILLE TX 78660-2033
Phone: 512-421-2337
Fax: 800-450-1769

To: HIDALGO COUNTY
DRAINAGE DISTRICT #1
902 N DOOLITTLE RD
EDINBURG TX 78542
Attn: mike
Phone: 111-111-1111
Fax:
Email: mike.kanto@hcdd1.org

Date: 09/17/2014
Proj Name: MY TOUCH
GB Quote #: 221058993
Valid From: 09/17/2014
Valid To: 10/17/2014
Contact: STAN KOHTZ
Email: stan.kohtz@graybar.com

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Item	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price
Notes:	**DELV IS 3 WEEKS ARO**						
	DIR CONTRACT# DIR-SDD-1464						
100	**2 EA**	**3M COMMUNICATIONS**	**75-0501-1815-9**	MIY-TOUCH	**$806.82**	**1**	**$1,613.64**
GB Part #: 25479907		UPC #:					

Total in USD (Tax not included): $1,613.64

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

Subject to the standard terms and conditions set forth in this document. Unless otherwise noted,freight terms are F.O.B. shipping point prepaid and bill. Unless noted the estimated ship date will be determined at the time of order placement.

To: HIDALGO COUNTY
DRAINAGE DISTRICT #1
902 N DOOLITTLE RD
EDINBURG TX 78542
Attn: mike

Date: 09/17/2014
Proj Name: MY TOUCH
GB Quote #: 221058993

Proposal

We Appreciate Your Request and Take Pleasure in Responding As Follows

Item	Quantity	Supplier	Catalog Nbr	Description	Price	Unit	Ext.Price

GRAYBAR ELECTRIC COMPANY, INC.
TERMS AND CONDITIONS OF SALE

1. ACCEPTANCE OF ORDER; TERMINATION - Acceptance of any order is subject to credit approval and acceptance of order by Graybar Electric Company, Inc. ("Graybar") and, when applicable, Graybar's suppliers. If credit of the buyer of the goods ("Buyer") becomes unsatisfactory to Graybar, Graybar reserves the right to terminate upon notice to Buyer and without liability to Graybar.

2. PRICES AND SHIPMENTS - Unless otherwise quoted, prices shall be those in effect at time of shipment, which shall be made F.O.B. shipping point, prepaid and bill.

3. RETURN OF GOODS - Credit may be allowed for goods returned with prior approval. A deduction may be made from credits issued to cover cost of handling.

4. TAXES - Prices shown do not include sales or other taxes imposed on the sale of goods. Taxes now or hereafter imposed upon sales or shipments will be added to the purchase price. Buyer agrees to reimburse Graybar for any such tax or provide Graybar with acceptable tax exemption certificate.

5. DELAY IN DELIVERY - Graybar is not to be accountable for delays in delivery occasioned by acts of God, failure of its suppliers to ship or deliver on time, or other circumstances beyond Graybar's reasonable control. Factory shipment or delivery dates are the best estimates of our suppliers, and in no case shall Graybar be liable for any consequential or special damages arising from any delay in shipment or delivery.

6. LIMITED WARRANTIES - Graybar warrants that all goods sold are free of any security interest and will make available to Buyer all transferable warranties (including without limitation warranties with respect to intellectual property infringement) made to Graybar by the manufacturer of the goods. GRAYBAR MAKES NO OTHER EXPRESS OR IMPLIED WARRANTIES, AND SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PURPOSE. UNLESS OTHERWISE AGREED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF GRAYBAR, PRODUCTS SOLD HEREUNDER ARE NOT INTENDED FOR USE IN OR IN CONNECTION WITH (1) ANY SAFETY APPLICATION OR THE CONTAINMENT AREA OF A NUCLEAR FACILITY, OR (2) IN A HEALTHCARE APPLICATION, WHERE THE GOODS HAVE POTENTIAL FOR DIRECT PATIENT CONTACT OR WHERE A SIX (6) FOOT CLEARANCE FROM A PATIENT CANNOT BE MAINTAINED AT ALL TIMES.

7. LIMITATION OF LIABILITY - Buyer's remedies under this agreement are subject to any limitations contained in manufacturer's terms and conditions to Graybar, a copy of which will be furnished upon written request. Furthermore, Graybar's liability shall be limited to either repair or replacement of the goods or refund of the purchase price, all at Graybar's option, and IN NO CASE SHALL GRAYBAR BE LIABLE FOR INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES. In addition, claims for shortages, other than loss in transit, must be made in writing not more than five (5) days after receipt of shipment.

8. WAIVER - The failure of Graybar to insist upon the performance of any of the terms or conditions of this agreement or to exercise any right hereunder shall not be deemed to be a waiver of such terms, conditions, or rights in the future, nor shall it be deemed to be a waiver of any other term, condition, or right under this agreement.

9. MODIFICATION OF TERMS AND CONDITIONS - These terms and conditions supersede all other communications, negotiations, and prior oral or written statements regarding the subject matter of these terms and conditions. No change, modification, rescission, discharge, abandonment, or waiver of these terms and conditions shall be binding upon Graybar unless made in writing and signed on its behalf by a duly authorized representative of Graybar. No conditions, usage of trade, course of dealing or performance, understanding or agreement, purporting to modify, vary, explain, or supplement these terms and conditions shall be binding unless hereafter made in writing and signed by the party to be bound. Any proposed modifications or additional terms are specifically rejected and deemed a material alteration hereof. If this document shall be deemed an acceptance of a prior offer by Buyer, such acceptance is expressly conditional upon Buyer's assent to any additional or different terms set forth herein.

10. REELS - When Graybar ships returnable reels, a reel deposit may be included in the invoice. The Buyer should contact the nearest Graybar service location to return reels.

11. CERTIFICATION - Graybar hereby certifies that these goods were produced in compliance with all applicable requirements of Sections 6, 7, and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 14 thereof. This agreement is subject to Executive Order 11246, as amended, the Rehabilitation Act of 1973, as amended, the Vietnam Veterans' Readjustment Assistance Act of 1974, as amended, E.O. 13496, 29 CFR Part 471, Appendix A to Subpart A, and the corresponding regulations, to the extent required by law. 41 CFR 60-1.4, 60-741.5, and 60-250.5 are incorporated herein by reference, to the extent legally required.

12. FOREIGN CORRUPT PRACTICES ACT - Buyer shall comply with applicable laws and regulations relating to anti-corruption, including, without limitation, (i) the United States Foreign Corrupt Practices Act (FCPA) (15 U.S.C. §§78dd-1, et. seq.) irrespective of the place of performance, and (ii) laws and regulations implementing the Organization for Economic Cooperation and Development's Convention on Combating Bribery of Foreign Public Officials in International Business Transactions, the U.N. Convention Against Corruption, and the Inter-American Convention Against Corruption in Buyer's country or any country where performance of this agreement or delivery of goods will occur.

13. ASSIGNMENT - Buyer shall not assign its rights or delegate its duties hereunder or any interest herein without the prior written consent of Graybar, and any such assignment, without such consent, shall be void.

14. GENERAL PROVISIONS - All typographical or clerical errors made by Graybar in any quotation, acknowledgment or publication are subject to correction. This agreement shall be governed by the laws of the State of Missouri applicable to contracts to be formed and fully performed within the State of Missouri, without giving effect to the choice or conflicts of law provisions thereof. All suits arising from or concerning this agreement shall be filed in the Circuit Court of St. Louis County, Missouri, or the United States District Court for the Eastern District of Missouri, and no other place unless otherwise determined in Graybar's sole discretion. Buyer hereby irrevocably consents to the jurisdiction of such court or courts and agrees to appear in any such action upon written notice thereof.

15. PAYMENT TERMS - Payment terms shall be as stated on Graybar's invoice or as otherwise mutually agreed. As a condition of the sales agreement, a monthly service charge of the lesser of 1-1/2% or the maximum permitted by law may be added to all accounts not paid by net due date. Visa, MasterCard, American Express, and Discover credit cards are accepted at point of purchase only.

16. EXPORTING - Buyer acknowledges that this order and the performance thereof are subject to compliance with any and all applicable United States laws, regulations, or orders. Buyer agrees to comply with all such laws, regulations, and orders, including, if applicable, all requirements of the International Traffic in Arms Regulations and/or the Export Administration Act, as may be amended. Buyer further agrees that if the export laws are applicable, it will not disclose or re-export any technical data received under this order to any countries for which the United States government requires an export license or other supporting documentation at the time of export or transfer, unless Buyer has obtained prior written authorization from the United States Office of Export Control or other authority responsible for such matters.

Signed:_____

This equipment and associated installation charges may be financed for a low monthly payment through Graybar Financial Services (subject to credit approval). For more information call 1-800-241-7408 to speak with a leasing specialist.

To learn more about Graybar, visit our website at www.graybar.com **24-Hour Emergency Phone#: 1-800-GRAYBAR**

Subject to the standard terms and conditions set forth in this document. Unless otherwise noted,freight terms are F.O.B. shipping point prepaid and bill.
Unless noted the estimated ship date will be determined at the time of order placement.

R. Gutierrez Engineering Corporation
Texas Engineering Firm Number: F-486
Texas Surveying Firm Number: 101650-00

NOTICE TO SUSPEND OR RESUME WORK

OWNER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PROJECT
PCT2 RURAL DRAINAGE DEVELOPMENT – SEMINOLE VALLEY SUBDIVISION AREA DRAINAGE IMPROVEMENTS

PROJECT NUMBER
HCDD1-14-010-05-06

NAME AND ADDRESS OF CONTRACTOR
RDH SITE & CONCRETE, LLC
1201 E. MOORE RD. #89
PHARR, TEXAS 78577

ORDER NUMBER	DATE ISSUED
NO. 3	SEPTEMBER 25, 2014

THIS IS YOUR NOTICE TO SUSPEND, OR RESUME WORK ON THE CONTRACT AS NOTED.

SUSPENSION OF WORK

YOU ARE TO SUSPEND WORK FOR THE FOLLOWING REASON(S): **LEAD TIME TO MANUFACTURE CONCRETE BOX CULVERTS – CONTACTOR RECEIVED NOTICE FROM CAPA THAT CONCRETE CULVERTS WILL NOT BE READY UNTIL WEEK OF OCTOBER 6TH DUE TO THE RECENT INCLEMENT WEATHER.**

EFFECTIVE CLOSE OF BUSINESS: **September 25, 2014**

X	TOTAL SUSPENSION
	PARTIAL SUSPENSION
X	NO CHARGE WILL BE MADE AGAINST CONTRACT TIME FOR PERIOD OF SUSPENSION
	FULL COUNT OF CONTRACT TIME WILL CONTINUE
	AN EQUITABLE AMOUNT OF CONTRACT TIME WILL BE MADE FOR PERIOD OF PARTIAL SUSPENSION UPON RESUMPTION OF WORK
	THE CONTRACTOS SHALL, EFFECTIVE IMMEDIATELY, CEASE TO ISSUE ANY FURTHER ORDERS AND/OR SUBCONTRACTS FOR MATERIALS OR SERVICES IN SUPPORT OF THIS CONTRACT AND IMMEDIATELY COMPLY WITH THIS ORDER AND TAKE ALL REASONABLE STEPS TO MINIMIZE THE INCURRENCE OF COSTS ALLOCABLE TO THE WORK COVERED BY THIS ORDER DURING THE PERIOD OF WORK STOPPAGE

DO NOT RESUME WORK UNTIL YOU ARE NOTIFIED TO DO SO IN WRITING

RESUMPTION OF WORK

EFFECTIVE BEGINNING OF BUSINESS: OCTOBER 13, 2014 NEW CONTRACT ENDING DATE: NOVEMBER 21, 2014

TIME CHARGED DURING PERIOD OF PARTIAL SUSPENSION 0 CALENDAR DAYS.

CONTRACTOR'S SIGNATURE	NAME / TITLE Dianaly De Hoyos- General Manager	DATE September 25,2014
ENGINEER'S SIGNATURE	NAME / TITLE Hernan A, Lugo, PE / Senior Project Manager	DATE **SEPTEMBER 25, 2014**
OWNER'S SIGNATURE	NAME / TITLE	DATE

PLEASE ACKNOWLEDGE RECEIPT BY RETURNING 1 COPY(S) TO R. GUTIERREZ ENGINEERING CORPORATION

INSTRUCTIONS:
IF MAILED TO CONTRACTOR, SEND ORIGINAL BY CERTIFIED MAIL — RETURN RECEIPT REQUESTED.
IF DELIVERED IN PERSON, HAVE CONTRACTOR SIGN THE ACKNOWLEDGEMENT AND RETAIN THE ORIGINAL.

DATE: September 25, 2014

TO: RDH Site & Concrete

FROM: Roger V. Gonzales
CAPA

RE: Seminole Valley Subdivision

Dear Dianaly DeHoyos,

We have manufactured your culvert boxes and we are waiting for curing time. We have scheduled to test cylinders mid-week next week, therefore we can schedule delivery of the boxes any time after Monday, October 4, 2014.

Sincerely,

Roger V. Gonzales, Sales Representative

CAPA
CONCRETE ▲ ASPHALT ▲ PIPE ▲ AGGREGATES

Rio Valley Pipe | Magic Valley Concrete | Upper Valley Materials
Sales & Corporate Office
7301 W Expressway 83 | Mission, TX 78572
Main Phone: (956) 432-0600 | Sales Fax: 956-583.2086
Sales Email: sales@capatexas.com
Web: www.capatexas.com

DATE: September 25, 2014

TO: RDH Site & Concrete

FROM: Roger V. Gonzales
CAPA

RE: Seminole Valley Subdivision

Dear Dianaly DeHoyos,

On a previous letter, I gave you the dates of when you could expect your culvert boxes to be ready and delivered. Because these boxes are special made for this project and with these unpredictable rainy days, we would like to submit the boxes for Material on Hand. I had brought this matter up to HCDD No. 1 on previous projects and they were all for it. Please check with the district on this so my office can submit you a MOH Invoice for the Culvert Boxes.

If you have any questions concerning this matter, please do not hesitate to call me.

Sincerely,

Roger V. Gonzales, Sales Representative

CAPA
CONCRETE ▲ ASPHALT ▲ PIPE ▲ AGGREGATES

Rio Valley Pipe | Magic Valley Concrete | Upper Valley Materials
Sales & Corporate Office
7301 W Expressway 83 | Mission, TX 78572
Main Phone: (956) 432-0600 | Sales Fax: 956-583.2086
Sales Email: sales@capatexas.com
Web: www.capatexas.com

R. Gutierrez Engineering Corporation
Texas Engineering Firm Number: F-486
Texas Surveying Firm Number: 101650-00

September 24, 2014

Hidalgo County Drainage District No. 1.
Mr. Godfrey Garza
District Manager
902 N. Doolittle Road
Edinburg, Texas 78542

Subject: PCT2 Rural Drainage Development – Seminole Valley Subdivision Area Drainage Improvements

Dear Mr. Godfrey,

Our office has been advised by RDH Site & Concrete that their supplier of the concrete culverts, CAPA, will not deliver the box culverts for the project until the week of October 6th due to the recent inclement weather. A copy of the letter to RDH Site & Concrete from CAPA is enclosed. We are requesting approval to continue suspension of construction time on this project until the time when the required materials have been fabricated and delivered.

Should you have any questions related to this matter, please feel free to contact me at your convenience at 956-782-2557 or by email at hlugo@rgec.net.

Sincerely,

Hernan A. Lugo, PE, CFM
Senior Project Manager

encl
cc Jaime Salazar, Hidalgo County Drainage District No. 1, Buyer
Hector "Tito" Palacios, Hidalgo County Commissioner Precinct No.2
RDH Site & Concrete
files

AI-46749 **9.**

DRAINAGE DISTRICT

Meeting Date: 09/30/2014

Submitted By: Claudette Guerrero, DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

General Fund
Request approval to issue manual check after review and audit procedures are completed for the following item:

Request for Payment no. 7 in the amount of $12,177.00 from Texas Cordia Construction, LLC related to HCDD1-Construction Contract no. 13-014-11-26 for the Alamo Expressway Drain/Border Crossing Improvements. PO#624009-R.

Request approval of Change Order No. 2 from Texas Cordia Construction, LLC related to HCDD1 Construction Contract no. 13-014-11-26 Alamo Expressway Drain/Border Crossing Improvements. Change Order is needed for final quantity adjustments and a decrease in the amount of $4,710.00.

BACKGROUND

Attachments

Texas Cordia Pmt#7-AED/BRC

Form Review

Inbox	Reviewed By	Date
Budget & Management	Debbie Tamez	09/26/2014 05:07 PM
Final Approval	Monica Badillo	09/26/2014 05:18 PM

Form Started By: Claudette Guerrero Started On: 09/26/2014 04:49 PM

Final Approval Date: 09/26/2014

R. Gutierrez Engineering Corporation — Transmittal Form

TO: Noe Saldivar

Hidalgo County Drainage District 1

FROM: Javier Gutierrez

SUBJECT: Alamo Expressway Drain

PROJECT NO.: ENG12.005

DATE: September 17, 2014

WE ARE SENDING YOU ___ ATTACHED ___ UNDER SEPARATE COVER VIA Hand Delivery THE FOLLOWING ITEMS:

___ BLUEPRINTS	___ PLANS	___ SHOP DRAWINGS	___ CD
X CHANGE ORDER	___ SAMPLES	x PAYMENT REQUEST	___ OTHER:
___ BID TABULATION	___ CONTRACT DOCUMENTS	___ RECORD DRAWINGS	___ 3 1/2" DISKETTE

QUANTITY / SETS	DATED	ITEM DESCRIPTION
1		Payment Request #7 (with backup documents)
1		Change Order #2

THESE ARE TRANSMITTED AS CHECKED BELOW:

___ FOR BIDS DUE	___ APPROVED AS NOTED	___ FOR YOUR RECORDS
___ FOR APPROVAL	___ APPROVED AS SUBMITTED	___ FOR YOUR ACKNOWLEDGEMENT
___ FOR YOUR USE	___ RETURN FOR CORRECTIONS	___ RESUBMIT FOR APPORVAL
___ AS REQUESTED	___ FOR FURTHER PROCESSING	___ ON LOAN
___ FOR REVIEW AND COMMENT	___ FOR SIGNATURE	___ OTHER

COMMENTS:

Copy Distribution: file

Received by: 9/17/14 2:42PM.

130 East Park Avenue - Pharr, Texas 78577 - Phone: (956) 782-2557 - Fax: (956) 782-2558 - Email: office@rgec.net

CHANGE ORDER NUMBER TWO(2)

Project: Hidalgo County Drainage District No. 1 - Alamo Expressway Drain Border Road Crossing

DATE OF ISSUANCE: _____ EFFECTIVE DATE: _____

OWNER: Hidalgo County Drainge District No. 1
OWNER'S CONTRACT NO: 13-014-11-26

CONTRACTOR: Texas Cordia Construction, LLC
3149-A Center Pointe Drive
Edinburg, TX 78539

ENGINEER: R. Gutierrez Engineering Corporation
130 E. Park Ave.
Pharr, TX 78577

You ar directed to make the following changes in the Contract Documents.

