



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

Address of Property: (SW) corner of Mile 15 North Road and Mile 1 Road West in Hidalgo County, Texas. District: 21  
 Property Owner: Mary Jane Malone, et al ROW CSJ: NA  
 Address of Property Owner: 7818 West Westlawn CT, Parcel: 34  
 Wichita, Kansas 67212  
 Occupant's Name: Vacant Federal Project No: NA  
 Whole:  Partial:  Acquisition Highway: Delta Area  
 Connector East Lateral Drain 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 \$69,657.00 as of October 21, 2013, based upon my independent appraisal and the exercise of my professional judgment; on October 21, 2013, (date)(s), I personally inspected in the field the property herein appraised; I afforded Mary Jane Malone, et al, 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 19, 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 #1 until authorized by County officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III  
 Appraiser Signature  
 State Certified General Real Estate Appraiser – TX 1328375 – General  
 Certification Number  
 February 20, 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. 1 the Honorable County Commissioner A.C. Cuellar Jr. The part to be acquired is for the construction of a drainage canal which will traverse from north to south who's project limits are from just north of FM 1925 (Monte Cristo Road) to Mile 13 North Road all between Mile 1 West Road and Mile 2 West Road. The intended use of the report is to assist Commissioner A.C. Cuellar Jr., for future negotiations of acquiring a portion of said property as fee simple in the name of Hidalgo County Precinct No. 1. 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. 1, and may include governmental entities which may be participating in the project. Roy Gonzales shall be the project manager for this project under the direction of Hidalgo County Precinct #1. Mr. Gonzales has a local office located at 1902 Joe Stephens, STE. 101, Weslaco, Texas and can be contacted at (956) 969-8733.

### **Scope of the Assignment**

By work order dated September 20, 2013 on behalf of the Hidalgo County, Hidalgo County Precinct #1, 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, LLC. located at 1002 E. Expressway 83 Weslaco, 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 14 years. Various right-of-way projects have been performed in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County.

The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope is requiring the appraiser to make the extraordinary condition that the subject property is free from contamination of which could affect the overall market value of the subject property as a whole and the part to be acquired. The property owner shall be sent a letter of intent to inspect the subject property and offer any additional inspections on-site and in the presence of the owner(s) and or owner(s) representative (as requested in writing). In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along existing road right-of-way as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings and sales along Mile 2 North Road were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

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

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired, in the name of Hidalgo County Precinct No. 1. 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 October 4, 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 southern frontage of Mile 15 North 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 a 40.00 acre tract of land as indicated by survey. The area for the subject property as a whole is indicated as per survey provided by Dos Land Surveying, LLC. dated September 19, 2013. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 14.150 acre to 38.70 acres. These indicated economic unit values are used for the valuation of the proposed acquisition as the part to be acquired does not constitute an economic unit. Therefore, the pro-rata part of the whole is applied as the market valuation of the part to be acquired.

**Part To Be Acquired**

The proposed acquisition is comprised of fee land in which the gross land area to be acquired is 6.441 acres (±280,573 square feet). The proposed acquisition has approximately 215.00' lineal feet along the south line of Mile 15 North Road as per survey. In addition the area to be acquired includes a 0.449 acres within an existing Hidalgo and Cameron Counties Water Control and Improvement District No. 9 easement. As per client this area shall be transferred to Hidalgo County by the Delta Lake Irrigation District and therefore shall not be included for compensation. Therefore, the net land area to be acquired is 5.992 Acres. The proposed acquisition, which is the subject of this report, shall be evaluated as part of a whole tract as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use as agricultural farm tract. This highest and best use is further explained on page 3.1 of this report.

<b>To Be Acquired (Net)</b>	<b>5.992 Acres</b>
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**Legal Description: Part To Be Acquired**

A 6.441 acre (280,573 s.f.) tract of land out of that certain 40.00 acre tract of land, conveyed to Mary Jane Malone, et al, as recorded in Document No. 1051583, of the official records of Hidalgo County (H.C.O.R.), Texas, also out of Farm Tract 2102, of the North Capisallo District Subdivision, as recorded in Volume 2, Pages 7-20, of the map records of Hidalgo County (M.R.H.C.), Texas.

**Remainder Before & 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. 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](http://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 Mary J. Malone and Rita K. Jeter. This was found under the tax account N3400-00-000-2102-00.

OWNER OF RECORD	MARY J. MALONE & RITA K. JETER
PROPERTY TAX IDENTIFICATION NO.	245988
IMPROVEMENT VALUE	\$0
LAND VALUE	\$120,000
AGRICULTURAL VALUE	\$17,120
ASSESSED VALUE	\$17,120
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.

