



REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Monte Cristo Road (N/S), 0.12 miles East of Mile 4 Road West, Edcouch, TX
 Property Owner: Texas Regional Bank, As Custodian For G. William Ruppert Rollover Roth IRA
 Address of Property Owner: 1801 South McColl Road, McAllen, Texas 78503
 Occupant's Name: Vacant

Whole: Partial: Acquisition

District: NA
 ROW CSJ: NA
 Parcel: Tract A
 Federal Project No: NA
 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 \$68,330 as of May 10, 2014, based upon my independent appraisal and the exercise of my professional judgment; on August 14, 2013 and on May 10, 2014, and November 15, 2014 (date)(s), I personally inspected in the field the property herein appraised; I afforded First National Bank, 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 May 15, 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 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

December 10, 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 Honorable Hidalgo County Commissioner A.C. Cuellar Jr. The part to be acquired is for the expansion of 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. 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, and may include governmental entities which may be participating in the project. Roy Gonzalez shall be the project manager for this project under the direction of Hidalgo County Precinct #1. Mr. Gonzalez 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 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. 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 Monte Cristo 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. This updated report is based on new information of other sales in the immediate market area provided by Mr. Rupert during a joint meeting with Leonel Garza III, Appraiser and Danny Guzman of Hidalgo County Precinct No. 1.

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). 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 December 19, 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 Monte Cristo 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.

Economic Unit Analysis

The subject property shall be analyzed based on a 48.36 acre tract of land as estimated from discussions with Bill Rupert and Richard Rupert during a conference meeting held in the presence of Right of Way Agent Danny Guzman in November of 2014. The comparable sales used for the analysis of the subject property shall be based on this land area. The parent tract of the subject as a whole is approximately 109 acres. However, only the southern portion of the parent tract is affected by the proposed acquisition area. A pro-rata part of the whole shall be applied to 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 4.12 acres. The proposed acquisition has approximately 132.09' lineal feet of frontage along the northern boundary of Monte Cristo 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 commercial along the frontage of Monte Cristo Road. This highest and best use is further explained on page 3.1 of this report.

Legal Description: Part To Be Acquired

A 4.12 (179,286 sq.ft) acre tract of land out of Lot 11, Block 99 Missouri Texas Land & Irrigation Company, Hidalgo County, Texas as per map records of Hidalgo County, Texas being that certain tract of land conveyed to First National Bank in a special warranty deed recorded in Document Number 2367926, Official Records of Hidalgo County, 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. After a lengthy discussion with the property owners and their future plans of the subject property for subdivision development, it was determined by this appraiser that a diminution of market value is attributable to a portion of the remainder after only (Approximately 12.5 acres).

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 Texas Regional Bank custodian for G William Ruppert IRA. This was found under the tax account M5500-00-099-0011-00.

OWNER OF RECORD	TEXAS REGIONAL BANK CUSTODIAN FOR G. WILLIAM RUPPERT IRA
PROPERTY TAX IDENTIFICATION NO.	241669
IMPROVEMENT VALUE	\$ 0
LAND VALUE	\$126,220
AGRICULTURAL VALUE	\$ 21,617
ASSESSED VALUE	\$ 21,617
EXEMPTIONS	AGRICULTURAL EXEMPTION

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 Available

The subject is located in a region, which contains, potable water, electricity, 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.

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.