FINAL QUANTITY ADJUSTMENTS

Description:
1. Cell Fiber Mulch (Perm)(Rural)(Clay) $4,710.00
2.
3.

Reason for Change Order:
1. Omitted Per Owner Item #3
2.
3.

Attachments:

CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRACT TIME:
Original Contract Price $ 381,968.40		Original Contract Time for Substantial Completion: 90 calendar days or dates
Net Changes from previous Change Order $ 8,580.00		Net Change from previous Change Orders 18 calendar days
Contract Price prior to this Change Order $ 390,548.40		Contract Time prior to this Change Order Substantial Completion: 108 calendar days or dates
Net Increase(decrease) of this Change Order $ (4,710.00)		Net Increase(decrease) of this Change Order 0 calendar days
Contract Price with all approved Change Orders $ 385,838.40	Net % increase(decrease)from original contract price. 1.01 %	Contract Time with all approved Change Orders Substantial Completion: 0 calendar days or dates

RECOMMENDED:
By: Rain R. P.E.
Enigineer (Authorized Signature)
Date: 9-17-14

APPROVED:
By: _____
Owner (Authorized Signature)
Date: _____

ACCEPTED:
By: _____
Contractor (Authorized Signature)
Date: 8/28/14

CHANGE ORDER NO. 2 TABULATION

Hidalgo County Drainage District No. 1 Alamo Expressway Drain Border Road Crossing

Item Number	Original Plan Quantity	Change Order #1 Quantities	Change Order #2 Quantities	Unit	Item Description	Unit Price	Revised Unit Price	Original Contract Cost	Change in Contract Cost of C.O.#1	Revised Contract Cost after C.O.#1	Change in Contract Cost of C.O.#2	Revised Contract Cost after C.O.#2
					DRAINAGE CONSTRUCTION							
1	6131.00	6131.00	6131.00	CY	Excavation (Channel)	$ 3.10	$ 3.10	$ 19,006.10	$ -	$ 19,006.10	$ -	$ 19,006.10
2	8774.00	8774.00	8774.00	CY	Embankment (Final) (Dens Cont) (Ty D)	$ 4.95	$ 4.95	$ 43,431.30	$ -	$ 43,431.30	$ -	$ 43,431.30
3	7850.00	7850.00	0.00	SY	Cell Fiber Mulch Seed (Perm) (Rural) (Clay)	$ 0.60	$ 0.60	$ 4,710.00	$ -	$ 4,710.00	$ (4,710.00)	$ -
4	505.00	505.00	505.00	CY	Cement Stabilized Backfill	$ 100.00	$ 100.00	$ 50,500.00	$ -	$ 50,500.00	$ -	$ 50,500.00
5	354.00	354.00	354.00	LF	Trench Excav Protection	$ 14.00	$ 14.00	$ 4,956.00	$ -	$ 4,956.00	$ -	$ 4,956.00
6	98.00	108.00	108.00	CY	Concrete Riprap (CL B) (5")	$ 220.00	$ 220.00	$ 21,560.00	$ 2,200.00	$ 23,760.00	$ -	$ 23,760.00
7	296.00	296.00	296.00	LF	Concrete Box Culvert (9'x9')	$ 550.00	$ 550.00	$ 162,800.00	$ -	$ 162,800.00	$ -	$ 162,800.00
8	58.00	58.00	58.00	LF	Reinf Cone Pipe (60") (CL III) (Spl)	$ 260.00	$ 260.00	$ 15,080.00	$ -	$ 15,080.00	$ -	$ 15,080.00
9	1.00	1.00	1.00	EA	Inlet (Campi) (Ty C)	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ -	$ 3,500.00	$ -	$ 3,500.00
10	2.00	2.00	2.00	EA	Wingwalls (SW-0) (HW=9-Ft)	$ 11,000.00	$ 11,000.00	$ 22,000.00	$ -	$ 22,000.00	$ -	$ 22,000.00
11	3.00	3.00	3.00	MO	Barricades, Signs and Traffic Handling	$ 7,500.00	$ 7,500.00	$ 22,500.00	$ -	$ 22,500.00	$ -	$ 22,500.00
12	2385.00	2385.00	2385.00	LF	Temp Sed Control Fence	$ 5.00	$ 5.00	$ 11,925.00	$ -	$ 11,925.00	$ -	$ 11,925.00
13	0.00	1.00	1.00	EA	Drop Inlet (Compl)(w/Conc. Apron)	$ -	$ 3,500.00	$ -	$ 3,500.00	$ 3,500.00	$ -	$ 3,500.00
14	0.00	72.00	72.00	LF	Reinforce Concrete Pipe (18-IN) (CL III) (SPL)	$ -	$ 40.00	$ -	$ 2,880.00	$ 2,880.00	$ -	$ 2,880.00
					Total Drainage Construction			$ 381,968.40	$ 8,580.00	$ 390,648.40	$ (4,710.00)	$ 385,838.40

TOTAL CONTRACT AMOUNTS								$ 381,968.40	$ 8,580.00	$ 390,548.40	$ (4,710.00)	$ 385,838.40

HIDALGO COUNTY DRAINAGE DISTRICT NUMBER ONE

902 NORTH DOOLITTLE EDINBURG, TEXAS 78542 (956) 292-7080 FAX (956) 292-7089

HCDD#1

GODFREY GARZA, JR.
MANAGER

INVOICE PROCESSING CHECKLIST

Date Received: 9-17-14

Engineer/Firm Name: R. Gutierrez Eng.

Project Name/Number: Alamo Exp Drain

Invoice No: #Payment Request #7

Logged in and Scanned: 9/17 By: Rosa Arce Forwarded to: Joey Garza

Engineer	Name	Date	Comment
Scope of work reviewed			

Accounting	Name	Date	Comment
Encumberance			
Purchase Order Attached			
Audit			
Final Approval for Agenda			

	Name	Date	Comment
Placed on Agenda			

Additional Comments: _____

APPLICATION FOR PMT #7

To: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (OWNER)
From: Texas Cordia Construction, LLC (CONTRACTOR)
Contract: 13-014-11-26
Project: Alamo Expressway Drain / Border Crossing Improvements
OWNER's Contract No. 13-014-11-26 ENGINEER's Project No. ENG12.005
For Work accomplished through the date of: 9/12/2014

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1
SEP 17 2014
2:48 AM / PM
BY: Rosa Arce

1.	Original Contract Price:		$ 381,968.40
2.	Net change by Change Orders and Written Agreements (+ or -):		$ 3,870.00
3.	Current Contract Price (1 plus 2):		$ 385,838.40
4.	Total completed and stored to date:		$ 385,838.40
5.	Retainage (per Agreement):		
	10% of completed Work:	$ 38,583.84	
	10% of stored material:	$ -	
	Total Retainage:		$ 38,583.84
6.	Total completed and stored to date less retainage (4 minus 5):		$ 347,254.56
7.	Less previous Application for Payments:		$ (335,077.56)
8.	Balance to Finish:		$ -
9.	AMOUNT DUE THIS APPLICATION (6 MINUS 7):		$ 12,177.00

Accompanying Documentation:

APPLICATION FOR PAYMENT
SCHEDULE OF VALUES
Estimated Quanity Worksheet
LIST OF SUPPLIERS AND SUB CONTRACTORS
PARTIAL WAIVER OF LIENS
PAYROLL REPORTS

CONTRACTOR'S Certification:
The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through PMT #7 inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Dated 9/15/2014
Texas Cordia Construction, LLC
CONTRACTOR
By:

State of Texas
County of Hidalgo
Subscribed and sworn to before me this 15th day of Sept., 2014

ISABEL G. MARTINEZ
Notary Public, State of Texas
My Commission Expires
December 03, 2017

Notary Public
My Commission expires: 12/3/17

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.
Dated 9/15/2014
R. GUTIERREZ ENGINEERING CORPORATION
ENGINEER
By: P.E.

Schedule of Values

Contractor Name: Texas Cordia Construction, LLC
Starting Date: 1/17/2014
Project Ending Date: 5/6/2014
Retainage Percent: 10%

Application: PMT #7
Application Date: 9/15/2014
Period To: 9/12/2014
Engineer Firm: R. Gutierrez Eng. Corp.

Summary

Contract Number	Description	Original Schedule Value	C.O. #1 Schedule Value	C.O. #2 Schedule Value	Application #1	Retainage for App #1	Payment for Application #1	Application #2	Retainage for App #2	Payment for Application #2	Application #3	Retainage for App #3	Payment for Application #3	Application #4	Retainage for App #4	Payment for Application #4	Application #5	Retainage for App #5	Payment for Application #5	Application #6	Retainage for App #6	Payment for Application #6	Application #7	Retainage for App #7	Payment for Application #7	Total Completed to Date	Retainage to Date	Total Completed Less Retainage	Previous Payments	Balance To Finish
13-014-11-26	Alamo Expressway Drain / Border Crossing Improvements	$ 381,968.40	$ 390,548.40	$ 385,838.40	$ 30,431.40	$ 3,043.14	$ 27,388.26	$ 39,360.00	$ 3,936.00	$ 35,424.00	$ 57,954.00	$ 5,795.40	$ 52,158.60	$ 156,013.00	$ 15,601.30	$ 140,411.70	$ 81,978.70	$ 8,197.87	$ 73,780.83	$ 6,571.30	$ 657.13	$ 5,914.17	$ 13,530.00	$ 1,353.00	$ 12,177.00	$ 385,838.40	$ 38,583.84	$ 347,254.56	$ 335,077.56	$ -
	TOTALS:	$ 381,968.40	$ 390,548.40	$ 385,838.40	$ 30,431.40	$ 3,043.14	$ 27,388.26	$ 39,360.00	$ 3,936.00	$ 35,424.00	$ 57,954.00	$ 5,795.40	$ 52,158.60	$ 156,013.00	$ 15,601.30	$ 140,411.70	$ 81,978.70	$ 8,197.87	$ 73,780.83	$ 6,571.30	$ 657.13	$ 5,914.17	$ 13,530.00	$ 1,353.00	$ 12,177.00	$ 385,838.40	$ 38,583.84	$ 347,254.56	$ 335,077.56	$ -

Quantity Worksheet

Contractor Name: Texas Cordia Construction, LLC
Starting Date: 1/17/2014
Project Ending Date: 5/6/2014
Engineer's / County Project Desc: Alamo Expressway Drain / Border Crossing Improvements

Application: PMT #7
Application Date: 9/15/2014
Period To: 8/12/2014
Engineer's / County Project No.: ENG12.005

No.	Item Code	Description	Unit	Original Schedule Value			Change Order #1 Revised Schedule Value			Change Order #2 Revised Schedule Value			Application #1			Application #2			Application #3			Application #4			Application #5			Application #6			Application #7				Balance To Finish	
				Original Rates	Quan	Dollars	Revised Rates	Quan	Dollars	Revised Rates	Quan	Dollars	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Total to Date	Quan	Dollars
1		EXCAVATION (CHANNEL)	CY	$ 3.10	6,131.00	$ 19,006.10	$ 3.10	6,131.00	$ 19,006.10	$ 3.10	6,131.00	$ 19,006.10	674.00	674.00	$ 2,089.40	1,200.00	1,874.00	$ 3,720.00		1,874.00	$ -	1,630.00	3,504.00	$ 5,053.00	2,627.00	6,131.00	$ 8,143.70		6,131.00	$ -		6,131.00	$ -	$ 19,006.10	0.00	$ -
2		EMBANKMENT(FNL)(DENS. CONT)(TY D)	CY	$ 4.95	8,774.00	$ 43,431.30	$ 4.95	8,774.00	$ 43,431.30	$ 4.95	8,774.00	$ 43,431.30	1,000.00	1,000.00	$ 4,950.00	1,000.00	2,000.00	$ 4,950.00		2,000.00	$ -	1,800.00	3,800.00	$ 8,910.00	3,000.00	6,800.00	$ 14,850.00	974.00	7,774.00	$ 4,821.30	1,000.00	8,774.00	$ 4,950.00	$ 43,431.30	0.00	$ -
3		CELL FIBER MULCH (PERM)(RURAL)(CLAY)	SY	$ 0.60	7,850.00	$ 4,710.00	$ 0.60	7,850.00	$ 4,710.00	$ 0.60	0.00	$ -	-	-	$ -		-	$ -		-	$ -	-	-	$ -		-	$ -	-	-	$ -		-	$ -	$ -	0.00	$ -
4		CEMENT STABALIZED BACKFILL	CY	$ 100.00	505.00	$ 50,500.00	$ 100.00	505.00	$ 50,500.00	$ 100.00	505.00	$ 50,500.00	-	-	$ -		-	$ -	250.00	250.00	$ 25,000.00	255.00	505.00	$ 25,500.00		505.00	$ -		505.00	$ -		505.00	$ -	$ 50,500.00	0.00	$ -
5		TRENCH EXCAVATION PROTECTION	LF	$ 14.00	354.00	$ 4,956.00	$ 14.00	354.00	$ 4,956.00	$ 14.00	354.00	$ 4,956.00	58.00	58.00	$ 812.00	85.00	143.00	$ 1,190.00	211.00	354.00	$ 2,954.00		354.00	$ -		354.00	$ -		354.00	$ -		354.00	$ -	$ 4,956.00	0.00	$ -
6		CONCRETE RIPRAP (CL B)(9IN)	CY	$ 220.00	98.00	$ 21,560.00	$ 220.00	108.00	$ 23,760.00	$ 220.00	108.00	$ 23,760.00	-	-	$ -		-	$ -		-	$ -		-	$ -	98.00	98.00	$ 21,560.00		98.00	$ -	10.00	108.00	$ 2,200.00	$ 23,760.00	0.00	$ -
7		CONCRETE BOX CULVERT (9X9)(CIP)	LF	$ 550.00	296.00	$ 162,800.00	$ 550.00	296.00	$ 162,800.00	$ 550.00	296.00	$ 162,800.00	-	-	$ -	40.00	40.00	$ 22,000.00	100.00	140.00	$ 55,000.00	156.00	296.00	$ 85,800.00		296.00	$ -		296.00	$ -		296.00	$ -	$ 162,800.00	0.00	$ -
8		RCP (60IN)(CLIII)(SPL)	LF	$ 260.00	58.00	$ 15,080.00	$ 260.00	58.00	$ 15,080.00	$ 260.00	58.00	$ 15,080.00	58.00	58.00	$ 15,080.00		58.00	$ -		58.00	$ -		58.00	$ -		58.00	$ -		58.00	$ -		58.00	$ -	$ 15,080.00	0.00	$ -
9		INLET (COMP)(TY C)	EA	$ 3,500.00	1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	-	-	$ -		-	$ -		-	$ -	0.50	0.50	$ 1,750.00		0.50	$ -	0.50	1.00	$ 1,750.00		1.00	$ -	$ 3,500.00	0.00	$ -
10		WINGWALLS (SW=0)(HW=9)	EA	$ 11,000.00	2.00	$ 22,000.00	$ 11,000.00	2.00	$ 22,000.00	$ 11,000.00	2.00	$ 22,000.00	-	-	$ -		-	$ -		-	$ -	2.00	2.00	$ 22,000.00		2.00	$ -		2.00	$ -		2.00	$ -	$ 22,000.00	0.00	$ -
11		BARRICADES, SIGNS & TRAFFIC HANDLING	MO	$ 7,500.00	3.00	$ 22,500.00	$ 7,500.00	3.00	$ 22,500.00	$ 7,500.00	3.00	$ 22,500.00	1.00	1.00	$ 7,500.00	1.00	2.00	$ 7,500.00		2.00	$ -	1.00	3.00	$ 7,500.00		3.00	$ -		3.00	$ -		3.00	$ -	$ 22,500.00	0.00	$ -
12		TEMP SED CONTROL FENCE	LF	$ 5.00	2,385.00	$ 11,925.00	$ 5.00	2,385.00	$ 11,925.00	$ 5.00	2,385.00	$ 11,925.00	-	-	$ -		-	$ -		-	$ -		-	$ -	2,385.00	2,385.00	$ 11,925.00		2,385.00	$ -		2,385.00	$ -	$ 11,925.00	0.00	$ -
13		DROP INLET (COMP)(W/CONC. APRON)	EA	$ -	0.00	$ -	$ 3,500.00	1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	-	-	$ -		-	$ -		-	$ -		-	$ -		-	$ -		-	$ -	1.00	1.00	$ 3,500.00	$ 3,500.00	0.00	$ -
14		REINFORCE CONCRETE PIPE (18-IN)(CL III)(SPL)	LF	$ -	0.00	$ -	$ 40.00	72.00	$ 2,880.00	$ 40.00	72.00	$ 2,880.00	-	-	$ -		-	$ -		-	$ -		-	$ -		-	$ -		-	$ -	72.00	72.00	$ 2,880.00	$ 2,880.00	0.00	$ -
		0				381,968.40			390,548.40			385,838.40			30,431.40			39,360.00			57,954.00			156,013.00			81,978.70			6,571.30			13,530.00	$ 385,838.40		0.00
		TOTAL BASE AMOUNTS:				381,968.40			$ 390,548.40						30,431.40			39,360.00			57,954.00			156,013.00			81,978.70			6,571.30			13,530.00	$ 385,838.40		0.00

CHANGE ORDER 1 APPROVED 6/30/14

CHANGE ORDER 2

Printed Name: Javier Gutierrez

Signature:

Date: 9/17/14

TEXAS CORDIA CONSTRUCTION

3149-A Center Pointe Drive
Edinburg, TX 78539
O: 956-627-6181
F: 956-386-0289

September 15, 2014

R. Gutierrez Engineering Corporation
Attn: Ramiro Gutierrez, P.E.
130 E. Park
Pharr, Texas 78577

RE: Alamo Expressway Drain / Border Crossing Improvements
Contract No. 13-014-11-26

The following is a list of suppliers used in the above mentioned project as per the County's request:

- Magic Valley Concrete, LLC
- Rio Valley Pipe, LLC
- National Trench Safety

If you have any questions, please contact me at (956) 627-6181.

Thank you,

Isabel Martinez
Texas Cordia Construction

PARTIAL/FINAL WAIVER OF LEIN

THE STATE OF TEXAS

COUNTY OF HIDALGO

The undersigned contracted with Texas Cordia Construction, LLC to furnish Material in connection with certain improvements to real property located in Hidalgo County, Texas, and owned by County of Hidalgo Drainage District No. 1 Which improvements are described as follows:

Alamo Expressway Drain / Border Road Crossing Improvements

In consideration of Pay Estimate No 5 in the amount of Six Thousand One Hundred Ninety-Four & 09/100 DOLLAR($ 6,194.09)and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have, for invoices 304130 + 308539.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

National Trench Safety
CONTRACTOR

BY: Bryan Wilson, Credit + Lien
TITLE Specialist

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 24th day of Jul ,20 14 to certify which witness my hand and seal of office.

NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 10-14-17

NOTARY PUBLIC STATE OF TEXAS
LYNNE MORGAN JAYNES
My Commission Expires
October 14, 2017

Exhibit E-I

PARTIAL/FINAL WAIVER OF LEIN

THE STATE OF TEXAS

COUNTY OF HIDALGO

The undersigned contracted with Texas Cordia Construction, LLC to furnish Concrete in connection with certain improvements to real property located in Hidalgo County, Texas, and owned by Hidalgo County Drainage District No. 1 Which improvements are described as follows:

Alamo Expressway Drain / Border Road Crossing Improvements

In consideration of Pay Estimate No 7 in the amount of Three Hundred Nineteen & 20/100 DOLLAR($ 319.20)and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

Rio Valley Pipe, LLC
CONTRACTOR

BY: _____
TITLE

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 23rd day of July 2014 to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 12/3/17

ISABEL G. MARTINEZ
Notary Public, State of Texas
My Commission Expires
December 03, 2017

Exhibit E-I

PARTIAL/FINAL WAIVER OF LEIN

THE STATE OF TEXAS

COUNTY OF HIDALGO

The undersigned contracted with Texas Cordia Construction, LLC to furnish Concrete in connection with certain improvements to real property located in Hidalgo County, Texas, and owned by Hidalgo County Drainage District No. 1 Which improvements are described as follows:

Alamo Expressway Drain / Border Road Crossing Improvements

In consideration of Pay Estimate No 7 in the amount of Four Thousand Eight Hundred Eighty-Six and 00/100 DOLLAR($ 4,886.00)and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

Magic Valley Concrete, LLC
CONTRACTOR

BY: G.S.M. CAPA.
TITLE

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 23rd day of July ,2014 to certify which witness my hand and seal of office.

NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 12/3/17

ISABEL G. MARTINEZ
Notary Public, State of Texas
My Commission Expires
December 03, 2017

Exhibit E-I

DELIVERY TICKET

284997

MAGIC VALLEY CONCRETE
Ph. (956) 581-7429

® EST. 1984

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission	Edinburg	La Feria/San Benito	Brownsville
300 E. Expressway 83	710 E. Chapin Rd.	2½ Mi. E. Hwy. 77	6265 FM 511
Mission, Tx. 78572	Edinburg, Tx. 78540	San Benito, Tx. 78586	Brownsville, Tx. 78521

14 CU. YDS.

06/02/2014 13:07

TEXAS CORDIA CONSTRUCTION, LLC

ALAMO EXPRESSWAY DRAIN IMPROVE

, TEXAS PLANT: # 01

78

9021 TXDOT LOAD # 2 DELIVERED QTY 14 ORDERED QTY 14

4.00 yd 9021 TXDOT CLASS B

1.00 ea FUEL Fuel Surcharge

DRV INST: TOWER RD & EL GATO E

TICKET #:1096424 DRIVER: SANTILLAN JESSUS TRUCK #: 0889

SLUMP: 4 PROJECT: ALAMO EXPRESSWAY DP

.

Test on Pour ☐YES ☑NO

OUTSIDE LAB

uck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
89	SANTILLAN	user	1096424	268730	13:07	6/2/14

ad Size	Mix Code	Returned	Qty	Mix Age
00 CYDS	9021			

Seq Load ID
TECHNICIAN 101099

erial	Design Qty	Required	Batched	% Var	% Moisture	Actual	Wat
WEL4	1860 lb	7400 lb	7330 lb	-0.95%			
TESAND	1427 lb	6060 lb	6000 lb	-0.83%	6.00% M	41 gl	
MENT1	323.0 lb	1282.0 lb	1305.0 lb	1.01%			
ASH	108.0 lb	432.0 lb	435.0 lb	0.69%			
TER	31.00 gl	58.96 gl	59.00 gl	0.07%			
500	30.10 oz	120.40 oz	120.00 oz	-0.33%			

Batcher Name/Signature

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

Purchaser has ordered ready-mix concrete from Magic Valley Concrete, LLC., Seller, and Seller hereby delivers the ready-mix concrete in accordance with the following conditions, the terms of which are set out below, which are agreed to by Purchaser as evidenced by the signing of the Delivery Ticket.

Slump: 4.00 in # Water In Truck: 0.0 gl Adjust Water: -20.0 gl / Load Trim Water: 0.0 gl / CYD To Add: 24.3 gl

Addition of Water. The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

Indemnity. Upon arrival at the job-site, the purchaser or purchaser's agent will direct the driver as to where to drive the truck, where to park the truck, where to place the chute to discharge the ready-mix concrete and where to wash the truck. Purchaser, therefore assumes all liability for damage to any property such as sidewalks, driveways, pipelines or other property caused by driving the truck onto such property at the direction of Purchaser, and Purchaser agrees to indemnity and hold Seller harmless for all claims made against Seller for such damages.

Additional Sales and Deliveries. Purchaser agrees that the terms and conditions of the delivery and sale, as set forth above, are binding on Purchaser in connection with all additional sales and deliveries from Seller, regardless of whether the Purchaser signs the other delivery tickets; provided, however, that if any water is added to the ready-mix at the job-site, a delivery ticket for that delivery must be signed by the Purchaser or Purchaser's agent as an acknowledgment that the purchaser requested water to be added.

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Truck Times		Amount	$
Job Site Arrival	1:50	Delivery Charge	$
Time Unloading	1:56	Overtime Charge	$
Finish Unloading	2:18	Sub Total	$
Overtime on Truck	2:20	Tax	$
Leave Job Site	2:30	TOTAL:	$

Additional Water Requested	Requested By
5	

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized MATERIAL SAFETY DATA ON BACK

DELIVERY TICKET

284986

MAGIC VALLEY CONCRETE
® EST. 1984
Ph. (956) 581-7429

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission
300 E. Expressway 83
Mission, Tx. 78572

Edinburg
710 E. Chapin Rd.
Edinburg, Tx. 78540

La Feria/San Benito
2½ Mi. E. Hwy. 77
San Benito, Tx. 78586

Brownsville
6265 FM 511
Brownsville, Tx. 78521

10 CU. YDS.

06/02/2014 9:41

TEXAS CORDIA CONSTRUCTION, LLC

ALAMO EXPRESSWAY DRAIN IMPROVE

, TEXAS PLANT: # 01

9021 TXDOT LOAD # 1 DELIVERED QTY 10 ORDERED QTY 10

10.00 yd 9021 TXDOT CLASS B
1.00 ea FUEL Fuel Surcharge

DRV INST: TOWER RD & EL GATO E
TICKET #:1096413 DRIVER: Jorge Hinojosa TRUCK #: 0946
SLUMP: 4 PROJECT: ALAMO EXPRESSWAY DR

.

uck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
946	JORGE HINC	user	1096413	268710	9:41	6/2/14

ad Size	Mix Code	Returned	Qty	Mix Age
.00 CYDS	9021			

Test on Pour ☐YES ☐NO

OUTSIDE LAB

Seq	Load ID
D	101088

TECHNICIAN

erial	Design Qty	Required	Batched	% Var	% Moisture	Actual	Wat
WEL4	1850 lb	18500 lb	18360 lb	-0.76%			
.TESAND	1427 lb	15126 lb	15010 lb	-0.77%	6.00% M	102 gl	
MENT1	323.0 lb	3230.0 lb	3215.0 lb	-0.46%			
ASH	109.0 lb	1090.0 lb	1090.0 lb	0.93%			
TER	31.00 gl	177.40 gl	177.00 gl	-0.23%			
500	30.10 oz	301.00 oz	300.00 oz	-0.33%			

Batcher Name/Signature

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

Purchaser has ordered ready-mix concrete from Magic Valley Concrete, LLC., Seller, and Seller hereby delivers the ready-mix concrete in accordance with the following conditions, the terms of which are set out below, which are agreed to by Purchaser as evidenced by the signing of the Delivery Ticket.

Addition of Water. The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

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Truck Times	
Job Site Arrival	1044
Time Unloading	1100
Finish Unloading	1154
Overtime on Truck	1158
Leave Job Site	1205

Amount	$
Delivery Charge	$
Overtime Charge	$
Sub Total	$
Tax	$
TOTAL:	$

Additional Water Requested	Requested By
15	

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized

MATERIAL SAFETY DATA ON BACK

DELIVERY TICKET

284858

MAGIC VALLEY CONCRETE
Ph. (956) 581-7429

® EST. 1984

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission
300 E. Expressway 83
Mission, Tx. 78572

Edinburg
710 E. Chapin Rd.
Edinburg, Tx. 78540

La Feria/San Benito
2½ Mi. E. Hwy. 77
San Benito, Tx. 78586

Brownsville
6265 FM 511
Brownsville, Tx. 78521

14 CU. YDS.

05/29/2014 13:57

TEXAS CORDIA CONSTRUCTION, LLC

ALAMO EXPRESSWAY DRAIN IMPROVE

, TEXAS

PLANT: # 01

9020 TXDOT LOAD # 2 DELIVERED QTY 14 ORDERED QTY 14

4.00 yd 9020 CLASS A 3000PSI

1.00 ea FUEL Fuel Surcharge

DRV INST: TOWER RD & EL GATO E

TICKET #: 1096284 DRIVER: ANGEL LOPEZ TRUCK #: 0741

SLUMP: 3 PROJECT: ALAMO EXPRESSWAY DP

uck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
'41	LOPEZ	user	1096284	2685	13:57	5/29/14

ad Size	Mix Code	Returned	Qty	Mix Age
00 CYDS	9020			

Test on Pour ☐YES ☐NO

OUTSIDE LAB

Seq	Load ID
D	100957

TECHNICIAN

erial	Design Qty	Required	Batched	% Var	% Moisture	Actual	Wat
VEL4	1878 lb	751.2 lb	748.0 lb	-0.43%			
TESAND	1183 lb	501.6 lb	498.0 lb	-0.62%	6.00% M		
MENT1	372.0 lb	148.8.0 lb	1475.0 lb	-0.87%			
ASH	124.0 lb	496.0 lb	505.0 lb	1.81%			
AIR	4.90 oz	19.60 oz	20.00 oz	2.04%			
TER	31.00 gl	46.98 gl	47.00 gl	0.05%		34 gl	
500	30.00 oz	120.00 oz	120.00 oz	0.00%		47.00 gl	

Batcher Name/Signature

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

Purchaser has ordered ready-mix concrete from Magic Valley Concrete, LLC., Seller, and Seller hereby delivers the ready-mix concrete in accordance with the following conditions, the terms of which are set out below, which are agreed to by Purchaser as evidenced by the signing of the Delivery Ticket.

np: 3.00 In # Water In Truck: 0.0 gl Adjust Water: -36.0 gl / Load Trim Water: 0.0 gl / CYD To Add: 43.2 gl

Addition of Water. The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

Indemnity. Upon arrival at the job-site, the purchaser or purchaser's agent will direct the driver as to where to drive the truck, where to park the truck, where to place the chute to discharge the ready-mix concrete and where to wash the truck. Purchaser, therefore assumes all liability for damage to any property such as sidewalks, driveways, pipelines or other property caused by driving the truck onto such property at the direction of Purchaser, and Purchaser agrees to indemnity and hold Seller harmless for all claims made against Seller for such damages.

Additional Sales and Deliveries. Purchaser agrees that the terms and conditions of the delivery and sale, as set forth above, are binding on Purchaser in connection with all additional sales and deliveries from Seller, regardless of whether the Purchaser signs the other delivery tickets; provided, however, that if any water is added to the ready-mix at the job-site, a delivery ticket for that delivery must be signed by the Purchaser or Purchaser's agent as an acknowledgment that the purchaser requested water to be added.

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Truck Times	
Job Site Arrival	9:58
Time Unloading	10:55
Finish Unloading	11:20
Overtime on Truck	
Leave Job Site	11:35

Amount	$
Delivery Charge	$
Overtime Charge	$
Sub Total	$
Tax	$
TOTAL:	$

Additional Water Requested	Requested By
S	

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized

MATERIAL SAFETY DATA ON BACK

DELIVERY TICKET

283598

MAGIC VALLEY CONCRETE
Ph. (956) 581-7429

® EST. 1984

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission	Edinburg	La Feria/San Benito	Brownsville
300 E. Expressway 83	710 E. Chapin Rd.	2½ Mi. E. Hwy. 77	6265 FM 511
Mission, Tx. 78572	Edinburg, Tx. 78540	San Benito, Tx. 78586	Brownsville, Tx. 78521

10 CU. YDS.

TEXAS CORDIA CONSTRUCTION, LLC — ALAMO EXPRESSWAY DRAIN IMPROVE 08/28/2014 00:35

, TEXAS

02

9020 TXDOT LOAD # 1 DELIVERED QTY 10 ORDERED QTY 10

10.00	CYDS	9020	TXDOT CLASS A
1.00	ea	FUEL	Fuel Surcharge

DRV INST:TOWER RD & EL GATO E
TICKET #:2018434 DRIVER:ANGEL LOPEZ TRUCK #:0741
SLUMP: 3 PROJECT: ALAMO EXPRESSWAY DR

Truck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
0741	ANGEL	user	2018434	232147	10:35	08/28/14

Load Size	Mix Code	Returned	Qty	Mix Age
10.00 CYDS	9020			

Material	Design Qty	Required	Batched	% Var	Moisture	Actual Wat
GRAVEL4	1878 lb	18780 lb	18680 lb	-0.53%		
STATESAND	1183 lb	12540 lb	12720 lb	1.44%	6.00% M	86 gl
CEMENT1	372.0 lb	3720.0 lb	3735.0 lb	0.40%		
FLYASH	124.0 lb	1240.0 lb	1235.0 lb	-0.40%		
SIKAAIR	4.90 oz	49.00 oz	49.00 oz	0.00%		
WATER	31.00 gl	174.94 gl	175.00 gl	0.03%		175.00 gl
SP-500	30.00 oz	300.00 oz	299.00 oz	-0.33%		
Actual	Num Batches: 1		Manual 10:35:33			

Test on Pour 10:35 5 YES / 14 NO
Seq Load ID
P1 20132
OUTSIDE LAB
TECHNICIAN

Batcher Name/Signature

Load Total: 37852 lb Design W/C: 0.522 Water/Cement: 0.521 T Design Water: 261.3 gl Actual Water: 261.3 gl To Add: 48.7 gl
Slump: 3.00 in Water in Truck: 0.0 gl Adjust Water: -50.0 gl/ Load Trim Water: 0.0 gl/ CYDS

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

Purchaser has ordered ready-mix concrete from Magic Valley Concrete, LLC., Seller, and Seller hereby delivers the ready-mix concrete in accordance with the following conditions, the terms of which are set out below, which are agreed to by Purchaser as evidenced by the signing of the Delivery Ticket.

Addition of Water. The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

Indemnity. Upon arrival at the job-site, the purchaser or purchaser's agent will direct the driver as to where to drive the truck, where to park the truck, where to place the chute to discharge the ready-mix concrete and where to wash the truck. Purchaser, therefore assumes all liability for damage to any property such as sidewalks, driveways, pipelines or other property caused by driving the truck onto such property at the direction of Purchaser, and Purchaser agrees to indemnity and hold Seller harmless for all claims made against Seller for such damages.

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Truck Times	10:55	Amount	$
Job Site Arrival	11:35	Delivery Charge	$
Time Unloading	11:40	Overtime Charge	$
Finish Unloading	1:00	Sub Total	$
Overtime on Truck	0:20	Tax	$
Leave Job Site	1:15	TOTAL:	$

10 Yd

Additional Water Requested 40 | Requested By

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized MATERIAL SAFETY DATA ON BACK

DELIVERY TICKET

284831

MAGIC VALLEY CONCRETE
Ph. (956) 581-7429

® EST. 1984

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission
300 E. Expressway 83
Mission, Tx. 78572

Edinburg
710 E. Chapin Rd.
Edinburg, Tx. 78540

La Feria/San Benito
2½ Mi. E. Hwy. 77
San Benito, Tx. 78586

Brownsville
6265 FM 511
Brownsville, Tx. 78521

18 CU. YDS.

05/28/2014 11:1

TEXAS CORDIA CONSTRUCTION, LLC

ALAMO EXPRESSWAY DRAIN IMPROVE

, TEXAS PLANT: # 01

9020 TXDOT LOAD # 2 DELIVERED QTY 18 ORDERED QTY 18

8.00 yd 9020 CLASS A 3000PSI

1.00 ea FUEL Fuel Surcharge

DRV INST: TOWER RD & EL GATO

TICKET #:1096259 DRIVER: ARMANDO GALAVIZ TRUCK #: 0964

SLUMP: 3 PROJECT: ALAMO EXPRESSWAY DR

Test on Pour ☐YES ☐NO

OUTSIDE LAB 11 5/28/14

TECHNICIAN

uck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
64	ARMANDO	user	1096259	2685		

ad	Size	Mix Code	Returned	Qty	Mix Age	Seq	Load ID
00	CYDS	9020				D	100930

erial	Design Qty	Required	Batched	% Var	% Moisture	Actual	Wat
WEL4	1978 lb	15024 lb	14930 lb	-0.63%			
TESAND	1183 lb	10032 lb	9930 lb	-0.42%	6.00% M	68 gl	
IENT1	372.0 lb	2976.0 lb	2960.0 lb	-0.54%			
ASH	124.0 lb	992.0 lb	1010.0 lb	1.81%			
AIR	4.90 oz	39.20 oz	39.00 oz	-0.51%			
TER	31.00 gl	128.96 gl	129.00 gl	0.03%		129.00 gl	
500	30.00 oz	240.00 oz	240.00 oz	0.00%			

Batcher Name/Signature

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

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mp: 3.00 in # Water in Truck: 0.0 gl Adjust Water: -35.0 gl / Load Trim Water: 0.0 gl / CYD

Addition of Water. The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

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Truck Times	11:22
Job Site Arrival	12:00
Time Unloading	12:05
Finish Unloading	1:20
Overtime on Truck	
Leave Job Site	1:31

Amount	$
Delivery Charge	$
Overtime Charge	$
Sub Total	$
Tax	$
TOTAL:	$

Additional Water Requested 20	Requested By

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized MATERIAL SAFETY DATA ON BACK

DELIVERY TICKET

284818

MAGIC VALLEY CONCRETE
Ph. (956) 581-7429

® EST. 1984

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission	Edinburg	La Feria/San Benito	Brownsville
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Mission, Tx. 78572	Edinburg, Tx. 78540	San Benito, Tx. 78586	Brownsville, Tx. 78521

10 CU. YDS.

05/28/2014 8:05

TEXAS CORDIA CONSTRUCTION, LLC

ALAMO EXPRESSWAY DRAIN IMPROVE

, TEXAS PLANT: # 01

9020 TXDOT LOAD # 1 DELIVERED QTY 10 ORDERED QTY 20

10.00 yd 9020 CLASS A 3000PSI

1.00 ea FUEL Fuel Surcharge

DRV INST: TOWER RD & EL GATO

TICKET #:1096246 DRIVER: ANTONIO MARTINEZ TRUCK #: 0888

SLUMP: 3 PROJECT: ALAMO EXPRESSWAY DR

Test on Pour ☐YES ☐NO

OUTSIDE LAB

uck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
88	ANTONIO	user	1096246	268950	8:05	5/28/14

ad Size	Mix Code	Returned	Qty	Mix Age	Seq	Load ID
.00 CYDS	9020				P	

TECHNICIAN 100917

rial	Design Qty	Required	Batched	% Var	% Moisture	Actual Wgt
WEL4	1878 lb	13780 lb	13790 lb	0.05%		
TESAND	1183 lb	12540 lb	12430 lb	-0.40%	6.00% M	85 gl
IENT1	372.0 lb	3720.0 lb	3730.0 lb	0.27%		
ASH	124.0 lb	1240.0 lb	1250.0 lb	0.81%		
AIR	4.90 oz	49.00 oz	49.00 oz	0.00%		
TER	31.00 gl	169.94 gl	169.00 gl	-0.55%		169.00 gl
500	30.00 oz	300.00 oz				

Batcher Name/Signature

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

Purchaser has ordered ready-mix concrete from Magic Valley Concrete, LLC., Seller, and Seller hereby delivers the ready-mix concrete in accordance with the following conditions, the terms of which are set out below, which are agreed to by Purchaser as evidenced by the signing of the Delivery Ticket.