### **Current Listing Status**

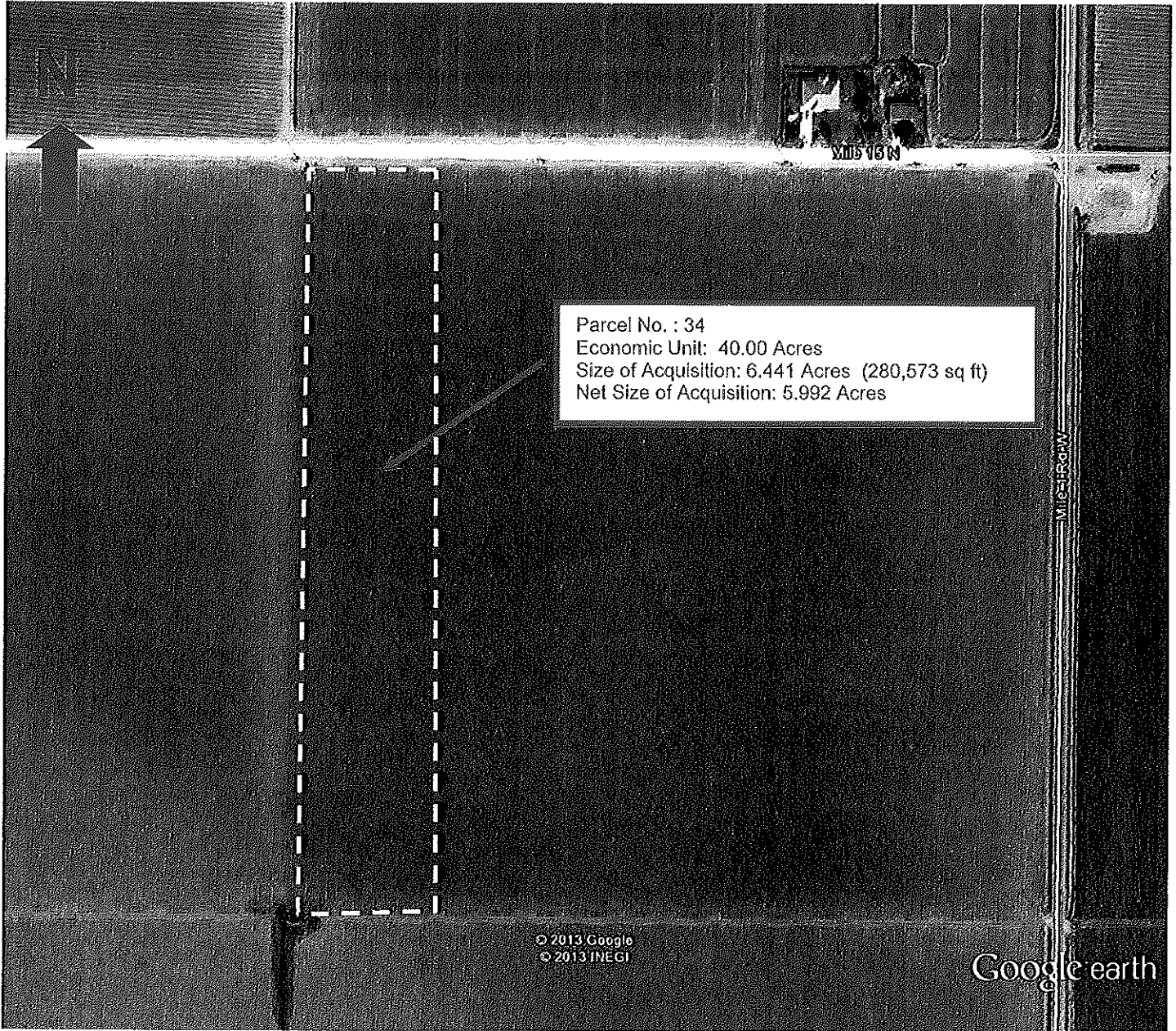
Based on the off-site inspection of the subject property no visible "For Sale" signs were located on-site indicated the subject property listed for sale. Additional research was conducted with local Realtor's® Multiple Listing Services and the subject property was not listed.

### **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.



AERIAL PHOTOGRAPH OF SUBJECT PROPERTY  
www.googleearth.com



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



*Dos Land Surveying, LLC*

STATE OF TEXAS  
COUNTY OF HIDALGO

EXHIBIT "A"  
EAST LATERAL DRAINAGE  
RIGHT OF WAY-PARCEL 34

BEING A 6.441 ACRE (280,573 S.F.) TRACT OF LAND OUT OF THAT CERTAIN 40.00 ACRE TRACT OF LAND, CONVEYED TO MARY JANE MALONE, ET AL, AS RECORDED IN DOCUMENT NO. 1051583, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY (H.C.O.R.), TEXAS, ALSO OUT OF FARM TRACT 2102, OF THE NORTH CAPISALLO DISTRICT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 7-20, OF THE MAP RECORDS OF HIDALGO COUNTY (M.R.H.C.), TEXAS, SAID 6.441 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap stamped "DLS BNDRY MKR" (hereinafter referred to as "with cap") set on the south right-of-way line of Mile 15 North Road (30.00' right-of-way width), same being at common corner said subject 40.00 acre tract and that certain 40.00 acre tract of land (Tract 1) conveyed to Paige Harbison Saenz, et al, as recorded in Document 1196838, (O.R.H.C.), Texas, for the northwest corner of this parcel, from which the common corner of Farm Tracts 2137, 2138, 2101 and 2102, bears, North 01°13'03" West, a distance of 15.00 feet to a 5/8 inch rod with cap;