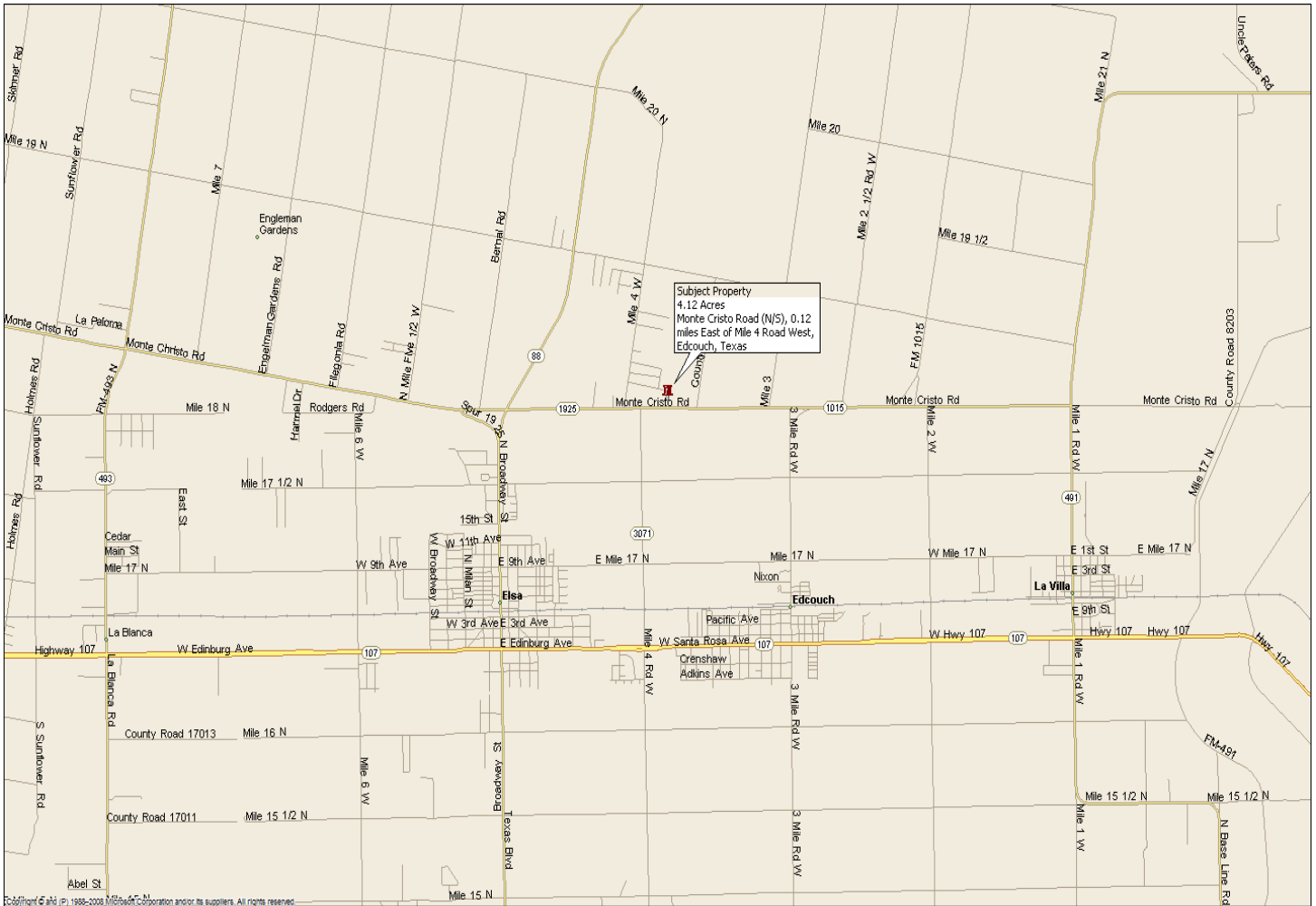
Current Listing Status

Based on the 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. In discussions with the owner of record, the property is not listed for sale at this time.

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.