1 37692 lb Design W/C: 0.522 Water/Cement: 0.520 T Design 310.0 gl Actual 253.7 gl Manual 8:05:39 To Add: 56.3 gl

mp: Water Reducer Retarder Accelerator Total Water

Addition of Water. The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

Indemnity. Upon arrival at the job-site, the purchaser or purchaser's agent will direct the driver as to where to drive the truck, where to park the truck, where to place the chute to discharge the ready-mix concrete and where to wash the truck. Purchaser, therefore assumes all liability for damage to any property such as sidewalks, driveways, pipelines or other property caused by driving the truck onto such property at the direction of Purchaser, and Purchaser agrees to indemnity and hold Seller harmless for all claims made against Seller for such damages.

Additional Sales and Deliveries. Purchaser agrees that the terms and conditions of the delivery and sale, as set forth above, are binding on Purchaser in connection with all additional sales and deliveries from Seller, regardless of whether the Purchaser signs the other delivery tickets; provided, however, that if any water is added to the ready-mix at the job-site, a delivery ticket for that delivery must be signed by the Purchaser or Purchaser's agent as an acknowledgment that the purchaser requested water to be added.

THERE ARE NO UNDERSTANDINGS, AGREEMENTS, REPRESENTATIONS, OR WARRANTIES, EXPRESS OR IMPLIED (INCLUDING ANY REGARDING THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE), NOT SPECIFIED HEREIN, RESPECTING THIS SALE. THIS DOCUMENT STATES ENTIRE OBLIGATION OF SELLER IN CONNECTION WITH THIS TRANSACTION.

Truck Times	8:20
Job Site Arrival	8:50
Time Unloading	9:00
Finish Unloading	10:18
Overtime on Truck	
Leave Job Site	10:20

10:50

Amount	$
Delivery Charge	$
Overtime Charge	$
Sub Total	$
Tax	$
TOTAL:	$

Additional Water Requested 25	Requested By

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized

MATERIAL SAFETY DATA ON BACK

DELIVERY TICKET

282168

RECEIVED MAY 0 1 2014

MAGIC VALLEY CONCRETE
Ph. (956) 581-7429
® EST. 1984

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission
300 E. Expressway 83
Mission, Tx. 78572

Edinburg
710 E. Chapin Rd.
Edinburg, Tx. 78540

La Feria/San Benito
2½ Mi. E. Hwy. 77
San Benito, Tx. 78586

Brownsville
6265 FM 511
Brownsville, Tx. 78521

13 CU. YDS.

04/28/2014 14:46

TEXAS CORDIA CONSTRUCTION, LLC

ALAMO EXPRESSWAY DRAIN IMPROVE

, TEXAS PLANT: # 01

9022 TXDOT LOAD # 2 DELIVERED QTY 13 ORDERED QTY 13

3.00 yd 9022 CLASS C 3600 PSI
1.00 ea FUEL Fuel Surcharge
DRV INST: EXP 83 & ALAMO S EL GATO E TO END
TICKET #:1095369 DRIVER: CRIS RAMIREZ TRUCK #: 0947
SLUMP: 4.5 PROJECT: ALAMO EXPRESSWAY DR

Truck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
947	chris	user	1095369	2677	OUTSIDE LAB 48	4/28/14

oad Size	Mix Code	Returned	Qty	Mix Age	Seq	Load ID
00 CYDS	9022				0	100044

Test on Pour ☐YES ☐NO

TECHNICIAN

erial	Design Qty	Required	Batched	% Var	% Moisture	Actual	Wet
AVEL3	1901 lb	5703 lb	5650 lb	-0.93%			
.TESAND	1244 lb	3881 lb	3870 lb	-0.29%	4.00% M		
MENT1	480.0 lb	1440.0 lb	1435.0 lb	-0.35%			
ASH	160.0 lb	480.0 lb	470.0 lb	-2.08%			
STIMENT	6.10 oz	18.30 oz	18.00 oz	-1.64%			
TER	31.20 gl	93.21 gl	93.00 gl	-0.43%		18 gl	
500	36.00 oz	108.00 oz	110.00 oz	1.66%		49.00 gl	

Batcher Name/Signature

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

Purchaser has ordered ready-mix concrete from Magic Valley Concrete, LLC., Seller, and Seller hereby delivers the ready-mix concrete in accordance with the following conditions, the terms of which are set out below, which are agreed to by Purchaser as evidenced by the signing of the Delivery Ticket.

1	11842 lb	Design W/C:	0.407	Water/Cement:	0.410	T	Design	93.6 gl	Actual	66.8 gl	To Add:	26.8 gl	
mp:	4.50 in	Water In Truck:	0.0 gl	Adjust Water:	-25.0 gl / Load		Trim Water:	0.0 gl	CY:				

Addition of Water. The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

Indemnity. Upon arrival at the job-site, the purchaser or purchaser's agent will direct the driver as to where to drive the truck, where to park the truck, where to place the chute to discharge the ready-mix concrete and where to wash the truck. Purchaser, therefore assumes all liability for damage to any property such as sidewalks, driveways, pipelines or other property caused by driving the truck onto such property at the direction of Purchaser, and Purchaser agrees to indemnity and hold Seller harmless for all claims made against Seller for such damages.

Additional Sales and Deliveries. Purchaser agrees that the terms and conditions of the delivery and sale, as set forth above, are binding on Purchaser in connection with all additional sales and deliveries from Seller, regardless of whether the Purchaser signs the other delivery tickets; provided, however, that if any water is added to the ready-mix at the job-site, a delivery ticket for that delivery must be signed by the Purchaser or Purchaser's agent as an acknowledgment that the purchaser requested water to be added.

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Truck Times 9:58	
Job Site Arrival	3:19
Time Unloading	3:28
Finish Unloading	
Overtime on Truck	
Leave Job Site	

Amount	$
Delivery Charge	$
Overtime Charge	$
Sub Total	$
Tax	$
TOTAL:	$

Additional Water Requested	Requested By

Carlos Alonso

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized

MATERIAL SAFETY DATA ON BACK

DELIVERY TICKET

282160

RECEIVED MAY 01 2014

MAGIC VALLEY CONCRETE
Ph. (956) 581-7429
® EST. 1984

Corporative:
7301 West Expressway 83
Mission, Tx. 78572

McAllen/Mission	Edinburg	La Feria/San Benito	Brownsville
300 E. Expressway 83	710 E. Chapin Rd.	2½ Mi. E. Hwy. 77	6265 FM 511
Mission, Tx. 78572	Edinburg, Tx. 78540	San Benito, Tx. 78586	Brownsville, Tx. 78521

10 CU. YDS.

04/28/2014 12:1

TEXAS CORDIA CONSTRUCTION, LLC

ALAMO EXPRESSWAY DRAIN IMPROVE

, TEXAS PLANT: # 01

9022 TXDOT LOAD # 1 DELIVERED QTY 10 ORDERED QTY 10

10.00 yd 9022 CLASS C 3600 PSI
1.00 ea FUEL Fuel Surcharge

DRV INST: EXP 83 & ALAMO S EL GATO E TO END
TICKET #:1095361 DRIVER: SANTILLAN JESSUS TRUCK #: 0889
SLUMP: 4.5 PROJECT: ALAMO EXPRESSWAY DR

uck	Driver	User	Disp Ticket Num	Ticket ID	Time	Date
89	SANTILLAN	user	1095361	267692	12:14	4/28/14

ad Size	Mix Code	Returned	Qty	Mix Age	Seq	Load ID
.00 CYDS	9022				TECHNICIAN	100036

Test on Pour ☐YES ☐NO

OUTSIDE LAB

Mtrl	Design Qty	Required	Batched	% Var	% Moisture	Actual	Wet
WEL3	1901 lb	1901.0 lb	1902.0 lb	0.05%			
TESAND	1244 lb	1293.8 lb	1289.0 lb	-0.37%	4.00% M	59 gl	
MENT1	423.0 lb	423.0 lb	476.0 lb	-0.93%			
ASH	1513.0 lb	1500.0 lb	1515.0 lb	0.94%			
STIMENT	6.10 oz	61.00 oz	61.00 oz	0.00%			
TER	34.28 gl	232.37 gl	232.50 gl	0.16%		232.00 gl	
600	36.05 oz	360.0					

Batcher Name/Signature

CONDITIONS OF DELIVERY AND DELIVERY RECEIPT

Purchaser has ordered ready-mix concrete from Magic Valley Concrete, LLC., Seller, and Seller hereby delivers the ready-mix concrete in accordance with the following conditions, the terms of which are set out below, which are agreed to by Purchaser as evidenced by the signing of the Delivery Ticket.

1 40247 lb Design W/C: 0.407 Water/Cement: 0.408 T Design 312.0 gl Actual 291.4 gl Manual 12:14:43 To Add: 20.6 gl

rip: **Addition of Water.** The ready-mix concrete above described has been prepared in accordance with a specific recipe mix to produce the specified strength 28 days after the concrete has been poured. Seller's drivers are not authorized to add any water to the ready-mix concrete because the addition of water will reduce the strength of the concrete. If Purchaser requests that any water be added to the ready-mix concrete, Purchaser makes such request at its own risk with the understanding that if any water is added, seller will no longer guarantee that the concrete will produce the specified strength and any representation made by Seller or any agreement made as to the strength of the concrete is null and void.

Demurrage. The normal time for the ready-mix concrete truck to discharge its ready-mix concrete at the job-site is less than one hour. If the truck is required to remain on the job-site longer than one hour, Purchaser agrees to pay an additional $50.00 as demurrage. Any ready-mix concrete that is not discharged from the truck at the job-site within two hours will be returned to the ready-mix concrete plant and dumped. Purchaser agrees to pay for such concrete.

Indemnity. Upon arrival at the job-site, the purchaser or purchaser's agent will direct the driver as to where to drive the truck, where to park the truck, where to place the chute to discharge the ready-mix concrete and where to wash the truck. Purchaser, therefore assumes all liability for damage to any property such as sidewalks, driveways, pipelines or other property caused by driving the truck onto such property at the direction of Purchaser, and Purchaser agrees to indemnity and hold Seller harmless for all claims made against Seller for such damages.

Additional Sales and Deliveries. Purchaser agrees that the terms and conditions of the delivery and sale, as set forth above, are binding on Purchaser in connection with all additional sales and deliveries from Seller, regardless of whether the Purchaser signs the other delivery tickets; provided, however, that if any water is added to the ready-mix at the job-site, a delivery ticket for that delivery must be signed by the Purchaser or Purchaser's agent as an acknowledgment that the purchaser requested water to be added.

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Truck Times	12:39
Job Site Arrival	12:59
Time Unloading	
Finish Unloading	
Overtime on Truck	
Leave Job Site	

Amount	$
Delivery Charge	$
Overtime Charge	$
Sub Total	$
Tax	$
TOTAL:	$

Additional Water Requested	Requested By

Name Purchaser or Purchaser's Authorized Agent

Signature Authorized

MATERIAL SAFETY DATA ON BACK

096640

DELIVERY TICKET

RIO VALLEY PIPE, LLC
3 1/2 Miles North Tom Gill Road
Penitas, TX 78573
PHONE: 956-519-6126 > 956-519-4060
FAX: 956-519-6889

DATE:	
INVOICE #:	
CUST. #:	
CUST. PO #:	
TERMS:	
STATUS:	

RIO VALLEY PIPE, LLC
7301 W EXPRESSWAY 83
MISSION, TX 78572

5/23/2014 96640

BILL TO

TEXAS CORDIA CONSTRUCTION
3149A CENTER POINT DR.
EDINBURG, TEXAS 78539

SHIP TO

intersection of border & el gato road
alamo, tx 78506
USA

ITEM		DESCRIPTION		FEET/ METER/EACH	
				01-RG	Border & El gato ro...
24' T&G CL III	24' TONGUE & GROOVE CL III (LF)	19.95	16 ft		0.00
TALCOTE 5 G...	TALCOTE 5 GAL. PAIL		1 ea	0.00	0.00
	Sales Tax			0.00%	0.00

SHIPPING VIA ALL VALLEY TRUCKING

Truck Number: 089

OUT: 9:20

Driver: Jose Acosta

IN: _____

RECEIPT & RELEASE: The undersigned authorized representative of customer acknowledges receipt of the above material/ product has carefully inspected same and by acceptance acknowledges same to be free of defect or damage and releases seller from any and all liability on account thereof, provided same was manufactured in accordance with specifications.

Peel

Contract Time Statement

Alamo Expressway Drain / Border Road Culvert Crossing

PAY REQUEST 7 CONTRACTOR Texas Cordia Construction, LLC

PROJECT NO. 13-014-11-26 City Edinburg, Texas DATE WORK BEGAN 1/17/2014

TIME COMPUTED FROM 1/17/2014 DATE WORK COMPLETED

MONTH	DATE OR DAYS	WORKING DAYS	DAYS CREDITED	DESCRIPTION
June	8 - 29	0		No Work Done
	30	0		Work on project
July	1	0		Work on project
	2	0		Work on project
	3	0		Work on project
	4	0		July 4th Holiday (No work done)
	5	0		Weekend (No work done)
	6	0		Weekend (No work done)
	7	0		Work on project
	8	0		Work on project
	9	0		Work on project
	10 - 31	0		No Work Done
August	1	0		No Work Done
	2	0		Weekend (No work done)
	3	0		Weekend (No work done)
	4	0		No Work Done
	5	0		No Work Done
	6	0		Work on project
	7	0		Work on project
	8	0		Work on project
	9 - 17	0		No Work Done
	18	0		Work on project
	19 - 31	0		No Work Done
September	1 - 13	0		No Work Done
TOTALS		0	0	

NO. OF CONTRACT CALANDER DAYS 108* NO. CALANDER DAYS CHARGED TO DATE 105

ASSESSED LIQUIDATED DAMAGES: NO. DAYS 0 PER DAY $ 500.00 TOTAL $0.00

CERTIFIED AS CORRECT (ONE COPY HAS been GIVEN TO THE CONTRACTOR) , P.E.

PROJECT ENGINEER

***Added 18 calander days per Change Order #1**

INSTRUCTIONS: PROJECT IDENTIFICATION SHOULD COVER CONTRACT. TIME CREDITED AND REASONS THEREFORE MUST CONFORM TO PROVISIONS OF CONTRACT. NO HOLIDAY CREDIT ALLOWED FOR DAYS PRECEDING OR FOLLOWING LEGAL HOLIDAYS. TIME SUSPENDED AND RESUMED MUST BE SUPPORTED BY COPY EACH OF LETTERS TO CONTRACTOR DATED ON OR BEFORE EFFECTIVE DATES. TIME EXTENSION MUST BE INDICATED AND REFERENCED TO RELATED PROVISION OF CONTRACT. SEE BOOKLET OF INSTRUCTIONS, CONSTRUCTION ESTIMATES DATED SEPTEMBER 1, 1956

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

U.S. Wage and Hour Division

Rev. Dec. 2008

OMB No.: 1235-0008
Expires: 01/31/2015

NAME OF CONTRACTOR ☑	OR SUBCONTRACTOR ☐	ADDRESS	
		3149A Center Pointe Drive, Edinburg, TX 78539	

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
21	06/14/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE: S 08	M 09	T 10	W 11	T 12	F 13	S 14 — HOURS WORKED EACH DAY	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS: FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
NO WORK PERFORMED			o																	
			s																	
			o																	
			s																	
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 06/16/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 08 day of June, 2014, and ending the 14 day of June, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PERFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
22	06/21/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S				FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	
				15	16	17	18	19	20	21										
				HOURS WORKED EACH DAY																
NO WORK PERFORMED			O																	
			S																	
			O																	
			S																	
			O																	
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 06/23/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 15 day of June, 2014, and ending the 21 day of June, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

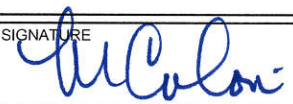
☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PERFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

U.S. Wage and Hour Division

Rev. Dec. 2008

OMB No.: 1235-0008
Expires: 01/31/2015

NAME OF CONTRACTOR ☑	OR SUBCONTRACTOR ☐	ADDRESS	PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
		3149A Center Pointe Drive, Edinburg, TX 78539	23	06/28/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S				FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	
				22	23	24	25	26	27	28										
				HOURS WORKED EACH DAY																
NO WORK PERFORMED			o																	
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 06/30/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 22 day of June, 2014, and ending the 28 day of June, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

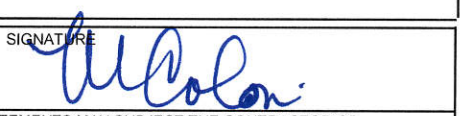
☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PERFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
24	07/05/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S				FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	
				29	30	01	02	03	04	05										
				HOURS WORKED EACH DAY																
Santos Leos - 0136	3	Laborer, Common	O									$15.38	$266.50	$39.61	$13.00				$52.61	$465.05
			S		8.00	9.00	9.00				26.00	10.25	$517.66							
Jesus A Juaardo - 9406	2	Laborer, Common	O									$15.00	$15.00	$39.78	$40.00				$79.78	$440.22
			S					1.50			1.50	10.00	$520.00							
Nahun Garcia - 9035	4	Front End Loader	O									$21.00	$511.00	$39.10	$4.00				$43.10	$467.90
			S		9.00	9.00	10.00	8.50			36.50	14.00	$511.00							
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 07/07/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 29 day of June, 2014, and ending the 05 day of July, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