THENCE, North 88°46'57" East, along the south right-of-way line of Mile 15 North Road, a distance of 215.00 feet to a 5/8 inch iron rod with cap set for the northeast corner of this parcel;

THENCE, South 01°13'03" East, across said subject 40.00 acre tract, running parallel with the common boundary line of said Farm Tract 2102 and Farm Tract 2101, a distance of 1305.00 feet to a 5/8 inch iron rod with cap set on the common boundary line of said subject 40.00 acre tract and that certain 25.00 acre tract conveyed to Paige Harbison Saenz, et al, as recorded in Document No. 1196838 (O.R.H.C.), Texas, for the southeast corner of this parcel;

THENCE, South 88°46'57" West, along the common boundary line of said subject 40.00 acre tract and said 25.00 acre tract, a distance of 215.00 feet to a 5/8 inch iron rod with cap set at the common corner of said Farm Tracts 2101, 2102 and 2103, 2100, for the southwest corner of this parcel;

THENCE, North 01°13'03" West, along the common boundary line of said subject 40.00 acre tract and said 40.00 acre tract (Tract 1), a distance of 1305.00 feet to the POINT OF BEGINNING of the herein described tract of land, containing the amount of 6.441 acres (280,573 S.F.), of which 0.449 acres (325 S.F.) fall within the Hidalgo and Cameron Counties Water Control and Improvement District No. 9 pipeline easement (30.00' wide), leaving a net area of 5.992 acres (261,012 S.F.), more or less.

Pg. 1 of 3  
4R2-PARCEL34.docx



*Dos Land Surveying, LLC*

Bearings are Grid North, based on the Texas State Plane Coordinate System, South Zone (4205), NAD 83.

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

The deed of records for the subject tract is recorded in Document No. 1051583, (D.R.H.C.), Texas.



Juan M. Castillo  
Juan M. Castillo, R.P.L.S. No. 6146



**PHOTOGRAPHS OF SUBJECT PROPERTY**

Parcel No.: 34

Local Address: (SW) corner of Mile 15 North Road and  
Mile 1 Road West in Hidalgo County, Texas.  
Taken By: Leonel Garza III

Date Taken: October 21, 2013

Point which taken: Photo 1: Mile 15 North Road  
Photo 2: Mile 15 North Road

Looking: Photo 1: South Eastern View  
Photo 2: Southern View



**Photo 1**

View of the subject area along Mile 15 North Road.



**Photo 2**

View of the proposed acquisition area along Mile 15 North Road.

Point which taken: Photo 3: Mile 15 North Road  
Photo 4: Mile 15 North Road

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



**Photo 3**  
Street view.



**Photo 4**  
Street view.

**DESCRIPTION OF PROPERTY:**

The subject is a 40.00 acre agricultural tract of land and consists of approximately 1,305.00' lineal feet along the southwestern boundary of Mile 15 North Road and Mile 1 Road West in Hidalgo County, Texas. The part to be acquired is located along the western boundary of the subject property and consist of 215.00' lineal feet of frontage along Mile 15 North Road and extends southerly 1,305.00' lineal feet. In addition, the area to be acquired includes 0.449 acres within Hidalgo and Cameron Counties Water Control and Improvement District No. 9 easement. This leaves a net acreage to be acquired as easement of 5.992 acres. As per scope of the assignment, the appraisal is to include only the net land area to be acquired as easement. Therefore, the subject of this report shall be valued based on the indicated 5.992 acres (Net) to be acquired as "easement" to be held in the name of Hidalgo County. Based on the on-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 Dos Logistics, Inc., dated September 19, 2013. The area to be acquired shall consist of approximately 1,305.00' lineal feet along the existing pipeline easement, at a depth of 215.00' lineal feet on the south side boundary and a depth of 215.00' lineal feet on the north side boundary. The proposed acquisition area is indicated to be 6.441 acres. Said property is currently owned in "Fee Simple Estate" and therefore shall be valued at 100% of the market value determined by the Sales Comparison Approach. This is performed in order to determine the unit market value (price per acre) of the part to be acquired as an "Easement". The acquisition of said easement shall be purchased in the name of Hidalgo County, Texas for the expansion of the East Lateral Drainage Canal System.

**AREA OR NEIGHBORHOOD ANALYSIS:**

The subject property is located in a rural portion of Hidalgo County east of the City of Edcouch and City of Elsa within the community of La Villa. Project limits for this drainage project are from just north of FM 1925 (Monte Cristo Road) to Mile 13 North Road all between Mile 1 West Road and Mile 2 West Road. The market area of the subject property can be described as being FM 1925 to the North, Mile 12 North to the South, FM 1425 to the East and FM 1015 to the West. Development in the area is limited to small retail commercial along State Highway 107 with single family residential being the predominant development use within the Community of La Villa. Surrounding La Villa is primarily agricultural open space used for row crop farming.