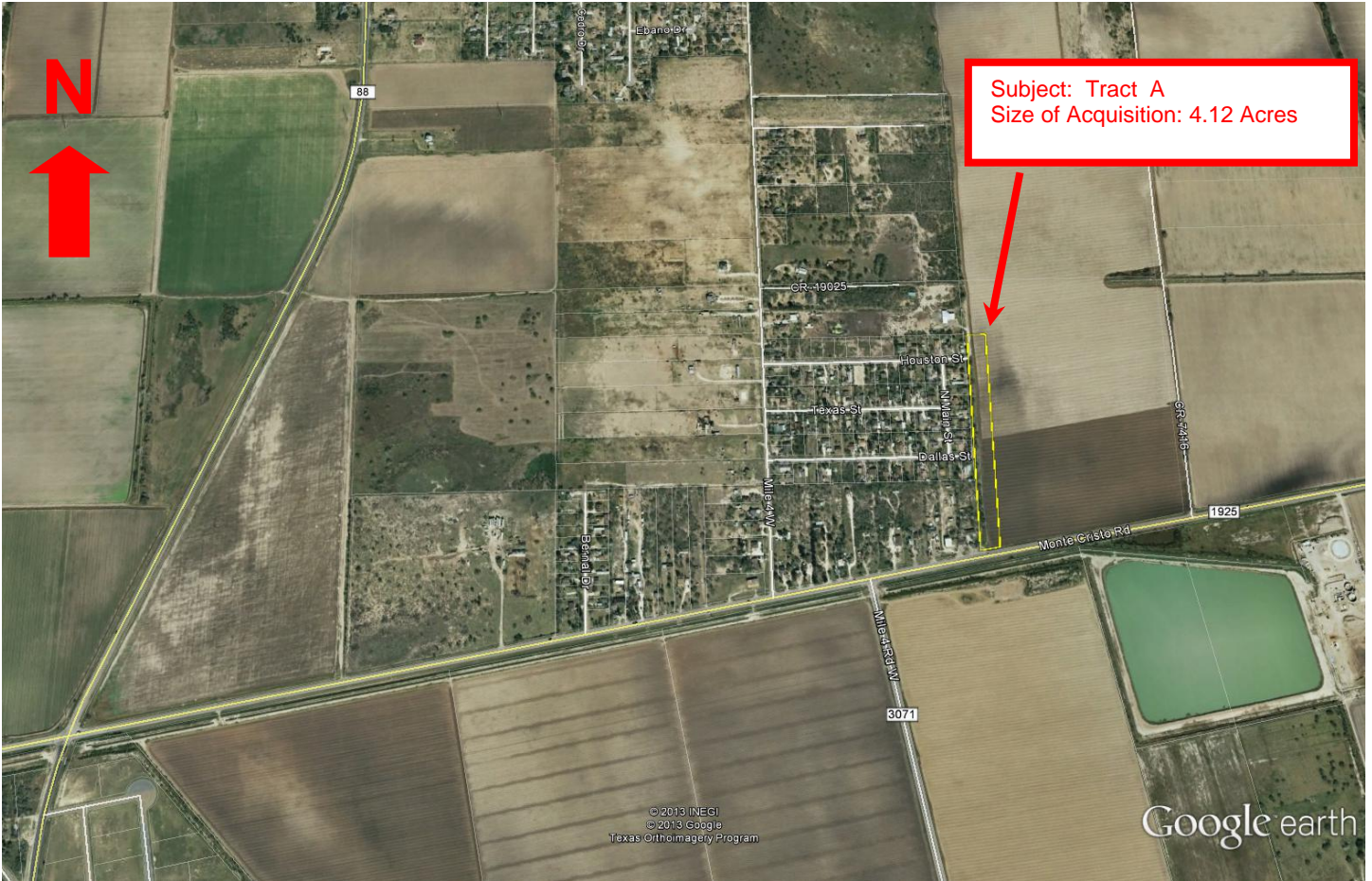
LOCATION MAP OF SUBJECT PROPERTY



Microsoft® MapPoint 2009 (16.00.19.1500)