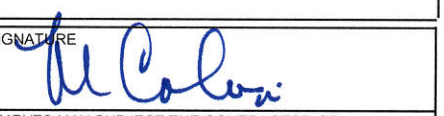
(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO. 25

FOR WEEK ENDING 07/12/2014

PROJECT AND LOCATION Alamo Expressway Drain/Border Crossing Improvements

PROJECT OR CONTRACT NO. RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S				FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	
				06	07	08	09	10	11	12										
				HOURS WORKED EACH DAY																
Santos Leos - 0136	3	Laborer, Common	O									$15.38	$194.75	$44.31	$19.00				$63.31	$515.87
			S		10.00	9.00					19.00	10.25	$579.18							
Jesus A Juaardo - 9406	2	Laborer, Common	O									$15.00	$25.00	$46.10	$52.00				$98.10	$504.40
			S			1.50	1.00				2.50	10.00	$602.50							
Nahun Garcia - 9035	4	Front End Loader	O									$21.00	$266.00	$57.29	$28.00				$85.29	$663.71
			S		10.00	9.00					19.00	14.00	$749.00							
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Public Burden Statement

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(over)

Date 07/14/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 06 day of July, 2014, and ending the 12 day of July, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

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U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑	OR SUBCONTRACTOR ☐	ADDRESS	OMB No.: 1235-0008 Expires: 01/31/2015
		3149A Center Pointe Drive, Edinburg, TX 78539	

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
26	07/19/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE S 13	M 14	T 15	W 16	T 17	F 18	S 19 HOURS WORKED EACH DAY	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
NO WORK PERFORMED			O																	
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Public Burden Statement

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(over)

Date 07/14/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 13 day of July, 2014, and ending the 19 day of July, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PERFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
27	07/26/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE S 20	M 21	T 22	W 23	T 24	F 25	S 26 HOURS WORKED EACH DAY	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
NO WORK PERFORMED			O																	
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 07/28/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 20 day of July, 2014, and ending the 26 day of July, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PERFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑	OR SUBCONTRACTOR ☐	ADDRESS	OMB No.: 1235-0008 Expires: 01/31/2015
		3149A Center Pointe Drive, Edinburg, TX 78539	

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
28	08/02/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE: S 27	M 28	T 29	W 30	T 31	F 01	S 02 (HOURS WORKED EACH DAY)	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS: FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
NO WORK PERFORMED			O																	
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 08/02/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 27 day of July, 2014, and ending the 02 day of Aug, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PERFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
29	08/09/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE: S 03	M 04	T 05	W 06	T 07	F 08	S 09 — HOURS WORKED EACH DAY	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS: FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
Bernardo Elizondo - 7127	1	Front End Loader	O						6.50		6.50	$22.13	$202.85	$64.60	$73.00				$137.60	$706.90
			S						4.00		4.00	14.75	$844.50							
David Perez - 9731	5	Common Laborer	O						8.00		8.00	$15.00	$330.00	$45.52	$17.00				$62.52	$532.48
			S				9.00	9.50	2.50		21.00	10.00	$595.00							
Jesus A Juardo - 9406	2	Common Laborer	O									$15.00	$95.00	$47.25	$55.00				$102.25	$515.25
			S				3.25	3.25	3.00		9.50	10.00	$617.50							
Jorge A. Tello - 2221	2	Common Laborer	O									$15.00	$185.00	$44.37	$27.00				$71.37	$508.63
			S				9.00	9.50			18.50	10.00	$580.00							
			O																	
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 08/04/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 03 day of Aug, 2014, and ending the 09 day of Aug, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐	ADDRESS	OMB No.: 1235-0008 Expires: 01/31/2015
	3149A Center Pointe Drive, Edinburg, TX 78539	

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
30	08/16/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE S 10	M 11	T 12	W 13	T 14	F 15	S 16	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
				HOURS WORKED EACH DAY																
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Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 08/18/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 10 day of Aug, 2014, and ending the 16 day of Aug, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORKED PERFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
31	08/23/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE: S 17	M 18	T 19	W 20	T 21	F 22	S 23 — HOURS WORKED EACH DAY	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS: FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
David Perez - 9731	5	Common Laborer	O									$15.75	$31.50	$37.55	$7.00				$44.55	$446.33
			S		3.00						3.00	10.50	$490.88							
Francisco Sanchez - 3276	2	Common Laborer	O		3.00						3.00	$15.00	$45.00	$35.77	$15.00				$50.77	$416.23
			S									10.00	$467.00							
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Public Burden Statement

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(over)

Date 08/25/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 17 day of Aug, 2014, and ending the 23 day of Aug, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐	ADDRESS	OMB No.: 1235-0008 Expires: 01/31/2015
	3149A Center Pointe Drive, Edinburg, TX 78539	

PAYROLL NO.	FOR WEEK ENDING	PROJECT AND LOCATION	PROJECT OR CONTRACT NO.
32	08/30/2014	Alamo Expressway Drain/Border Crossing Improvements	RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE: S 24	M 25	T 26	W 27	T 28	F 29	S 30 — HOURS WORKED EACH DAY	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS: FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
NO WORK PREFORMED			O																	
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that is will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room S3502, 200 Constitution Avenue, N.W. Washington, D.C. 20210

(over)

Date 09/01/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the

24 day of Aug, 2014, and ending the 30 day of Aug, 2014,

all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PREFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 231 OF TITLE 31 OF THE UNITED STATES CODE.

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.

U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO. 33

FOR WEEK ENDING 09/06/2014

PROJECT AND LOCATION Alamo Expressway Drain/Border Crossing Improvements

PROJECT OR CONTRACT NO. RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE S 31	M 01	T 02	W 03	T 04	F 05	S 06	HOURS WORKED EACH DAY	(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	(9) NET WAGES PAID FOR WEEK
NO WORK PREFORMED			O																		
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Public Burden Statement

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(over)

Date 09/01/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 31 day of Aug, 2014, and ending the 06 day of Sept, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

☐ – in addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

☐ – Each laborer or mechanic listed in the above referenced payroll has been paid, as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PREFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

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U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR ☑ OR SUBCONTRACTOR ☐

ADDRESS 3149A Center Pointe Drive, Edinburg, TX 78539

OMB No.: 1235-0008
Expires: 01/31/2015

PAYROLL NO. 34

FOR WEEK ENDING 09/13/2014

PROJECT AND LOCATION Alamo Expressway Drain/Border Crossing Improvements

PROJECT OR CONTRACT NO. RFB No. 13-014-05-08

(1) NAME AND INDIVIDUAL IDENTIFYING NUMBER (e.g., LAST FOUR DIGITS OF SOCIAL SECURITY NUMBER) OF WORKER	(2) NO. OF WITHHOLDING EXEMPTIONS	(3) WORK CLASSIFICATION	OT. OR ST.	(4) DAY AND DATE							(5) TOTAL HOURS	(6) RATE OF PAY	(7) GROSS AMOUNT EARNED	(8) DEDUCTIONS						(9) NET WAGES PAID FOR WEEK
				S	M	T	W	T	F	S				FICA	WITH-HOLDING TAX		LOAN	OTHER	TOTAL DEDUCTIONS	
				07	08	09	10	11	12	13										
				HOURS WORKED EACH DAY																
NO WORK PREFORMED			O																	
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(over)

Date 09/15/2014

I, Melissa T. Colon (Name of Signatory Party) Payroll Coordinator (Title)

do hereby state:

(1) That I pay or supervise the payment of the persons employed by

_____ (Contractor or Subcontractor) on the

Alamo Expressway Drain/Border Crossing Impr (Building or Work); that during the payroll period commencing on the 07 day of Sep, 2014, and ending the 13 day of Sept, 2014, all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said

_____ (Contractor or Subcontractor) from the full

weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 3 (29 C.F.R. Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948, 63 Start. 108, 72 Stat. 967; 76 Stat. 357; 40 U.S.C. § 3145), and described below:

NONE

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete; that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract; that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor, or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor.

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(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS:

NO WORK PREFORMED

NAME AND TITLE	SIGNATURE
Melissa T. Colon - Payroll Coordinator	

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Test Report Table

PROJECT: Alamo Expressway Drain / Border Crossing Improvements

HIDALGO COUNTY

					CONTRACTOR: Texas Cordia Construction, LLC						
					Pay Req 1	Pay Req 2	Pay Req 3	Pay Req 4	Pay Req 5	Pay Req 6	Pay Req 7
					CSJ#	CSJ#	CSJ#	CSJ#	CSJ#	CSJ#	CSJ#
Material	Test	Description	Required	Remarks							
Soils	ASTM D698	Laboratory Compaction Characteristics of Soil Using Standard Effort	yes	passed		13-014-11-26			13-014-11-26 (2x)		13-014-11-26 (2x)
	ASTM D1140	Amount of Material in Soils Finer than No. 200 (75-µm) Sieve	yes	passed		13-014-11-26					13-014-11-26 (2x)
	ASTM D4318	Liquid Limit, Plastic Limit, and Plasticity Index of Soils	yes	passed		13-014-11-26					
	ASTM D558	Moisture-Density (Unit Weight) Relations of Soil-Cement Mixtures	yes	passed				13-014-11-26 (2x)	13-014-11-26 (2x)		
	ASTM D6938	Soil / Base Material Nuclear Density Test	yes	passed						13-014-11-26 (2x)	13-014-11-26 (2x)
Subgrade	Tex-101-E Part III	Pulverization									
	Tex-113-E	Laboratory Compaction Characersitics & Moisture Density Relationship of Base Materials									
	Tex-114-E	Laboratory Compaction Characersitics & Moisture Density Relationship of Sub-Grade, Embankment Soils, and Backfill Material									
Flex Base	Tex-101-E	Surveying and Sampling Soils for Highways									
	Tex-103-E	Determining Moisture Content in Soil Materials									
	Tex-104-E	Determining Liquid Limit of Soils									
	Tex-105-E	Determining Plastic Limit of Soils									
	Tex-106-E	Calculating the Plasticity Index of Soils									
	Tex-107-E	Determining the Bar Linear Shrinkage of Soils									
	Tex-110-E	Particle Size Analysis of Soils									
	Tex-115-E	Field Method for Determining In-Place Density of Soils and Base Materials									
	Tex-116-E	Ball Mill Method for Determining the Disintegration of Flexible Base Material									
	Tex-117-E	Triaxial Compression for Disturbed Soils and Base Materials									
EN-1	IAW ASTM 4609										
	TexDOT 121 E										
	ASTM D 4548										
	ASTM D 1587										
Hot Mix	Tex-207-F	Determining Density of of Compacted Bituminous Mixtures									
	Tex-208-F	Test for Stabilometer Value of Bituminous Mixtures									
	Tex-210-F	Determining Asphalt Content of Bituminous Mixtures by Extraction									
	Tex-228-F	Determining Asphalt Content of Bituminous Mixtures by the Nuclear Method									
	Tex-229-F	Combined HMAC Cold Belt Sampling and Testing Procedure									
	Tex-236-F	Determining Asphalt Content from Asphalt Paving Mixtures By the Ignition Method									
	Tex-207-E	Determining Density of Compacted Bituminous Mixtures									
	Tex-212-E	Determining Moisture Content of Bituminous Mixtures									
	Tex-213-E	Determining Hydrocarbon - Volatile Content of Bituminous Mixtures									
In-Place Density	ASTM 0-295078										
	AASHTO T-188										
Lime	Tex-600-J	Lime Testing Procedure (Waive testing if less than 50 Tons from a Pre-Approved Source)									
RCP		Three Edge Bearing Test		1 pipe fo each 100							
Concrete		Compressive Strength Test	yes	passed		13-014-11-26	13-014-11-26 (4x)	13-014-11-26 (5x)	13-014-11-26 (2x)	13-014-11-26 (3x) Exhibit E-G	13-014-11-26 (3x) Exhibit E-G

Engineer's Signature: Rain [signature], P.E.

LABORATORY TESTING REPORT

Moisture-Density Relationship, Atterberg Limits, and Minus No. 200 Determination

RABA KISTNER CONSULTANTS
Raba Kistner Consultants Inc.
800 East Hackberry
McAllen, Texas 78501
(956) 682-5332 • FAX(956) 682-5487
www.rkci.com
TBPE Firm F-3257

ATTN.: MR. RAMIRO GUTIERREZ, P.E., PRESIDENT
TO: **R. GUTIERREZ ENGINEERING CORPORATION**
130 EAST PARK AVENUE
PHARR, TEXAS 78577

PROJECT NO.: AMD14-018-00
SAMPLE DATE: 06/23/2014
ASSIGNMENT NO.: M14-011933
REPORT VERSION: A
TECHNICIAN: VICTOR SALINAS IIII

PROJECT: **Alamo Expressway Drain Border Road Crossing, Alamo, Hidalgo County, Texas**

A sample of the following material was obtained by RKCI for laboratory testing : Light Brown Sandy Lean Clay (Backfill Material). This material was obtained from the following location : Along the 36" HDPE Line, Between E. Trenton Rd and E. Wisconsin Rd.

This material is intended for use as Backfill Material in the following area: 36" HDPE Line.

On the basis of the testing conducted and in general accordance with ASTM D 2487: Unified Soil Classification System, the material is classified as CL

Moisture-Density Relationship Test, ASTM D 698 Method A *(The Proctor curve is available upon request.)*	
Maximum Dry Density, (pcf):	105.9
Optimum Moisture Content, (%):	18.0 Tested By: JUAN M CARRILLO

Finer Than No. 200 Sieve Determination, ASTM D 1140 Tested By: MANUEL DE SANTIAGO III	
Finer Than No. 200 Sieve, (%):	65.5

Atterberg Limits, ASTM D 4318	
Liquid Limit (LL):	37
Plastic Limit (PL):	15
Plasticity Index (PI):	22

Tested By: MANUEL DE SANTIAGO III

NOTICE: Raba Kistner Consultants, Inc. considers the data and information contained in this report to be proprietary. This information is intended only for the use of the recipient(s) named herein. Test results presented herein relate only to those items tested. This document and any information contained herein shall not be disclosed and shall not be duplicated or used in whole or in part for any purpose other than to validate test results without written approval from Raba Kistner Consultants, Inc.

COPIES TO: Above (1)
rgutierrez@rgutierrezengineering.com (1)

RABA KISTNER CONSULTANTS, INC.

BY: Carlos Ceballos Jr.
07/02/2014

STATE OF TEXAS
CARLOS CEBALLOS JR.
100224
LICENSED
PROFESSIONAL ENGINEER

Raba Kistner SINCE 1968

Updated By: CCJ 7/2/2014 2:41:20PM

AAP AASHTO R18

LABORATORY TESTING REPORT

Moisture-Density Relationship, Atterberg Limits, and Minus No. 200 Determination

RABA KISTNER CONSULTANTS
Raba Kistner Consultants Inc.
800 East Hackberry
McAllen, Texas 78501
(956) 682-5332 • FAX(956) 682-5487
www.rkci.com
TBPE Firm F-3257

ATTN.: MR. RAMIRO GUTIERREZ, P.E., PRESIDENT
TO: **R. GUTIERREZ ENGINEERING CORPORATION**
130 EAST PARK AVENUE
PHARR, TEXAS 78577

PROJECT NO.: AMD14-018-00
SAMPLE DATE: 06/23/2014
ASSIGNMENT NO.: M14-011929
REPORT VERSION: A
TECHNICIAN: ALEJANDRO RAY HERNANDEZ

PROJECT: **Alamo Expressway Drain Border Road Crossing, Alamo, Hidalgo County, Texas**

A sample of the following material was obtained by RKCI for laboratory testing : Light Brown Clayey Sand. This material was obtained from the following location: Stockpile Along Doolittle Road, Near STA.: 38 + 42.
This material is intended for use as Backfill.

On the basis of the testing conducted and in general accordance with ASTM D 2487: Unified Soil Classification System, the material is classified as SC

Moisture-Density Relationship Test, ASTM D 698 Method A	
Maximum Dry Density, (pcf)	115.2
Optimum Moisture Content, (%)	13.4

The Proctor curve is available upon request. Tested By: JUAN M CARRILLO

Finer Than No. 200 Sieve Determination, ASTM D 1140	
Finer Than No. 200 Sieve, (%)	42.1

Tested By: MANUEL DE SANTIAGO III

Atterberg Limits, ASTM D 4318	
Average Liquid Limit	26
Average Plastic Limit	15
Average Plasticity Index	11

Tested By: MANUEL DE SANTIAGO III

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COPIES TO: Above (1)
rgutierrez@rgutierrezengineering.com (1)

RABA KISTNER CONSULTANTS, INC.

Carlos Ceballos

BY: CARLOS CEBALLOS JR. 100224 LICENSED PROFESSIONAL ENGINEER
07/02/2014

STATE OF TEXAS

Raba Kistner SINCE 1968

Updated By: JLP 7/2/2014 2:36:47PM

AAP AASHTO R18

FIELD TEST REPORT

Soil/Base Material Nuclear Density Test

RABA KISTNER CONSULTANTS
Raba Kistner Consultants Inc.
800 East Hackberry
McAllen, Texas 78501
(956) 682-5332 • FAX(956) 682-5487
www.rkci.com
TBPE Firm F-3257

ATTN.: MR. RAMIRO GUTIERREZ, P.E., PRESIDENT
TO: **R. GUTIERREZ ENGINEERING CORPORATION**
130 EAST PARK AVENUE
PHARR, TEXAS 78577

PROJECT NO.: AMD14-018-00
DATE OF TEST: 07/03/2014
ASSIGNMENT NO.: M14-012055
REPORT VERSION: A
SHEET NUMBER: 1 of 1
TECHNICIAN: JOSE CORPUS JR

PROJECT: Alamo Expressway Drain Border Road Crossing, Alamo, Hidalgo County, Texas

TEST NO.	TEST LOCATION	SOIL TYPE	LIFT NO. /DEPTH	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PROCTOR (%)	CONFORM
	Box Culvert						
26	Near STA.: 21 + 39, on Centerline of Trench	3	6TH	16.7*	114.0	99.0	No
27	Near STA.: 20 + 50, on Centerline of Trench	3	9TH	14.5	113.6	98.6	Yes
	Southeast Side of Existing Ditch						
28	Near STA.: 22 + 50, About 10'E of Centerline	3	FINAL	12.1	114.7	99.6	Yes

CURVE ID.	SOIL TYPE	OPTIMUM MOISTURE (%)	MAX. DRY DENSITY (PCF)	REQUIRED MOISTURE (%)	REQUIRED DENSITY (%)	LAB TEST PROCEDURE
3	Light Brown Clayey Sand (PI:11)	13.4	115.2	11.4-15.4	95	ASTM D 698 Method A

REFERENCE: Backfill/Utility Line
FIELD TEST PROCEDURE: ASTM D 6938
GAUGE NUMBER: 2
PERSON NOTIFIED: Mr. Juan Uribe w/R. Gutierrez Engineering
CONTRACTOR: Texas Cordia
REMARKS: Lift and station information is provided by contractor.