## **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 Rita K. Jeter, Independent Executrix of the Estate of Timothy L. Pracht, Deceased to Mary Jane Malone, et al on March 13, 2001 and recorded under Warranty Deed Document No. 1051583 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:**

A 40.00 acre tract of land out of Farm Tract 2102, of the North Capisallo District Subdivision, as recorded in Volume 2, Pages 7-20, of the map records of Hidalgo County (M.R.H.C.), Texas.

### **Legal Description: (Part to be Acquired)**

A 6.441 acre (280,573 s.f.) tract of land out of that certain 40.00 acre tract of land, conveyed to Mary Jane Malone, et al, as recorded in Document No. 1051583, of the official records of Hidalgo County (H.C.O.R.), Texas, also out of Farm Tract 2102, of the North Capisallo District Subdivision, as recorded in Volume 2, Pages 7-20, of the map records of Hidalgo County (M.R.H.C.), Texas.

### **Improvements:**

During the on-site inspection of the subject property no structural improvements were indicated within the part to be acquired, however a site improvement does exist in the form a standpipe. 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 continued agricultural use with a future potential for residential development. This type of use is concurrent with the recent trends located along SH 107 and with other bisecting thoroughfares in the region. This highest and best use is based on the determined 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 continued agricultural use with a future potential for single family 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 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. As for the subject property the highest and best use of said tract as a whole and remainder after is for continued agricultural use with future single family residential development.

**VALUATION OF PART TO BE ACQUIRED**

**LAND VALUATION**

**Representative Comparable Sales**

	<b>Subject</b>	<b>Comp. No. 1</b>	<b>Comp. No. 2</b>	<b>Comp. No. 3</b>
Grantor	Rita K. Jeter, Independent Executrix of the Estate of Timothy L. Pracht,	Rubye Lee Engquist	Jeffrey D. Bell	Xavier V. and Sally S. Moron
Grantee	Mary Jane Malone, et al	Lance Neuhaus and Melissa Neuhaus	PJL Farms	Betty Ann Harbison
Date	March 13, 2001	January 10, 2013	January 27, 2014	September 20, 2012
Sales Price	\$ -	\$ 106,125	\$ 387,000	\$ 214,895
Unit Price	\$ - / Acre	\$ 7,500 / Acre	\$ 10,000 / Acre	\$ 11,198 / Acre
Relative Location	Average	Inferior 50%	Similar 0%	Superior -5%
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Inferior 5%
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	Mile 15 North Road	Mercedes, TX 0%	East Mile 16 North, Edcouch, TX 0%	State Highway 107, Edcouch, TX 0%
Size of Tract (Acre)	40.00 Acre	14.150 Ac 0%	38.700 Ac 0%	19.190 Ac 0%
Net Adjustments		50%	0%	0%
Indicated Unit Value		\$ 11,250 / Acre	\$ 10,000 / Acre	\$ 11,198 / Acre
<b>Estimated Unit Value of Fee Simple Area</b>				<b>\$ 11,250 / Acre</b>
<b>Estimated Unit Value of Easement Area</b>				<b>\$ 10,125 / Acre</b>
<b>Estimated Value by Sales Comparison Approach</b>		<b>(5.992 Acre x \$10,125/Acre)</b>		<b>\$ 60,669</b>
<i>(Includes Part To Be Acquired Only)- Fee Land</i>				

## COMPARABLE DATA SUPPLEMENT

District: 21

Parcel No.: 34

Highway: Delta Area Connector East  
Lateral Drain

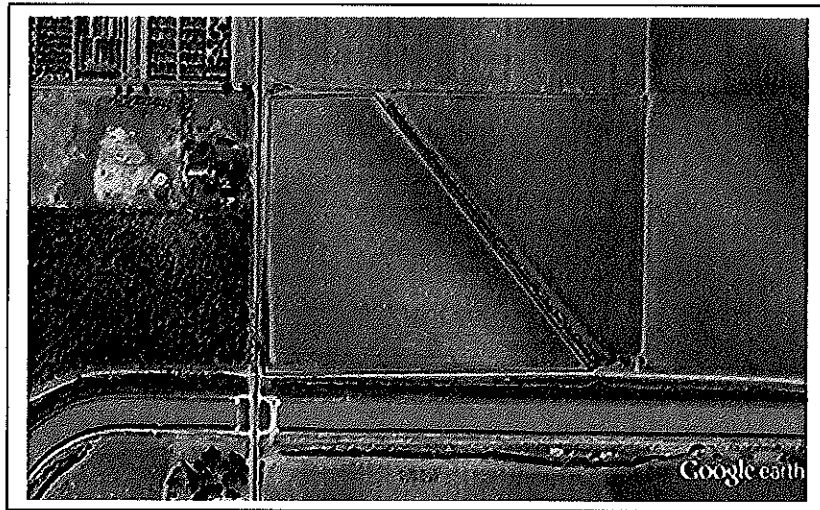
County: Hidalgo

ROW CSJ: NA

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Rubye Lee Engquist

Grantee/Lessee: Lance Neuhaus and Melissa Neuhaus

Date: January 10, 2013

Recording Information: Document Number 2375553

Key Map:

Address: NEC of Mile 2 West Road and Mile 10 North Road, Mercedes, Texas.