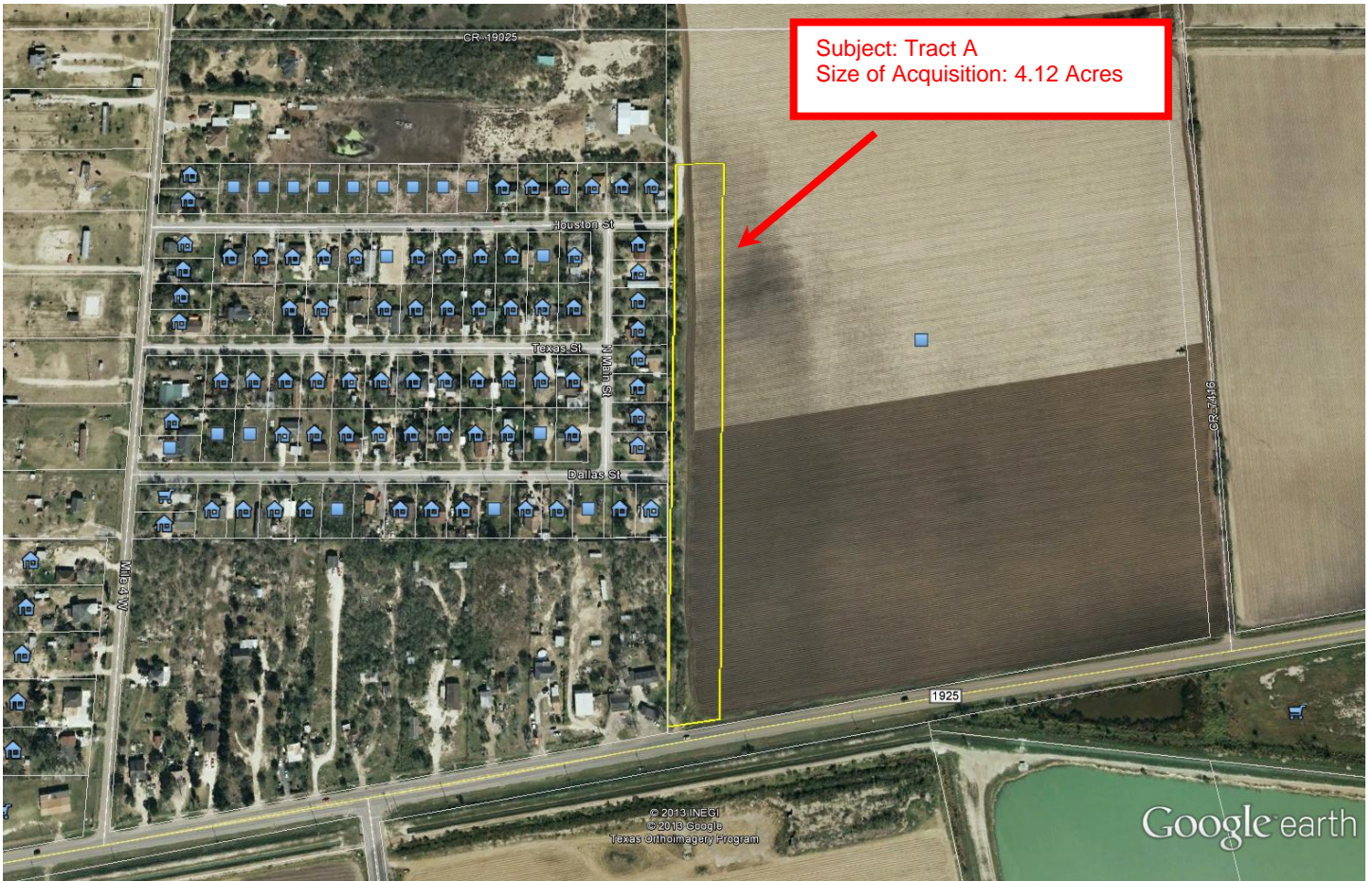
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

www.googleearth.com



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 LINES. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY SAM ENGINEERING & SURVEYING INC. AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THRU THE HIDALGO COUNTY APPRAISAL DISTRICT.

FIELD NOTES OF PART TO BE ACQUIRED (Page 1 of 2)

County: Hidalgo
Project: Hidalgo County Improvements
130.0 Foot Right of Way Easement

September, 2013

EXHIBIT "A"

**Property Description
130.0' Foot Right of Way Easement**

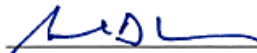
Being a 4.12 (179,286 sq.ft) acre tract of land out of Lot 11, Block 99 Missouri Texas Land & Irrigation Company, Hidalgo County, Texas as per map records of Hidalgo County, Texas being that certain tract of land conveyed to First National Bank in a special warranty deed recorded in document number 2367926, Official Records of Hidalgo County, Texas said 4.12 (179,286 sq.ft.) acre tract of land being more particularly described by metes and bounds as follows:

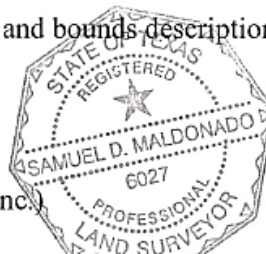
NOTE: ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.000040;

BEGINNING at the half (1/2) inch iron rod found at the northeast corner of Bar Subdivision Unit No. 3 also being the northeast corner of Lot 17, Bar Subdivision Unit No. 3, Hidalgo County, Texas as per map recorded in volume 22, page 148, map records of Hidalgo County, Texas for the northwest corner of this tract of land and the **POINT OF BEGINNING;**

1. **THENCE**, East, 130.0 feet to a half (1/2) inch iron rod set with plastic cap stamped "SAMES", for the northeast corner of this tract of land;
2. **THENCE**, South, 1,367.42 feet to a half (1/2) inch iron rod set with plastic cap stamped "SAMES", for the southeast corner of this tract of land and the north right of way line of Montecristo Road;
3. **THENCE**, South, 79°47'50" West, 132.09 feet to a half (1/2) inch iron rod set with plastic cap stamped "SAMES", along the north right of way line of Montecristo Road for the southwest corner of this tract of land;
4. **THENCE**, North, 1,390.82 feet to the point of beginning, containing 4.12 (179,286 sq.ft.) of an acre tract of land, more or less.