*** - Indicates noncompliance with specifications.**

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rgutierrez@rgutierrezengineering.com (1)

RABA KISTNER CONSULTANTS, INC.

Carlos Ceballos Jr.
BY: _____
07/11/2014

STATE OF TEXAS
CARLOS CEBALLOS JR.
100224
LICENSED
PROFESSIONAL ENGINEER

FIELD TEST REPORT

Soil/Base Material Nuclear Density Test

RABA KISTNER CONSULTANTS
Raba Kistner Consultants Inc.
800 East Hackberry
McAllen, Texas 78501
(956) 682-5332 • FAX(956) 682-5487
www.rkci.com
TBPE Firm F-3257

ATTN.: MR. RAMIRO GUTIERREZ, P.E., PRESIDENT
TO: **R. GUTIERREZ ENGINEERING CORPORATION**
130 EAST PARK AVENUE
PHARR, TEXAS 78577

PROJECT NO.: AMD14-018-00
DATE OF TEST: 07/08/2014
ASSIGNMENT NO.: M14-012091
REPORT VERSION: A
SHEET NUMBER: 1 of 1
TECHNICIAN: ROEL GONZALEZ

PROJECT: Alamo Expressway Drain Border Road Crossing, Alamo, Hidalgo County, Texas

TEST NO.	TEST LOCATION	SOIL TYPE	LIFT NO. /DEPTH	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PROCTOR (%)	CONFORM
	North of El Gato Road for Ditch						
29	Near STA.: 21 + 00	4	FINAL	16.1	106.1	100.2	Yes
30	Near STA.: 21 + 25	4	FINAL	16.6	106.7	100.8	Yes
	South of El Gato Road for Ditch						
31	Near STA.: 22 + 50	4	FINAL	16.4	107.0	101.0	Yes
32	Near STA.: 22 + 00	4	FINAL	16.1	106.1	100.2	Yes

CURVE ID.	SOIL TYPE	OPTIMUM MOISTURE (%)	MAX. DRY DENSITY (PCF)	REQUIRED MOISTURE (%)	REQUIRED DENSITY (%)	LAB TEST PROCEDURE
4	Light Brown Sandy Lean Clay (Backfill Material) (PI:22)	18.0	105.9	16-20	95	ASTM D 698 Method A

REFERENCE: Backfill
FIELD TEST PROCEDURE: ASTM D 6938
GAUGE NUMBER: 16
PERSON NOTIFIED: Mr. Juan Uribe w/R. Gutierrez Engineering Corp.
CONTRACTOR: TExas Cordia Construction
REMARKS: Lift and station information is provided by contractor.

*** - Indicates noncompliance with specifications.**

NOTICE: Raba Kistner Consultants, Inc. considers the data and information contained in this report to be proprietary. This information is intended only for the use of the recipient(s) named herein. Test results presented herein relate only to those items tested. This document and any information contained herein shall not be disclosed and shall not be duplicated or used in whole or in part for any purpose other than to validate test results without written approval from Raba Kistner Consultants, Inc.

COPIES TO: Above (1)
rgutierrez@rgutierrezengineering.com (1)

RABA KISTNER CONSULTANTS, INC.

BY: Katrin Leonard
07/11/2014

STATE OF TEXAS
KATRIN M. LEONARD
95810
LICENSED PROFESSIONAL ENGINEER

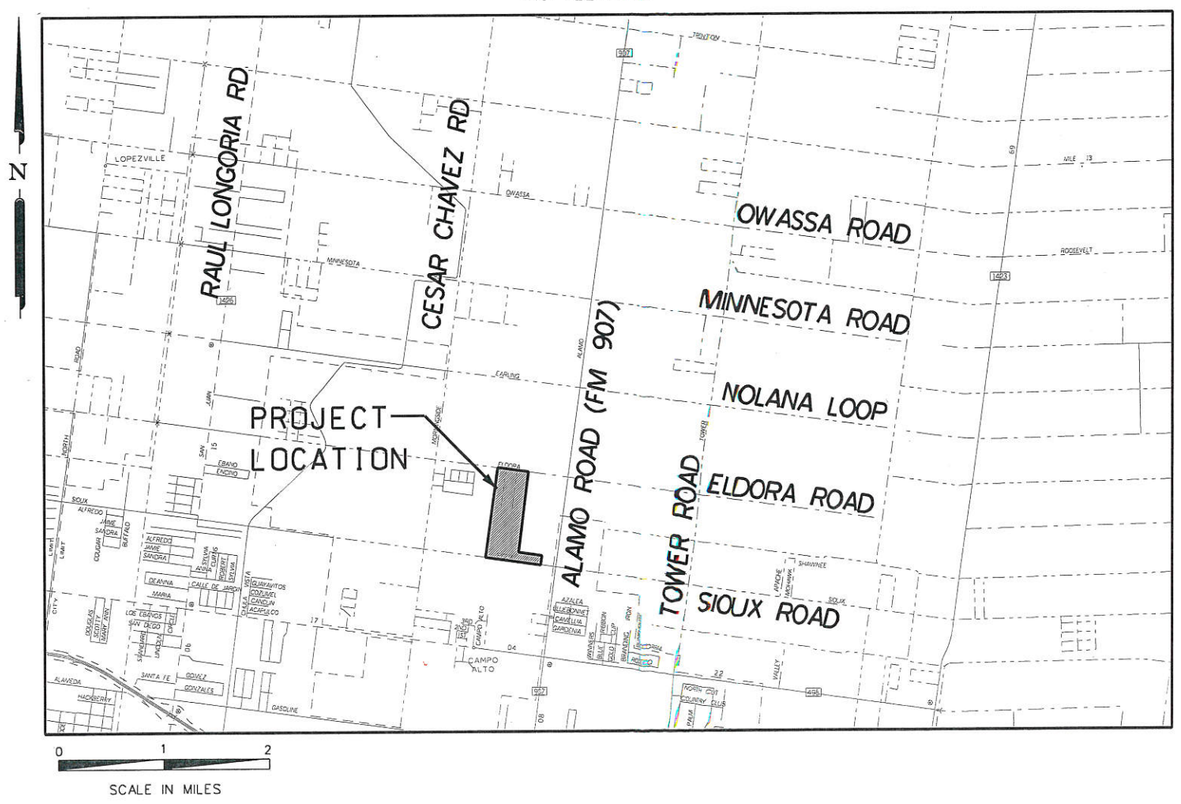
PCT. 2 RURAL DRAINAGE DEVELOPMENT
NORTHSIDE VILLAGE/ HIDDEN VALLEY
SUBDIVISION AREA
DRAINAGE IMPROVEMENTS
RECORD DRAWINGS

INDEX OF SHEETS

GENERAL

1	COVER SHEET
2-5	PLAN & PROFILE (SIOUX ROAD)
6-8	PLAN & PROFILE (GEARHART DRIVE)
9-10	PLAN & PROFILE (ELDORA ROAD)

CONSTRUCTION OF NEW DRAINAGE SYSTEM:
CONSISTING OF MANHOLE, INLET, CONCRETE RIPRAP
INSTALLATION.



HIDALGO COUNTY OFFICIALS

COUNTY JUDGE	RAMON GARCIA
COMMISSIONER PRECINCT NO. 1	A.C. CUELLAR, JR.
COMMISSIONER PRECINCT NO. 2	HECTOR "TITO" PALACIOS
COMMISSIONER PRECINCT NO. 3	JOE M. FLORES
COMMISSIONER PRECINCT NO. 4	JOSEPH PALACIOS

STATE OF TEXAS
HERNAN A. LUGO
108726
LICENSED
PROFESSIONAL ENGINEER
P.E.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 108726
DATE: 8-22-14
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 486

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

BEGIN PROJECT
STA. 10+37.00

EXIST. PALM TREE TO BE REMOVED

EXIST. 60' R.O.W.
EXIST. 20' RDWY.

EXIST. PALM TREE TO BE REMOVED

TRUNKLINE "A"

EXIST. R.O.W. LINE

EXIST. R.O.W. LINE

SIOUX ROAD ℄

EXIST. 80.0' R.O.W.

MA-3

N 81° 21' 55.04" W

EXIST. 50' R.O.W.

~~PROP.~~ 24"x12.0'
RCP CL III (SPL)
@ 2.4%

10+00 OUT TO 10+00.00

A-1

A-2

A-3

EXIST. TY "A"
CURB INLET
TO REMAIN

EXIST. 50' R.O.W.

JACOB ST.

11.75'
TO ℄ PIPE

EXIST. R.O.W. LINE

11.5'
TO ℄ PIPE

EXIST. PALM
TREE TO BE REMOVED

~~PROP.~~ 36"x320.0'RCP
CL III (SPL) @ 0.15%

~~PROP.~~ 42"x86.0'RCP
CL III (SPL) @ 0.15%

LOT 3

LOT 2

LOT 1

ALA M'DONNA ESTATES
VOL. 25, PAGE 103B

MATCHLINE STA. 14+50.00

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
A-1	EXISTING CURB INLET	STA. 10+09.00	99.93	96.85	-	-	-	-
A-2	EXISTING CURB INLET	STA. 10+38.00	100.07	96.78	-	96.78	96.78	-
MA-3	~~PROP.~~ TY "M" MANHOLE	STA. 10+43.00	~~100.80~~ **100.25**	~~92.26~~ **91.95**	~~96.49~~ **91.95**	-	~~92.26~~ **91.95**	~~92.26~~ **91.95**
A-3	~~PROP.~~ TY "M" MH W/GRATE	STA. 13+63.00	~~101.55~~ **100.25**	~~91.78~~ **91.76**	~~91.78~~ **91.76**	-	~~91.78~~ **91.76**	-

LEGEND

- EXIST. I.B. PIPE
- EXIST. FENCE
- EXIST. WATER LINE
- EXIST. TELEPHONE LINE
- EXIST. POWER LINE
- EXIST. SAN. SEWER LINE
- EXIST. IRRIGATION LINE
- EXIST. GAS LINE
- GRATED INLET
- WATER METER
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SIGN
- FIRE HYDRANT
- DOWN GUY
- TEL. MARKER
- TREE-2
- BENCH MARK
- IRON ROD
- POWER POLE
- GAS VALVE
- MAIL BOX
- IRRIGATION VALVE
- STAND PIPE
- CUT & RESTORE PAV'T
- CURB INLET SEDIMENT TRAP (CI-ST)

- # LF EROSION CONTROL LOG

SHEET SUMMARY				
ITEM	EST	FIN	UNIT	DESCRIPTION
100	3		EA	PREPARING ROW(TREE)(DIA. VARIES)
164	510		SY	CELL FIB. SEED(TEMP)(COOL)(CLAY)
166	.01		TON	FERTILIZER
168	5.71		MG	VEGETATED WATER
400	1012		CY	STRUCTURE EXCAVATION*
402	410		LF	TRENCH EXCAVATION PROTECTION
464	12		LF	RCP SEWER (CL III) (24")(SPL)
464	320		LF	RCP SEWER (CL III) (36")(SPL)
464	86		LF	RCP SEWER (CL III) (42")(SPL)
465	1		EA	MANHOLE TY "M"
465	1		EA	MANHOLE TY "M" W/GRATE
5049	24		LF	EROSION CONTROL LOGS (12")

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

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130 E. PARK AVENUE ● PHARR, TEXAS 78577
(TEL) 956 782-2557 ● (FAX) 956 782-2558
FIRM No.: 486

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAMIRO GUTIERREZ, P.E. 65948
DATE: 8-22-14
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105
100
95
90
85

~~PROP.~~ 24"x12.0'
RCP CL III (SPL)
@ 2.4%

~~PROP.~~ TY "M"
MANHOLE

EXIST. NATURAL
GROUND @ BASELINE

~~PROP.~~ TY "M"
MANHOLE W/GRATE

HGL

EXIST. TY "A"
CURB INLET
TO REMAIN

A-1

A-2

MA-3

A-3

EXIST. 18"x26'
RCP TO REMAIN

~~PROP.~~ 36"x320.0'RCP
CL III (SPL) @ 0.15%

~~PROP.~~ 42"x86'RCP
CL III (SPL) @ 0.15%

410 LF TRENCH EXCAVATION PROTECTION

TRUNKLINE "A"

MATCHLINE STA. 14+50.00

99.94 100.58 100.30 100.36 100.44 100.52 100.60 100.68 100.76

10+00 11+00 12+00 13+00 14+00

HIDALGO COUNTY DRAINAGE DIST. # 1
HIDDEN VALLEY
SUBDIVISON AREA
RECORD DRAWING

BY	DATE	REVISION

SCALE:
DATE:
FB No:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: R.G.

SHEET
2

$FILE$

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

EXIST. 80' R.O.W.
EXIST. 20' RDWY.
EXIST. 40' R.O.W.
~~PROP.~~ 60' R.O.W.
EXIST. PALM TREE TO BE REMOVED
EXIST. TREE TO BE REMOVED
EXIST. PALM TREE TO BE REMOVED
EXIST. R.O.W. LINE
STOUX ROAD ℄
SPRINKLER HEAD
A-4
EXIST. R.O.W. LINE
MATCHLINE STA. 14+50.00
15+00
EXIST. R.O.W. LINE
PROP. 20' R.O.W.
11.5' TO ℄ PIPE
~~PROP.~~ R.O.W. LINE
TRUNKLINE "A"
EXIST. OAK TREE TO BE REMOVED
~~PROP.~~ 42"x230'RCP CL III (SPL) @ 0.15%
~~PROP.~~ 20' TEMP. CONST. ESMT.
87+91.10
~~PROP.~~ 54"x72'RCP CL III (SPL) @ 0.15%
~~PROP.~~ 20' DRAINAGE EASEMENT
LOT 15, BLK 44 ALAMO LAND & SUGAR COMPANY'S SUBDIVISION
MATCHLINE STA. 17+50.00
~~PROP.~~ 20.0' DRAINAGE EASEMENT
LOT 14, BLK 44 ALAMO LAND & SUGAR COMPANY'S SUBDIVISION
ALA M' DONNA ESTATES
LOT 1

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

LOT 15, BLK 44 ALAMO LAND & SUGAR COMPANY'S SUBDIVISION
~~PROP.~~ 54"x250'RCP CL III (SPL) @ 0.15%
TRUNKLINE "A"
MATCHLINE STA. 17+50.00
96
20
~~PROP.~~ 20.0' DRAINAGE ESMT.
10.0'
~~PROP.~~ 20' TEMP. CONST. ESMT.
LOT 14, BLK 44 ALAMO LAND & SUGAR COMPANY'S SUBDIVISION
MATCHLINE STA. 20+00.00

LEGEND

- EXIST. STORM PIPE
- EXIST. FENCE
- EXIST. WATER LINE
- EXIST. TELEPHONE LINE
- EXIST. POWER LINE
- EXIST. SAN. SEWER LINE
- EXIST. IRRIGATION LINE
- EXIST. GAS LINE
- GRATED INLET
- WATER METER
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SIGN
- FIRE HYDRANT
- DOWN GUY
- TEL. MARKER
- TREE-2
- BENCH MARK
- IRON ROD
- POWER POLE
- GAS VALVE
- MAIL BOX
- IRRIGATION VALVE
- STAND PIPE
- CUT & RESTORE PAV'T

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
A-4	~~PROP.~~ TY "M" MH W/GRATE	STA. 16+80.00	~~101.55~~ 101.45	~~91.31~~ 90.93	~~91.31~~ 90.93	-	~~91.31~~ 90.93	-

SHEET SUMMARY

ITEM	EST	FIN	UNIT	DESCRIPTION
100	5		EA	PREPARING ROW(TREE)(DIA. VARIES)
164	740		SY	CELL FIB. SEED(TEMP)(COOL)(CLAY)
166	.01		TON	FERTILIZER
168	8.27		MG	VEGETATED WATER
400	1684		CY	STRUCTURE EXCAVATION*
402	550		LF	TRENCH EXCAVATION PROTECTION
464	230		LF	RCP SEWER (CL III) (42")(SPL)
464	322		LF	RCP SEWER (CL III) (54")(SPL)
465	1		EA	MANHOLE TY "M" W/GRATE

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

105
100
95
90
85

EXIST. NATURAL GROUND @ BASELINE
HGL
~~PROP.~~ TY "M" MANHOLE
~~PROP.~~ 42"x230'RCP CL III (SPL) @ 0.15%
A-4
TRUNKLINE "A"
300 LF TRENCH EXCAVATION PROTECTION
~~PROP.~~ 54"x70'RCP CL III (SPL) @ 0.15%
MATCHLINE STA. 14+50.00
MATCHLINE STA. 17+50.00
EXIST. NATURAL GROUND @ BASELINE
HGL
~~PROP.~~ 54"x250'RCP CL III (SPL) @ 0.15%
TRUNKLINE "A"
250 LF TRENCH EXCAVATION PROTECTION
MATCHLINE STA. 17+50.00
MATCHLINE STA. 20+00.00

100.83 100.91 100.95 100.80 101.51 101.57 101.36 101.56 101.25 101.36 100.80

15+00 16+00 17+00 18+00 19+00 20+00

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(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. : 486
R. Gutierrez Engineering Corporation

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
PROFESSIONAL ENGINEER
APPROVAL

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DATE: 8-22-14
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HIDALGO COUNTY DRAINAGE DIST. # 1
HIDDEN VALLEY SUBDIVISON AREA
RECORD DRAWING

SCALE:	DATE:	FB No.:	SURVEY BY:	DRAWN BY: JMJ/MH	PREPARED BY: JMJ/MH	CHECKED BY: R.G.	REVISION	DATE	BY

SHEET 3

$FILE$

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

MATCHLINE STA. 20+00.00

MATCHLINE STA. 26+00.00

LOT 15, BLK 44
ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

OWNER: MARI ANN TOMPKINS
AFFIDAVIT OF HEIRSHIP
DOC. # 2177945

EXIST. 30' IRR. EASEMENT

EXIST. 16" IRR. LINE

~~PROP.~~ 16"x20' RCLHPP
CL III w/ CONC. COLLAR
(COLLAR TO BE SUDSIDIARY)

20.0' DRAINAGE ESMT.

EXIST. TREE LINE
(ORANGE ORCHARD)

TRUNKLINE "A"

MA-2

N 8° 38'04.96" E

25.00

EXIST. 16'' x20' RCLHPP
(TO BE REMOVED)

EXIST. 24"
STANDPIPE &
VALVE

~~PROP.~~ 54"x204'RCP
CL III (SPL) @ 0.15%

EXIST. 16" IRR. LINE
TO REMAIN IN PLACE

EXIST. 12"
STANDPIPE &
VALVE

PROP. 20' TEMP. CONST. ESMT.

~~PROP.~~ 54"x396'RCP
CL III (SPL) @ 0.15%

OWNER: JOSE LUIS PEREZ AND
ANNA MARIA PEREZ,
HUSBAND & WIFE
GENERAL WARRANTY DEED W/VENDOR'S LIEN
DOC. # 353182, OFFICIAL-RECORDS

LOT 14, BLK 44
ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

OWNER: JOHN CRAIG KAUTSCH
QUITCLAIM DEED, DOC. # 18400
VOL. 1839, PAGE 458, H.C.D.R.