Zip Code: 78570

Legal Description: A tract of land out of Lot 13, Block 100, Campacuas Addition, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 2, Map Records, Hidalgo County, Texas.

Confirmed Price: \$106,125

Verified with: MLS Number A162013s

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 14.15 Acres / 616,374 Sqft

Unit Price as Vacant: \$ 7,500 / Acre

Type Street: Asphalt Paved Access (Mile 2 West / Mile 10  
North Road

Utilities: Water / Electricity / Phone

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: Single Family Residential / Agricultural Interim

Date of Inspection: February 19, 2014

Zoning: Not Applicable

Flood Plain: Zone X

Attach additional information as necessary.

Appraiser: Leonel Garza III  
(Typed, not signed)

February 20, 2014  
Date

### COMPARABLE DATA SUPPLEMENT

District: 21                                      Parcel No.: 34                                      Highway: Delta Area Connector East  
County: Hidalgo                                      ROW CSJ: NA                                      Lateral Drain

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Jeffrey D. Bell

Grantee/Lessee: PJJ Farms

Date: January 27, 2014

Recording Information: Document Number 2481751

Key Map:

Address: Mile 16 N. Road, 0.50 Miles East of Mile 5 W. Road, Elsa, Texas

Zip Code: 78543

Legal Description: A 38.70 acre tract of land out of Farm Tract 481, The West And Adams Tracts, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas.

Confirmed Price: \$387,000

Verified with: Grantee & Settlement Statement

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 38.70 Acres

Unit Price as Vacant: \$ 10,000 / Acre

Type Street: Caliche Paved (Mile 16 N. Road)

Utilities: Water / Electricity / Phone

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: Single Family Residential / Agricultural Interim

Date of Inspection: February 19, 2014

Zoning: Not Applicable

Flood Plain: Zone X

Attach additional information as necessary.

Appraiser: Leonel Garza III  
(Typed, not signed)

February 20, 2014  
Date

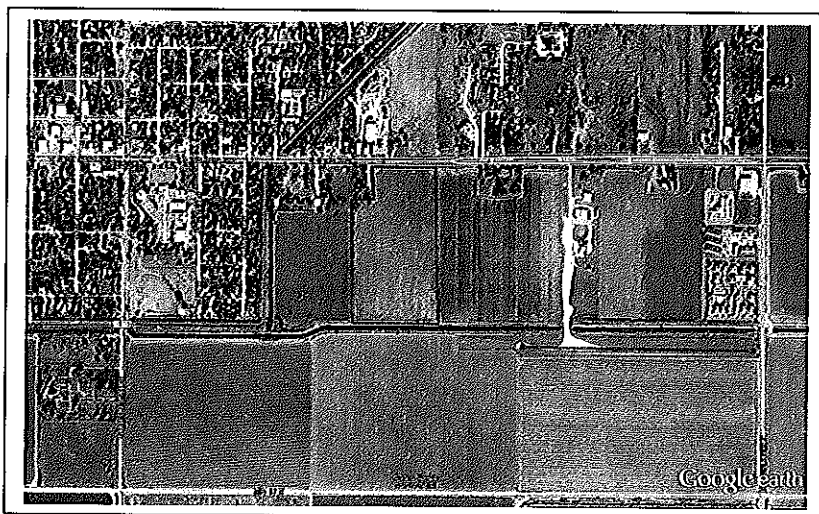
### COMPARABLE DATA SUPPLEMENT

District: 21                                      Parcel No.: 34                                      Highway: Delta Area Connector East  
 County: Hidalgo                                      ROW CSJ: NA                                      Lateral Drain