A parcel plat of even date accompanies this metes and bounds description.

 9/16/2013
Samuel D. Maldonado, PE, RPLS
Registered Professional Land Surveyor
SAM Engineering and Surveying, Inc. (SAMES, Inc.)



PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: N/A

Local Address: Monte Cristo Road (N/S), 0.12 miles east
of Mile 4 Road West, Edcouch, Texas
Taken By: Leonel Garza III

Date Taken: August 15, 2013

Point which taken: Photo 1: Monte Cristo Road
Photo 2: Monte Cristo Road

Looking: Photo 1: Northeastern View
Photo 2: Northern View



Photo 1

View of the subject property along Monte Cristo Road.



Photo 2

View of the proposed acquisition area along Monte Cristo Road.

Point which taken: Photo 3: Monte Cristo Road
Photo 4: Monte Cristo 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 agricultural tract of land which is located along the north-side of Monte Cristo Road 0.14 miles east from Mile 4 Road West in Hidalgo County, Texas. The site as a whole consists of approximately 48.36 acres with frontage along the northern side of Monte Cristo Road. Based on the off-site inspection of the subject property, the subject was vacant and prepared for row crop farming. The scope of this assignment is to determine the market value of the part to be acquired as indicated by the survey provided by SAMES Engineering & Surveying, Inc., dated September 16, 2013. The area to be acquired shall consist of 132.09' lineal feet of frontage along Monte Cristo Road and a depth of 1,367.42' lineal feet on the east side and a depth of 1,390.82' lineal feet on the west side. The proposed acquisition area is indicated to be approximately 4.12 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 of which is determined to be 90% of the market value. This percentage is based on the fact that the subject shall be an open drain ditch and the majority of the bundle of rights to said tract shall be limited to the fee simple owner of record. Therefore, a retention value of 10% is attributed to the fee owner of record. Therefore, the part to be acquired will be valued as an easement at 90% of the market value derived from the Sales Comparison Approach unit value. The acquisition shall be purchased in the name of the County of Hidalgo for the expansion of an existing drainage ditch.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject property is located a rural portion of Hidalgo County east of the City of Edcouch-Elsa and North of the City of La Villa. 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 to the east is limited due to the Floodway that traverses from Falcon Dam in Zapata County to its outlet in Willacy County East of the City of Raymondville. Development is limited to single family uses north and south of the City of La Villa and Single Family Residential developments in and around the City of La Villa and nearby Edcouch-Elsa to the West and Santa Rosa to the East. Highest and best use of subject property is for agricultural use for the interim with a future single family residential use.

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 First National Bank, as Trustee of Crew Properties LTD. ROTH 401L Plan to Texas Regional Bank, As Custodian For G. William Ruppert Rollover Roth IRA on September 11, 2014 and recorded under Special Warranty Deed Document No. 2367926 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:

All of Lot 11, Block 99, Missouri-Texas Land & Irrigation Company's Subdivision, Hidalgo County, Texas, according to map or plat recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

Legal Description: (Part to be Acquired)

A 4.12 (179,286 sq.ft) acre tract of land out of Lot 11, Block 99 Missouri Texas Land & Irrigation Company, Hidalgo County, Texas as per map records of Hidalgo County, Texas being that certain tract of land conveyed to First National Bank in a special warranty deed recorded in Document Number 2367926, Official Records of Hidalgo County, Texas.

Improvements:

During the on-site inspection of the subject property no building improvements were indicated within the part to be acquired. No damages are indicated for the remainder, however, if site improvements are located within the proposed acquisition they 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 development with an interim agricultural use. This type of use is concurrent with the recent trends located along Monte Cristo Road 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. 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 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 subject is confirmed to be for single family residential development with an interim as agricultural use.