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
MA-2	~~PROP.~~ TY "M" MANHOLE	STA. 16+80.00	~~100.75~~ 101.58	~~90.52~~ 90.31	~~90.52~~ 90.31	~~90.52~~ 90.31	-	-

SHEET SUMMARY				
ITEM	EST	FIN	UNIT	DESCRIPTION
164	840		SY	CELL FIB. SEED(TEMP)(COOL)(CLAY)
166	.01		TON	FERTILIZER
168	9.33		MG	VEGETATED WATER
400	2000		CY	STRUCTURE EXCAVATION *
402	600		LF	TRENCH EXCAVATION PROTECTION
464	600		LF	RCP SEWER (CL III) (54")(SPL)
465	1		EA	MANHOLE TY "M"
4035	20		LF	RC LOW HEAD PRSSR PIPE (16")(CL III)

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

105
100
95
90
85

MATCHLINE STA. 20+00.00

~~PROP.~~ TY "M"
MANHOLE

EXIST. NATURAL
GROUND @ BASELINE

HGL

APPROX. 1.0'

~~PROP.~~ /EXIST. 16" IRR.
LINE
TOP=98.25

~~PROP.~~ 54"x204'RCP
CL III (SPL) @ 0.15%

MA-2

~~PROP.~~ 54"x396'RCP
CL III (SPL) @ 0.15%

MATCHLINE STA. 26+00.00

TRUNKLINE "A"
600 LF TRENCH EXCAVATION PROTECTION

100.83 100.89 100.78 100.90 100.79 100.67 100.27 100.04 99.72 99.61 99.76 99.70

·00 21·00 22·00 23·00 24·00 25·00 26·

LEGEND

EXIST. STORM SEWER PIPE
EXIST. FENCE
EXIST. WATER LINE
EXIST. TELEPHONE LINE
EXIST. POWER LINE
EXIST. SAN. SEWER LINE
EXIST. IRRIGATION LINE
EXIST. GAS LINE
GRATED INLET
WATER METER
TELEPHONE BOX
GAS METER
SANITARY SEWER MANHOLE
CLEAN OUT
SIGN
FIRE HYDRANT
DOWN GUY
TEL. MARKER
TREE-2
BENCH MARK
IRON ROD
POWER POLE
GAS VALVE
MAIL BOX
IRRIGATION VALVE
STAND PIPE
CUT & RESTORE PAV'T

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STATE OF TEXAS
RAMIRO GUTIERREZ
65948
LICENSED
PROFESSIONAL ENGINEER

P.E.

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HIDALGO COUNTY DRAINAGE DIST. # 1
HIDDEN VALLEY
SUBDIVISON AREA
RECORD DRAWING

		REVISION	DATE	BY

SCALE:
DATE:
F.B. No.:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: R.G

SHEET
4

$FILE$

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

BENCHMARK #5

LOT 15, BLK 44
ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

EXIST. 150.0' DRAIN DITCH R.O.W.

EXIST. HIDALGO COUNTY
DRAIN DITCH VARIES (118' MIN.)

EXIST. 50' MVEC
ESMT. & R.O.W.

IRR

NORTHSIDE VILLAGE
MOBILE HOME SUBDIVISION
PHASE II
VOL. 21, PAGE 157

OWNER: MARI ANN TOMPKINS
AFFIDAVIT OF HEIRSHIP
DOC. # 2177945

EXIST. TREE LINE
(ORANGE ORCHARD)

PROP. 20.0' DRAINAGE ESMT.

~~PROP.~~ CONC.
RIPRAP (5")
(9 CY)

END PROJECT
STA. 28+20.00
EL = 89.60

DETAIL "B"

MA-1

MATCHLINE STA. 26+00.00

10.0'

70°

OUT-A

~~PROP.~~ CONC.
RIPRAP (5")
(10 CY)

POT 29+66.17

IRR

~~PROP.~~ 54"x154'RCP
CL III (SPL) @ 0.15%

PROP. 20'
CONST. ESMT.

~~PROP.~~ 7'x3'x64'CONC.
BOX CULVERT @ 0.15%

OWNER: JOHN CRAIG KAUTSCH
QUITCLAIM DEED, DOC. # 18400
VOL. 1839, PAGE 458, H.C.D.R.

LOT 14, BLK 44
ALAMO LAND & SUGAR COMPANY'S SUBDIVISION

SHEET SUMMARY				
ITEM	EST	FIN	UNIT	DESCRIPTION
164	325		SY	CELL FIB. SEED(TEMP)(COOL)(CLAY)
166	0		TON	FERTILIZER
168	3.59		MG	VEGETATED WATER
400	812		CY	STRUCTURE EXCAVATION*
402	220		LF	TRENCH EXCAVATION PROTECTION
432	19		CY	RIPRAP (CONC.)(5IN)
462	64		LF	7'x3' CONC.BOX CULVERT
464	154		LF	RCP SEWER (CL III) (54")(SPL)
465	1		EA	10'x5' JUNCTION BOX

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

LEGEND

- EXIST. G PIPE
- EXIST. FENCE
- EXIST. WATER LINE
- EXIST. TELEPHONE LINE
- EXIST. POWER LINE
- EXIST. SAN. SEWER LINE
- EXIST. IRRIGATION LINE
- EXIST. GAS LINE
- GRATED INLET
- WATER METER
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SIGN
- FIRE HYDRANT
- DOWN GUY
- TEL MARKER
- TREE-2
- BENCH MARK
- IRON ROD
- POWER POLE
- GAS VALVE
- MAIL BOX
- IRRIGATION VALVE
- STAND PIPE
- CUT & RESTORE PAV'T
- DITCH FLOW DIRECTION

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
MA-1	~~PROP.~~ 10'x5' JCT. BOX	STA. 27+54.00	99.68	89.73	89.73	89.73	-	-
OUT-A	OUTFALL	STA. 29+20.00, 18' RT.	-	~~89.60~~ **89.31**	-	-	-	-

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FIRM No.: 486
R. Gutierrez Engineering Corporation

STATE OF TEXAS
HERNAN A. LUGO
108728
LICENSED PROFESSIONAL ENGINEER

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HIDALGO COUNTY DRAINAGE DIST. # 1
HIDDEN VALLEY
SUBDIVISON AREA
RECORD DRAWING

REVISION	DATE	BY

SCALE:
DATE:
FB No:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: R.G

SHEET
5

105
100
95
90
85

MATCHLINE STA. 26+00.00

EXIST. NATURAL
GROUND @ BASELINE

~~PROP.~~ 10'x5' JCT. BOX

EXIST. HIDALGO COUNTY
DRAINAGE DITCH

HGL

T.W. ELEV.
97.00

~~PROP.~~ 7'x3'x64' CONC.
BOX CULVERT @ 0.15%

~~PROP.~~ CONC.
RIPRAP (5")
(9.0 CY)

~~PROP.~~ CONC.
RIPRAP (5")
(10 CY)

~~PROP.~~ 54"x154'RCP
CL III (SPL) @ 0.15%

OUT-A

MA-1

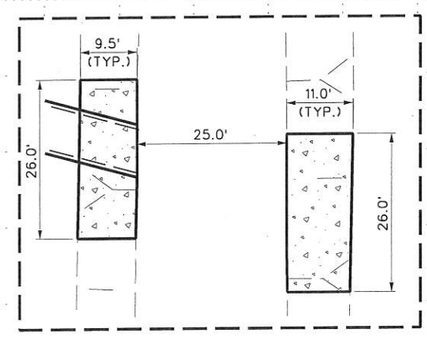
END PROJECT
STA. 28+20.00
EL = 89.60

220 LF TRENCH EXCAVATION PROTECTION

EXIST. DITCH
FL= 88.63

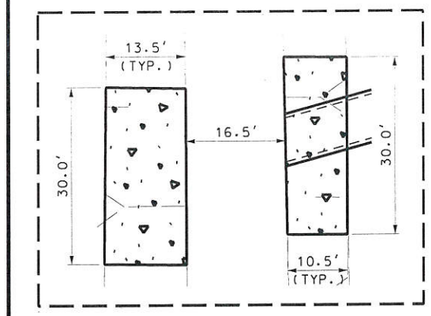
99.62 99.69 99.69 100.15 93.63 90.44

·00 27+00 28+00



DETAIL "B"

$FILE$



DETAIL "A"

EXIST. 150.0' DRAIN DITCH R.O.W.

EXIST. HIDALGO COUNTY
DRAIN DITCH VARIES (118' MIN.)

EXIST. 50' MVEC
ESMT. & R.O.W.

EXST. 30' IRR.
EASEMENT

EXIST. 14' U.E.

EXIST. 10' IRR.
EASEMENT

EXIST. 16" IRRIGATION
LINE (H.C.I.D. NO. 2)

~~PROP.~~ WORKING ESMNT.

~~PROP.~~ 15"x24' PVC
W/-2 COLLARS *
(COLLAR TO BE SUBSIDIARY)

~~PROP.~~ 54"x57' RCP
CL III (SPL) @ 0.16%

~~PROP.~~ 54"x66'
RCP CL III (SPL)
@ 0.15%

CUT & RESTORE
PAVEMENT (29 SY)

~~PROP.~~ 54"x163' RCP
CL III (SPL) @ 0.15%

EXIST. 15'' x24' PVC
(TO BE REMOVED)

~~PROP.~~ 7'x4'x59.0'
CONC. BOX CULVERT
@ 0.36%

CAUTION:
EXIST. OVERHEAD
POWER LINES
(M.V.E.C.)

BEGIN PROJECT
STA. 11+57.00
FL. =~~89.83~~ 89.93

DETAIL "A"

OUT-B

MB-1

MB-2

MB-3

TRUNKLINE "B"

GEARHART
DRIVE

FLOW DIRECTION

~~PROP.~~ CONC.
RIPRAP (5")
(11.0 CY)

~~PROP.~~ CONC.
RIPRAP (5")
(9.0 CY)

POT 10+00.00

POT 11+56.56

POT 12+16.21

POT 12+74.76

POT 14+36.98

MATCHLINE STA. 15+00.00

* CONTRACTOR TO KEEP A MIN.
OF 10' AWAY FROM BUILDING.
CONTRACTOR TO BE RESPONSIBLE
FOR DAMAGES TO EXIST. BUILDING
CAUSED BY CONSTRUCTION OPERATIONS.

SCALE:
HORZ: 1"= 50'
VERT: 1"= 10'

LEGEND

- EXIST. B PIPE
- EXIST. FENCE
- EXIST. WATER LINE
- EXIST. TELEPHONE LINE
- EXIST. POWER LINE
- EXIST. SAN. SEWER LINE
- EXIST. IRRIGATION LINE
- EXIST. GAS LINE
- GRATED INLET
- WATER METER
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SIGN
- FIRE HYDRANT
- DOWN GUY
- TEL MARKER
- TREE-2
- BENCH MARK
- IRON ROD
- POWER POLE
- GAS VALVE
- MAIL BOX
- IRRIGATION VALVE
- STAND PIPE
- CUT & RESTORE PAV'T

SHEET SUMMARY				
ITEM	EST	FIN	UNIT	DESCRIPTION
164	290		SY	CELL FIB. SEED(TEMP)(COOL)(CLAY)
166	0		TON	FERTILIZER
168	3.24		MG	VEGETATED WATER
400	1970		CY	STRUCTURE EXCAVATION*
400	29		SY	CUT & RESTORE PAVEMENT
402	342		LF	TRENCH EXCAVATION PROTECTION
432	20		CY	RIPRAP (CONC.) (5IN)
464	59		LF	CONC. BOX CULVERT (7'x4')
464	286		LF	RCP SEWER (CL III) (54")(SPL)
465	3		EA	10'x5' JUNCTION BOX
4269	24		LF	15" PVC IRR. PIPE

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
MB-1	~~PROP.~~ 10'x5' JUNCTION BOX	STA. 12+16.00	~~103.72~~ 103.17	~~90.13~~ 89.89	~~90.13~~ 89.89	~~90.13~~ 89.89	-	-
MB-2	~~PROP.~~ 10'x5' JUNCTION BOX	STA. 12+73.00	~~102.70~~ 103.25	~~90.23~~ 90.25	~~90.23~~ 90.25	~~90.23~~ 90.25	-	-
MB-3	~~PROP.~~ 10'x5' JUNCTION BOX	STA. 14+34.00	~~99.48~~ 99.71	~~90.45~~ 90.37	~~90.45~~ 90.37	~~90.45~~ 90.37	-	-
OUT-B	~~PROP.~~ OUTFALL	STA. 11+57.00	-	89.93	89.93	-	-	-

EXST. 30' IRR.
EASEMENT

~~PROP.~~/EXIST. 15" PVC IRRIGATION
LINE (H.C.I.D. NO. 2)
TOP = 97.96

EXIST. HIDALGO COUNTY
DRAINAGE DITCH

~~PROP.~~ 10'x5'
T.W. ELEV.
97.00

EXIST. PROFILE

HGL

8.6'

~~PROP.~~ 10'x5'
JUNCTON BOX

~~PROP.~~ 10'x5'
JUNCITON BOX

~~PROP.~~ CONC.
RIPRAP (5")
(10.0 CY)

~~PROP.~~ CONC.
RIPRAP (5")
(11.0 CY)

EXIST. DITCH
FL.: 88.93

~~PROP.~~ 54"x163' RCP
CL III (SPL) @ 0.15%

~~PROP.~~ 54"x57'
RCP CL III (SPL)
@ 0.16%

~~PROP.~~ 54"x66'
RCP CL III (SPL)
@ 0.15%

~~PROP.~~ 7'x4'x59.0'
CONC. BOX CULVERT
@ 0.36%

342 LF TRENCH EXCAVATION PROTECTION

BEGIN PROJECT
STA. 11+57.00
FL.=89.93

MB-1 MB-2 MB-3 OUT-B TRUNKLINE "B"

MATCHLINE STA. 15+00.00

98.31 88.86 101.88 104.10 103.41 102.66 101.81 100.76

105 100 95 90 85 80 75

11+00 12+00 13+00 14+00 15

Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. : 486

STATE OF TEXAS
HERNAN A. LUGO
109728
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HERNAN A. LUGO, P.E. 109728
DATE: 8-22-14
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

HIDALGO COUNTY DRAINAGE DIST.# 1
NORTHSIDE VILLAGE
SUBDIVISON AREA
RECORD DRAWING

BY	DATE	REVISION

SCALE:
DATE:
FB No.:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: R.G

SHEET
6

$FILE$

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

NORTHSIDE VILLAGE
MOBILE HOME SUBD.
PHASE II

EXIST. WATER LINE
EXIST. FENCE LINE
CUT & RESTORE
PAVEMENT (668 SY)
EXIST. R.O.W. LINE
GEARHART DRIVE
TRUNKLINE "B"
MB-4
PROP. 54"x512' RCP
CL III (SPL) @ 0.15%
EXIST. 60' R.O.W.
EXIST. 15' RDWY.
PROP. 54"x88' RCP
CL III (SPL) @ 0.15%
MATCHLINE STA. 15+00.00
MATCHLINE STA. 21+00.00

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
MB-4	~~PROP.~~ TY "M" MANHOLE	STA. 20+11.00	~~98.26~~ 98.39	~~91.31~~ 91.34	~~91.31~~ 91.34	~~91.31~~ 91.34	-	-

LEGEND

- EXIST. STORM PIPE
- EXIST. FENCE
- EXIST. WATER LINE
- EXIST. TELEPHONE LINE
- EXIST. POWER LINE
- EXIST. SAN. SEWER LINE
- EXIST. IRRIGATION LINE
- EXIST. GAS LINE
- GRATED INLET
- WATER METER
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SIGN
- FIRE HYDRANT
- DOWN GUY
- TEL. MARKER
- TREE-2
- BENCH MARK
- IRON ROD
- POWER POLE
- GAS VALVE
- MAIL BOX
- IRRIGATION VALVE
- STAND PIPE
- CUT & RESTORE PAV'T

SHEET SUMMARY

ITEM	EST	FIN	UNIT	DESCRIPTION
400	2450		CY	STRUCTURE EXCAVATION*
400	668		SY	CUT & RESTORE PAVEMENT
402	600		LF	TRENCH EXCAVATION PROTECTION
464	600		LF	RCP SEWER (CL III) (54")(SPL)
465	1		EA	MANHOLE TY "M"

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No.: 486
R. Gutierrez Engineering Corporation