Land Sale

Improved Sale

Rental Data

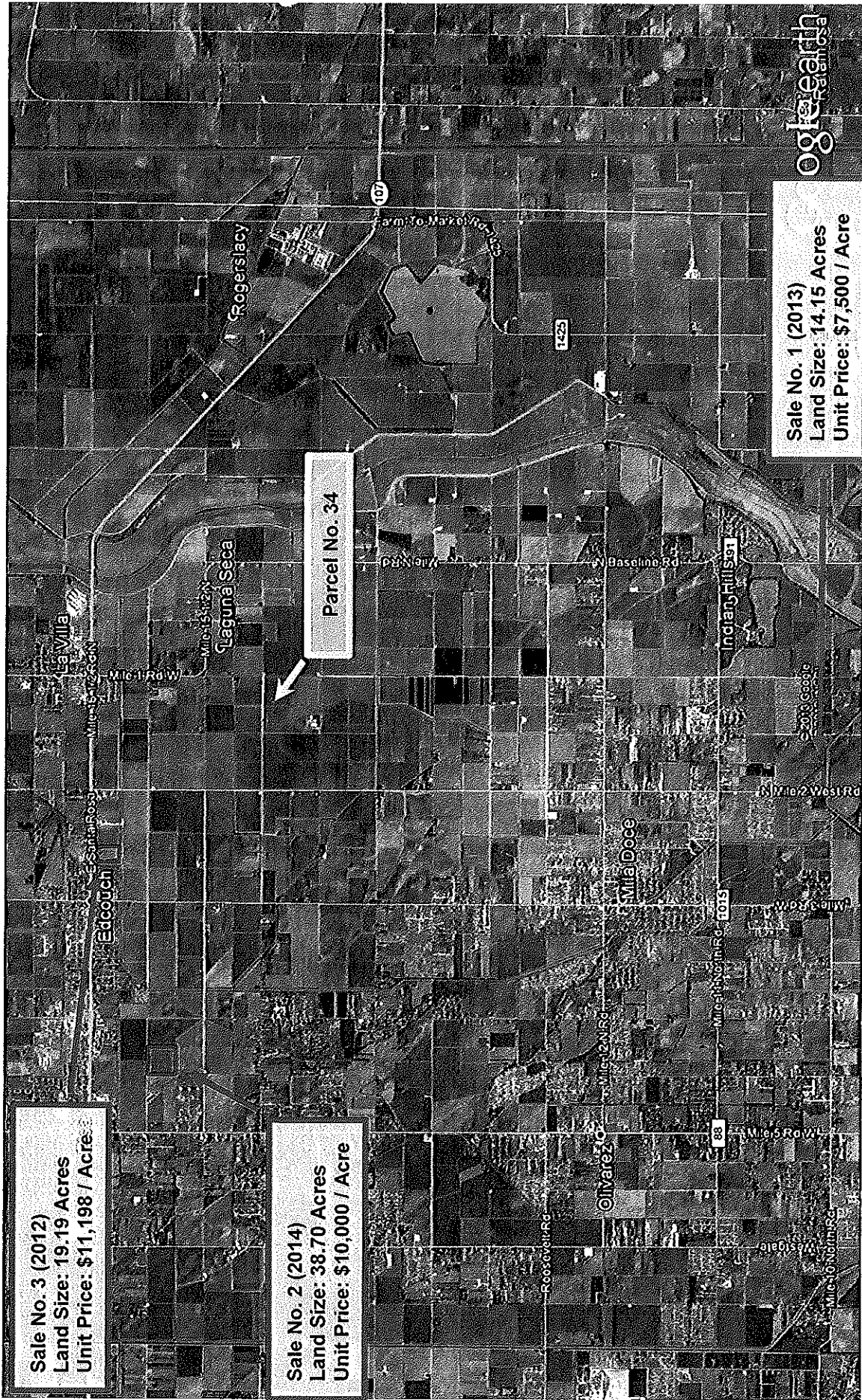


Grantor/Lessor: Xavier V. and Sally S. Moron                                      Grantee/Lessee: Betty Ann Harbison  
 Date: September 20, 2012                                      Recording Information: Document Number 2348619                                      Key Map:  
 Address: State Highway 107( E. Santa Rosa), 0.38 Miles East of FM 1015, Elsa, Texas.                                      Zip Code: 78543  
 Legal Description: A 19.19 acre tract of land out of the East 20.55 acres of the West 40.55 acres of Farm Tract 1150, West and Adams Tracts Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, and according to General Warranty Deed recorded in Volume 631, Page 522, Official Records, Hidalgo County, Texas.  
 Confirmed Price: \$ 214,895                                      Verified with: Grantee & Settlement Statement  
 Terms and Conditions of Sale: Cash To Seller  
 Rental Data: N/A  
 Land Size: 19.19 Acres / 835,916 Square Foot                                      Unit Price as Vacant: \$11,198 / Acre  
 Type Street: Asphalt Paved – SH-107/Santa Rosa                                      Utilities: Water / Electricity / Phone  
 Improvement(s) Description: N/A                                      Unit Price as Improved: \$ N/A  
 Improvement(s) Size: N/A (GBA): N/A (NRA): N/A  
 Condition and Functional Design: N/A  
 Current Use: Vacant                                      Highest & Best Use: Single Family Residential / Agricultural Interim  
 Date of Inspection: February 19, 2014                                      Zoning: Not Applicable                                      Flood Plain: Zone X  
 Attach additional information as necessary.

Appraiser: Leonel Garza III  
 (Typed, not signed)

February 20, 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 economic unit is utilized for the valuation of the proposed acquisition, which is a pro-rata part of the whole property. The local and extended market researched for comparable sales of which shall be utilized for the determination of market value. Each of the comparables selected are located within the immediate market area and are the most comparable to the subject 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 overall 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 \$7,500 per acre to \$11,198 per acre was indicated. After adjustments were made in paired sales analysis of the comparable sales to the subject property, an adjusted range of market value of \$10,000 per acre to \$11,250 per acre was indicated. Based on the existing developments and similar surrounding land use within the immediate market area, a unit value near the upper end of the adjusted range was selected; \$11,250 per acre. In addition to the fee simple market value of the subject property, the scope of the assignment is to appraise the subject property as an "easement". The part to be acquired is to be purchased as an easement as per scope of the assignment. In order to value this portion of the bundle of rights of said property, a discount of -10% from the fee simple market value is required. The proposed easement holder (i.e. Hidalgo County) shall have the right to construct an open drainage ditch within the designated area. Since the property shall be held in easement, the owner of record shall retail a portion of said bundle of rights to the Real Estate. Upon the permissibility of the easement holder, the fee simple owner may cross, farm, and utilize the surface of said tract of land if available. This is subject to review by the proposed easement holder, Hidalgo County, Texas.

Therefore, the area within the acquisition area to be purchased as "easement" shall be valued as follows:

<b><u>Calculation For Part To Be Acquired</u></b>	
<b>Fee Simple Unit Value</b>	<b>\$11,250 / Acre</b>
<b>Easement Value (\$11,250/Acre x 90%)</b>	<b>\$10,125 / Acre</b>



## ADDENDUM

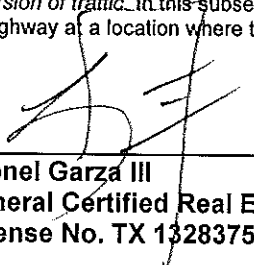
1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed

## 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 82<sup>nd</sup> 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 in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

### General Limiting Conditions:

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

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

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

## QUALIFICATIONS OF APPRAISER – 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)

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

A handwritten signature in cursive script that reads "Paul A. Gibson".

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

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

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies and universities are encouraged to validate HUB certification prior to issuing a notice of award by accessing the Internet (<http://www.window.state.tx.us/procurement/cmb1/hubonly.html>) or by contacting the HUB Program at (888) 863-5881 or (512) 463-5872.

# CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

## Leonel Garza Jr. & Associates LLC Real Estate Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504  
(956) 687-7295 (24 Hour Answering Service) Fax (956) 687-9235  
Email: leonel3@garza-associates.com

October 4, 2013

**Project:** Delta Area Connector/East Lateral Drain

**Parcel No. 34**  
**Mary Jane Malone, et al**  
**7818 West Westlawn CT**  
**Wichita, Kansas 67212**

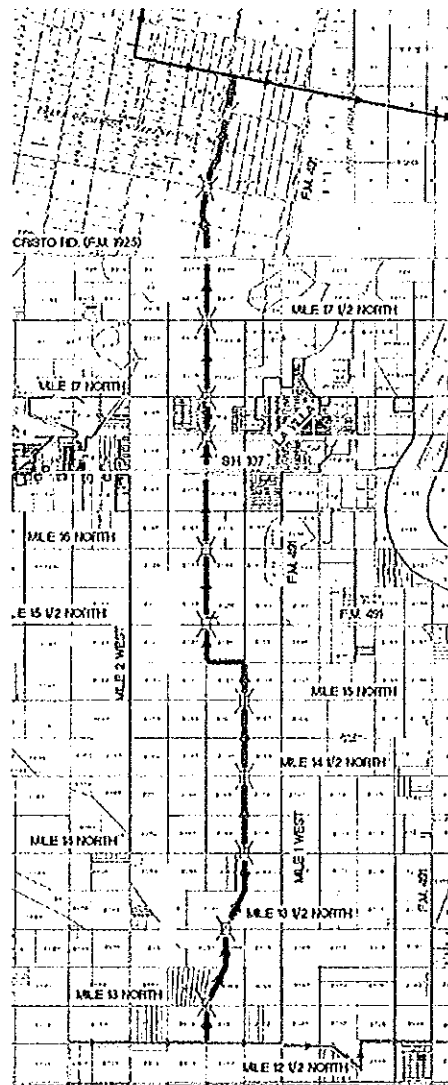
**To Whom It May Concern:**

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Urban County Program to appraise various properties for the expansion of a proposed drain ditch to be known as the "Delta Area Connector / East Lateral Drain Ditch". The project extends from Mile 12 1/2 North Road to just north of FM 1925 (Monte Cristo Road) between Mile 2 West and Mile 1 West 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.

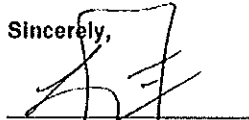
The Hidalgo County Urban County Program along with the County of Hidalgo Precinct No. 1 Right of Way Agents shall be negotiating the purchase of this portion of your property. As per the Hidalgo County Appraisal District ([www.hidalgoad.org](http://www.hidalgoad.org)) it is indicated that the subject property is in the name of Mary Jane Malone, et al. 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](mailto: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.