STATE OF TEXAS
HERNAN A. LUGO
106728
LICENSED PROFESSIONAL ENGINEER

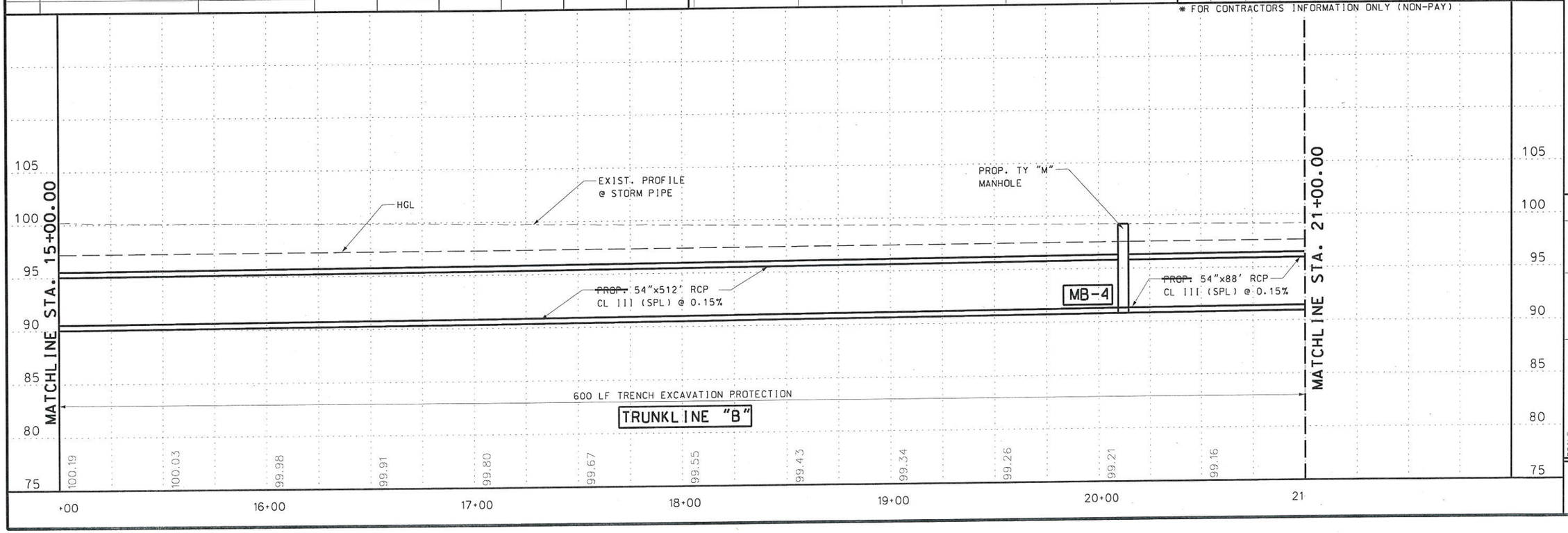
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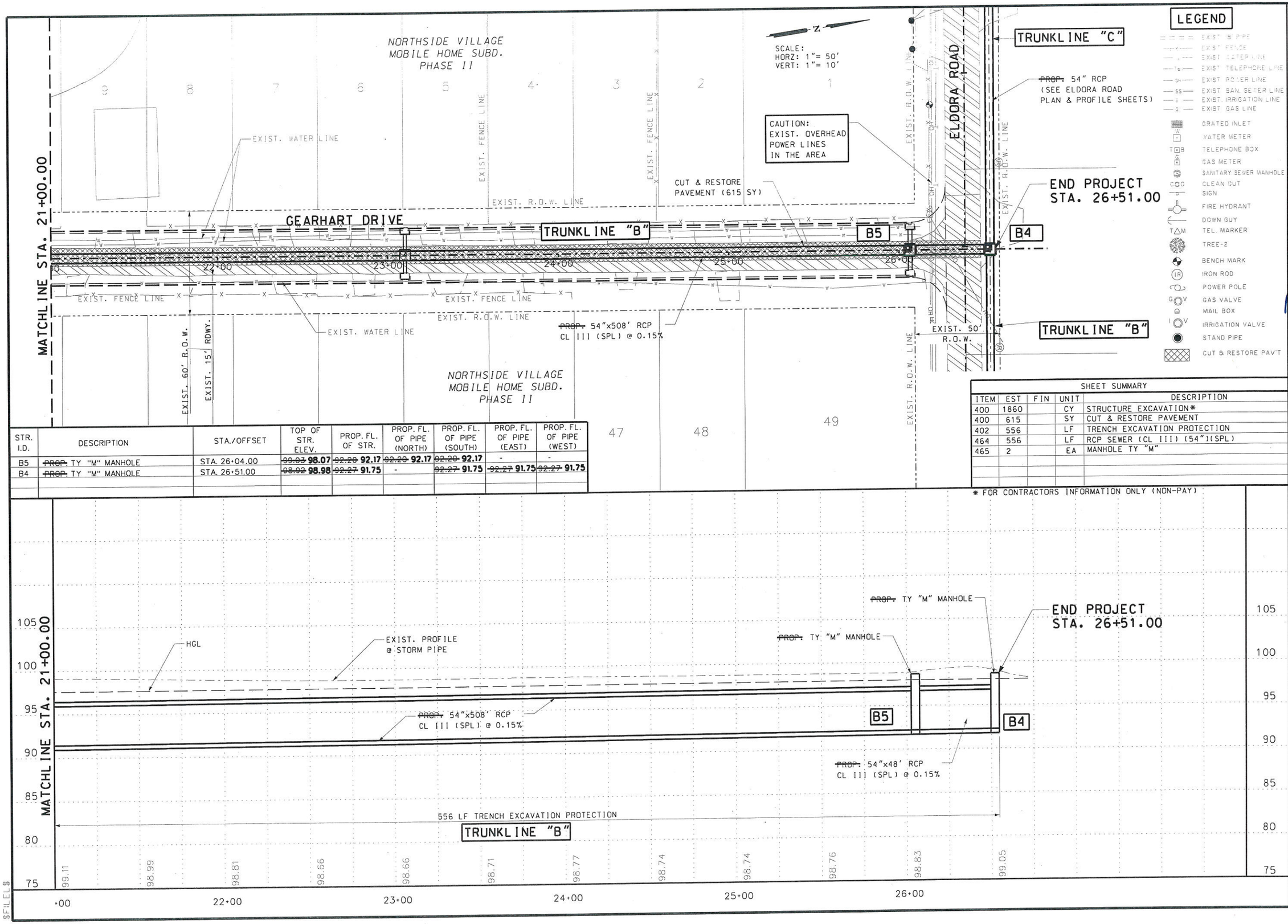
HIDALGO COUNTY DRAINAGE DIST. # 1
NORTHSIDE VILLAGE
SUBDIVISON AREA
RECORD DRAWING

REVISION	DATE	BY

SCALE:
DATE:
FB No.:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: R.G

SHEET
7





STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	PROP. FL. OF STR.	PROP. FL. OF PIPE (NORTH)	PROP. FL. OF PIPE (SOUTH)	PROP. FL. OF PIPE (EAST)	PROP. FL. OF PIPE (WEST)
B5	~~PROP.~~ TY "M" MANHOLE	STA. 26+04.00	~~99.03~~ **98.07**	~~92.20~~ **92.17**	~~92.20~~ **92.17**	~~92.20~~ **92.17**	-	-
B4	~~PROP.~~ TY "M" MANHOLE	STA. 26+51.00	~~98.02~~ **98.98**	~~92.27~~ **91.75**	-	~~92.27~~ **91.75**	~~92.27~~ **91.75**	~~92.27~~ **91.75**

SHEET SUMMARY

ITEM	EST	FIN	UNIT	DESCRIPTION
400	1860		CY	STRUCTURE EXCAVATION*
400	615		SY	CUT & RESTORE PAVEMENT
402	556		LF	TRENCH EXCAVATION PROTECTION
464	556		LF	RCP SEWER (CL III) (54")(SPL)
465	2		EA	MANHOLE TY "M"

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. : 486

STATE OF TEXAS
RAMIRO GUTIERREZ
65946
REGISTERED
PROFESSIONAL ENGINEER
Ramiro Gutierrez P.E.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAMIRO GUTIERREZ, P.E. 65946
DATE: 8-22-14
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

HIDALGO COUNTY DRAINAGE DIST. # 1
NORTHSIDE VILLAGE SUBDIVISON AREA RECORD DRAWING

BY	DATE	REVISION

SCALE:
DATE:
F.B. No.:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: RG

SHEET
8

$FILE$

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
B1	~~PROP.~~ TY "A" INLET	STA. 20+48.0' 35.0' RT.	~~97.68~~ 97.68	~~92.87~~ 92.66	-	-	-	~~92.87~~ 92.66
B2	~~PROP.~~ TY "A" INLET	STA. 20+16.00, 35.0' RT.	~~97.62~~ 97.92	~~92.80~~ 92.65	~~92.80~~ 92.65	-	~~92.80~~ 92.65	-
B3	~~PROP.~~ TY "M" MANHOLE W/GRATE	STA. 20+14.00, 15.0' LT	~~98.00~~ 98.36	~~92.73~~ 92.87	-	~~92.73~~ 92.87	-	~~92.73~~ 92.87

MATCHLINE STA. 17+75.00

~~PROP.~~ 42"x312' RCP CL III (SPL) @ 0.15%

CUT & RESTORE ASPHALT DRIVE (16 SY)

EXIST. 50.0' R.O.W. 5.0'

EXIST. R.O.W. LINE

S 81° 25' 09.05" E

820.41'

TRUNKLINE "B"

20+00

B3 B2 B1

SEE DRAINAGE LATERAL DETAILS (SEE SHEET 19 LATERAL "C")

SEDIMENT CONTROL FENCE (48 LF)

EXIST. RCP & S.E.T. TO REMAIN

FUTURE 30"x388' RCP CL

FUTURE TY "C" GRATE INLET F1

ELDORA ROAD

EXIST. FENCE LINE

~~PROP.~~ 36"x45' RCP CL III (SPL) @ 0.15%

EXIST. UNDERGROUND TELEPHONE LINE

CUT & RESTORE PAV'T (24 SY)

CUT & RESTORE PAV'T (24 SY)

~~PROP.~~ 24"x35' RCP CL III (SPL) @ 0.20%

BEGIN PROJECT (LINE B) STA. 20+53.00

EXIST. 18" RCP W/S.E.T. TO BE REMOVED *

FUTURE 24"x40' RCP CL

FUTURE TY "C" GRATE INLET F2

EXIST. 60' R.O.W.

SUNSHINE DRIVE

NORTHSIDE VILLAGE MOBILE HOME SUBDIVISION VOL. 21, PAGE 42

LOT 49

LOT 48

NORTHSIDE VILLAGE MOBILE HOME SUBDIVISION PHASE II VOL. 21, PAGE 157

LOT 50

LOT 51

LOT 98

LOT 97

NORTHSIDE VILLAGE MOBILE HOME SUBDIVISION PHASE II VOL. 21, PAGE 157

SHEET SUMMARY				
ITEM	EST	FIN	UNIT	DESCRIPTION
164	310		SY	CELL FIB. SEED(TEMP)(COOL)(CLAY)
166	0		TON	FERTILIZER
168	3.43		MG	VEGETATED WATER
400	1150		CY	STRUCTURE EXCAVATION*
400	48		SY	CUT & RESTORE PAVEMENT
400	38		SY	CUT & RESTORE CALICHE DRIVE
400	16		SY	CUT & RESTORE ASPHALT DRIVE
402	338		LF	TRENCH EXCAVATION PROTECTION
464	35		LF	RCP SEWER (CL III) (24")(SPL)
464	45		LF	RCP SEWER (CL III) (36")(SPL)
464	240		LF	RCP SEWER (CL III) (42")(SPL)
465	1		EA	MANHOLE TY "M" W/GRATE
465	2		EA	INLET (COMPL)(TY A)
506	48		LF	TEMP. SEDIMENT CONTROL FENCE
5049	24		LF	BIOGRD EROSION CTL. LOGS (12" DIA)

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

LEGEND

- EXIST. RCP PIPE
- EXIST. FENCE
- EXIST. WATER LINE
- EXIST. TELEPHONE LINE
- EXIST. POWER LINE
- EXIST. SAN. SEWER LINE
- EXIST. IRRIGATION LINE
- EXIST. GAS LINE
- GRATED INLET
- WATER METER
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SIGN
- FIRE HYDRANT
- DOWN GUY
- TEL. MARKER
- TREE-2
- BENCH MARK
- IRON ROD
- POWER POLE
- GAS VALVE
- MAIL BOX
- IRRIGATION VALVE
- STAND PIPE
- CUT & RESTORE PAV'T
- EXIST PAVED ROAD
- CURB INLET SEDIMENT TRAP
- # LF EROSION CONTROL LOG

Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
130 E. PARK AVENUE ● PHARR, TEXAS 78577
(TEL) 956 782-2557 ● (FAX) 956 782-2558
FIRM No.: 486

STATE OF TEXAS — RAMIRO GUTIERREZ 65948 — REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAMIRO GUTIERREZ, P.E. 65948
DATE: 8-22-14
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

MATCHLINE STA. 17+75.00

105 / 100 / 95 / 90 / 85

EXIST. NATURAL GROUND @ BASELINE

~~PROP.~~ TY "M" (SPL) MANHOLE W/GRATE

HGL

FUTURE TY "C" GRATE INLET

~~PROP.~~ 42"x240' RCP CL III (SPL) @ 0.15%

FUTURE 30"x388' RCP CL III

B3

F1

TRUNKLINE "B"

242 LF TRENCH EXCAVATION PROTECTION

99.70 99.70 99.01 99.06 99.41 99.07 99.51 99.45 99.35

18+00 19+00 20+00 21+00 22+00

HIDALGO COUNTY DRAINAGE DIST. # 1
NORTHSIDE VILLAGE SUBDIVISON AREA
RECORD DRAWING

REVISION	DATE	BY

SCALE:
DATE:
FB No:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: R.G

SHEET 9

$FILE$

SCALE:
HORZ: 1"= 50'
VERT: 1"= 5'

N

CAUTION:
EXIST. 24" TENNESSEE
GAS LINE
(1-956-383-8186)

EXIST. UNDERGROUND TELEPHONE LINE

CUT & RESTORE
CALICHE DRIVE
(42 SY)

CUT & RESTORE
ASPHALT DRIVE
(13 SY)

SEDIMENT CONTROL
FENCE (48 LF)

EXIST. 60' R.O.W.

EXIST. 20' RDWY.

5.7'

EXIST. 60' R.O.W.

EXIST. 50' R.O.W.

POT 27+43.86

27+00

CUT & RESTORE
CALICHE DRIVE
(38 SY)

TRUNKLINE "B"

SEDIMENT
CONTROL FENCE
(48 LF)

CUT & RESTORE
CALICHE DRIVE
(25 SY)

~~PROP.~~ 36"x152' RCP
CL III (SPL) @ 0.15%

C2

C3

B4

EXIST. FENCE LINE

EXIST. R.O.W. LINE

EXIST. R.O.W. LINE

EXIST. R.O.W. LINE

ELDORA ROAD

S 81° 25' 09.05" E

TRUNKLINE "C"

15+00

POT 15+00.00

CUT & RESTORE
PAVEMENT (12 SY)

~~PROP.~~ 42"x72'
RCP CL III (SPL)
@ 0.15%

B5

CUT & RESTORE
PAVEMENT
(16 SY)

~~PROP.~~ 30"x260'
RCP CL III (SPL)
@ 0.15%

~~PROP.~~ 24"x45'
RCP CL III (SPL)
@ 0.15%

C1

C4

SEDIMENT
CONTROL FENCE
(32 LF)

CAUTION:
EXIST. OVERHEAD
POWER LINE

~~PROP.~~ 18"x45'
RCP CL III (SPL)
@ 0.16%

TRUNKLINE "B"

END PROJECT
(LINE C)
STA. 12+57.00

SEE DRAINAGE
LATERAL DETAILS
(SEE SHEET 15A
LATERAL "A")

SEDIMENT CONTROL
FENCE (32 LF)

SEE DRAINAGE
LATERAL DETAILS
(SEE SHEET 19
LATERAL "B")

EXIST. 60' R.O.W

EXIST. 50' R.O.W.

LOT 1

LOT 2

LOT 3

EXIST. 50' GAS
EASEMENT

COY DRIVE

HACIENDA VALENTIN
SUBDIVISION No.2

MATCHLINE STA. 17+75.00

STR. I.D.	DESCRIPTION	STA./OFFSET	TOP OF STR. ELEV.	~~PROP.~~ FL. OF STR.	~~PROP.~~ FL. OF PIPE (NORTH)	~~PROP.~~ FL. OF PIPE (SOUTH)	~~PROP.~~ FL. OF PIPE (EAST)	~~PROP.~~ FL. OF PIPE (WEST)
C1	~~PROP.~~ TY "C" INLET	STA. 12+57.00, 15.0' LT.	~~97.40~~ **97.46**	~~93.01~~ **93.16**	~~93.01~~ **93.16**	-	-	-
C2	~~PROP.~~ TY "CC" INLET	STA. 12+57.00, 27.0' RT.	~~98.30~~ **98.03**	~~92.94~~ **93.67**	-	~~92.94~~ **93.67**	~~92.94~~ **93.67**	-
C3	~~PROP.~~ TY "CC" GRATE INLET	STA. 15+39.00, 15.0' LT.	~~98.30~~ **98.63**	~~92.54~~ **92.77**	-	-	~~92.54~~ **92.77**	~~92.54~~ **92.77**
C4	~~PROP.~~ TY "C" INLET	STA. 15+20.00, 29.0' RT.	~~97.30~~ **97.29**	~~92.61~~ **92.82**	~~92.61~~ **92.82**	-	-	-

105
100
95
90
85

EXIST. 50' GAS
EASEMENT

EXIST. NATURAL
GROUND @ BASELINE

~~PROP.~~ TY "CC"
INLET

HGL

~~PROP.~~ TY "CC"
GRATE INLET

~~PROP.~~ TY "M" (SPL)
MANHOLE

~~PROP.~~ 30"x260'
RCP CL III (SPL)
@ 0.15%

~~PROP.~~ 36"x180'
RCP CL III (SPL)
@ 0.15%

~~PROP.~~ 42"x72'
RCP CL III (SPL)
@ 0.15%

C2

C3

B4

CAUTION:
EXIST. 24" TENNESSE
GAS LINE
(APPROX LOCATION

TRUNKLINE "C"

520 LF TRENCH EXCAVATION PROTECTION

MATCHLINE STA. 17+75.00

99.70 99.59 99.57 99.62 99.64 99.64 99.99 99.74 99.47 99.33 99.20 99.09 99.66

12+00 13+00 14+00 15+00 16+00 17+00

SHEET SUMMARY

ITEM	EST	FIN	UNIT	DESCRIPTION
164	620		SY	CELL FIB. SEED(TEMP)(COOL)(CLAY)
166	.01		TON	FERTILIZER
168	6.89		MG	VEGETATED WATER
400	1275		CY	STRUCTURE EXCAVATION*
400	28		SY	CUT & RESTORE PAVEMENT
400	105		SY	CUT & RESTORE CALICHE DRIVE
400	13		SY	CUT & RESTORE ASPHALT DRIVE
402	610		LF	TRENCH EXCAVATION PROTECTION
464	45		LF	RCP SEWER (CL III) (18")(SPL)
464	45		LF	RCP SEWER (CL III) (24")(SPL)
464	260		LF	RCP SEWER (CL III) (30")(SPL)
464	180		LF	RCP SEWER (CL III) (36")(SPL)
464	72		LF	RCP SEWER (CL III) (42")(SPL)
465	2		EA	INLET (COMPL)(TY C)
465	2		EA	INLET (COMPL)(TY CC)
506	160		LF	TEMP. SEDIMENT CONTROL FENCE

* FOR CONTRACTORS INFORMATION ONLY (NON-PAY)

LEGEND

- EXIST. 8" PIPE
- EXIST. FENCE
- EXIST. WATER LINE
- EXIST. TELEPHONE LINE
- EXIST. POWER LINE
- EXIST. SAN. SEWER LINE
- EXIST. IRRIGATION LINE
- EXIST. GAS LINE
- GRATED INLET
- WATER METER
- TELEPHONE BOX
- GAS METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- SIGN
- FIRE HYDRANT
- DOWN GUY
- TEL. MARKER
- TREE-2
- BENCH MARK
- IRON ROD
- POWER POLE
- GAS VALVE
- MAIL BOX
- IRRIGATION VALVE
- STAND PIPE
- CUT & RESTORE PAV'T
- EXIST PAVED ROAD
- SCF — SEDIMENT CONTROL FENCE

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No.: 486

STATE OF TEXAS
RAMIRO GUTIERREZ
65948
REGISTERED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAMIRO GUTIERREZ, P.E. 65948
DATE: 8-22-14
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

HIDALGO COUNTY DRAINAGE DIST. # 1
NORTHSIDE VILLAGE
SUBDIVISON AREA
RECORD DRAWING

REVISION	DATE	BY

SCALE:
DATE:
FB. No.:
SURVEY BY:
DRAWN BY: JMJ/MH
PREPARED BY: JMJ/MH
CHECKED BY: R.G

SHEET
10

$FILE$