Leonel Garza Jr. & Associates LLC



*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. 1  
Roy Gonzalez / Danny Guzman, Right of Way Agents  
Office (956) 968-8733  
1902 Joe Stephens Avenue  
Weslaco, Texas 78596

Leonel Garza Jr. & Associates LLC

**CERTIFIED LETTER TRACKING INFORMATION**

7011 0470 0003 0645 4705

<b>U.S. Postal Service™</b> <b>CERTIFIED MAIL™ RECEIPT</b> <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To	Mary Jane Malone, et al
Street, Apt. No., or PO Box No.	7818 West Westlawn CT
City, State, ZIP	Wichita, Kansas 67212

PS Form 3800, August 2000 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature                  X <i>Mary Jane Malone</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <span style="float: right;">C. Date of Delivery</span>                  MARY MALONE 10/22/13</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Mary Jane Malone, et al                  7818 West Westlawn CT                  Wichita, Kansas 67212</p> <p>Parcel No. 34                  Delta Area Connector/East Lateral Drain Project</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number                  (Transfer from service label)</p>	7011 0470 0003 0645 4705

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



R11	ROAD DIST 11	0.000000	\$17,120	\$17,120	\$0.00
SLV	LA VILLA ISD	1.303800	\$17,120	\$17,120	\$223.21
SST	SOUTH TEXAS SCHOOL	0.049200	\$17,120	\$17,120	\$8.42
W09	HDALGO & CAMERON IRRG DISTRICT #9	0.000000	\$17,120	\$17,120	\$0.00
Total Tax Rate:		2.204800			
				Taxes w/Current Exemptions:	\$377.46
				Taxes w/o Exemptions:	\$377.46

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	40.0000	1742400.00	0.00	0.00	\$120,000	\$17,120

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		N/A	N/A	N/A	N/A	N/A
2013		\$0	\$120,000	17,120	17,120	\$0 \$17,120
2012		\$0	\$120,000	16,680	16,680	\$0 \$16,680
2011		\$0	\$120,000	16,040	16,040	\$0 \$16,040
2010		\$0	\$120,000	16,160	16,160	\$0 \$16,160
2009		\$0	\$120,000	16,760	16,760	\$0 \$16,760
2008		\$0	\$108,000	16,760	16,760	\$0 \$16,760
2007		\$0	\$108,000	15,960	15,960	\$0 \$15,960
2006		\$0	\$108,000	16,000	16,000	\$0 \$16,000
2005		\$0	\$108,000	16,160	16,160	\$0 \$16,160
2004		\$0	\$108,000	16,000	16,000	\$0 \$16,000
2003		\$0	\$72,000	15,960	15,960	\$0 \$15,960

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/13/2002 12:00:00 AM	QCD	QUITCLAIM DEED	MALONE MARY J RII	MALONE MARY J & I			1051582 &
2	12/3/1983 12:00:00 AM	CONV	CONVERSION	PRACHT L MRS	MALONE MARY J RII	1949	56	

WARRANTY DEED (Page 1 of 3)

1051583

File No. 00-390

WARRANTY DEED

Date: March 13, 2001

Grantor: RITA K. JETER, Independent Executrix of the Estate of TIMOTHY L. PRACHT,  
Deceased

Grantor's Mailing Address: 1704 Classen, Wichita, Sedgwick County, Kansas 67216

Grantee: MARY JANE MALONE, RITA KAY JETER, PAUL LAWRENCE PRACHT,  
PATRICK ERNEST PRACHT, THOMAS ALLEN PRACHT, FRANCES LOUISE  
GETZINGER AND PAULA JANE MUNOZ, as their sole and separate property

Grantee's Mailing Address: 1704 Classen, Wichita, Sedgwick County, Kansas 67216

Consideration: TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable  
consideration.

Property (including any improvements):

An undivided interest in and to the following property:

All of Farm Tract 2102, North Caplsallo District Subdivision, out of the Llano Grande Grant of  
lands in Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

1. All of record.
2. Taxes for the year 2001 and subsequent years, and any subsequent assessments for prior  
years due to change in land usage or ownership shall be the responsibility of grantee.

Grantor, for the consideration 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 to hold it to  
Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantee and Grantee'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 who's ever 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.



RITA K. JETER, INDEPENDENT EXECUTRIX  
OF THE ESTATE OF TIMOTHY L. PRACHT,  
DECEASED

WARRANTY DEED (Page 2 of 3)

STATE OF KANSAS \*  
\* (Acknowledgment)  
COUNTY OF SEDGWICK \*

This instrument was acknowledged before me on this the 1<sup>st</sup> day of June ~~March~~, 2001, by RITA K. JETER,  
INDEPENDENT EXECUTRIX OF THE ESTATE OF TIMOTHY L. PRACT, DECEASED



Olivia A. Parker  
NOTARY PUBLIC, STATE OF KANSAS

PLEASE CHARGE, RECORD  
& RETURN TO:

SARA L. TIPPIT  
JAMES H. LAUDERDALE  
607 International Ave.  
Weslaco, Texas 78596

PREPARED IN THE  
LAW OFFICE OF:

SAME

WARRANTY DEED (Page 3 of 3)

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

On: Feb 13, 2002 at 12:00P

As a Recording

Document Number: 1051503  
Total Fees : 16.00

Receipt Number - 400456

By,  
Inelda Leal, Deputy