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION

Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor		Moreno Family Limited Partnership, LTD	Jeffrey D. Bell	Xavier V. and Sally S. Moron
	First National Bank			
Grantee	Texas Regional Bank custodian for G. William Ruppert IRA	Cardinal Lots, LTD	PJL Farms	Betty Ann Harbison
Date	September 11, 2014	July 30, 2014	January 27, 2014	September 20, 2012
Sales Price	\$ -	\$ 609,770	\$ 387,000	\$ 214,895
Unit Price	\$ - / Acre	\$ 10,163 / Acre	\$ 10,000 / Acre	\$ 11,198 / Acre
Relative Location	Average	Inferior 25%	Superior -10%	Superior -10%
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Inferior 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	Monte Cristo Road	FM 2812 0%	East Mile 16 North Edcouch 0%	State Highway 107 Edcouch 0%
Size of Tract (Sf)	48.36 Acres	60.000 Ac 0%	38.700 Ac 0%	19.190 Ac -5%
Net Adjustments		25%	-10%	-15%
Indicated Unit Value		\$ 12,704 / Acre	\$ 9,000 / Acre	\$ 9,518 / Acre
Estimated Unit Value of Fee Simple Area				\$ 10,000 / Acre
Estimated Unit Value of Easement Area				\$ 9,000 / Acre
Estimated Value by Sales Comparison Approach		(4.12 Acre x \$9,000/Acre)		\$ 37,080
<i>(Includes Part To Be Acquired Only)- Fee Land</i>				

Report was updated based on new information provided by the property owner and representative Richard Rupert of a sale that occurred within ½ mile of the subject property for \$10,000 per acre. The sale was confirmed but the recording information was not available at the time of this report. Due to the confirmation of this sale, this appraiser reconsidered the overall market value of the subject property and the overall adjustments made to the comparable sales selected as of the date of this report.



COMPARABLE DATA SUPPLEMENT

District: Southern
County: Hidalgo

Parcel No.: N/A
ROW CSJ: N/A

Highway: Delta Area Connector East Lateral
Drain

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Moreno Family Limited Partnership LTD Grantee/Lessee: Cardinal Lots LTD
Date: July 30, 2014 Recording Information: Deed No. 2535780 Key Map:
Address: Corner North FM 493 Zip Code: 78539
Legal Description: Lots 20, 22, 24, 26, 28, 30, Delta Orchards No. 2, Hidalgo County, Texas.
Confirmed Price: \$ \$609,770 Verified with: MLS No. A172911S
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: 60.000 Unit Price as Vacant: \$10,163 / Acre
Type Street: Asphalt Paved – FM 2812 Utilities: None
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: Low Density / Residential Use
Date of Inspection: July 30, 2014 Zoning: Not Applicable Flood Plain:
Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)

December 10, 2014
Date



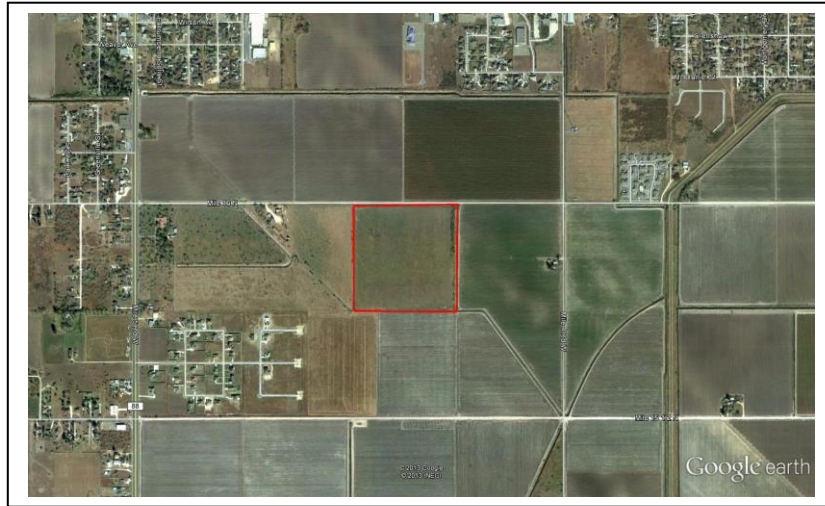
COMPARABLE DATA SUPPLEMENT

District: Southern Parcel No.: N/A Highway: Delta Area Connector East Lateral Drain
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Jeffrey D. Bell Grantee/Lessee: PJI 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: May 15, 2014 Zoning: Not Applicable Flood Plain: Zone X
 Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)

December 10, 2014
Date



COMPARABLE DATA SUPPLEMENT

District: Southern Parcel No.: N/A Highway: Delta Area Connector East Lateral Drain
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data

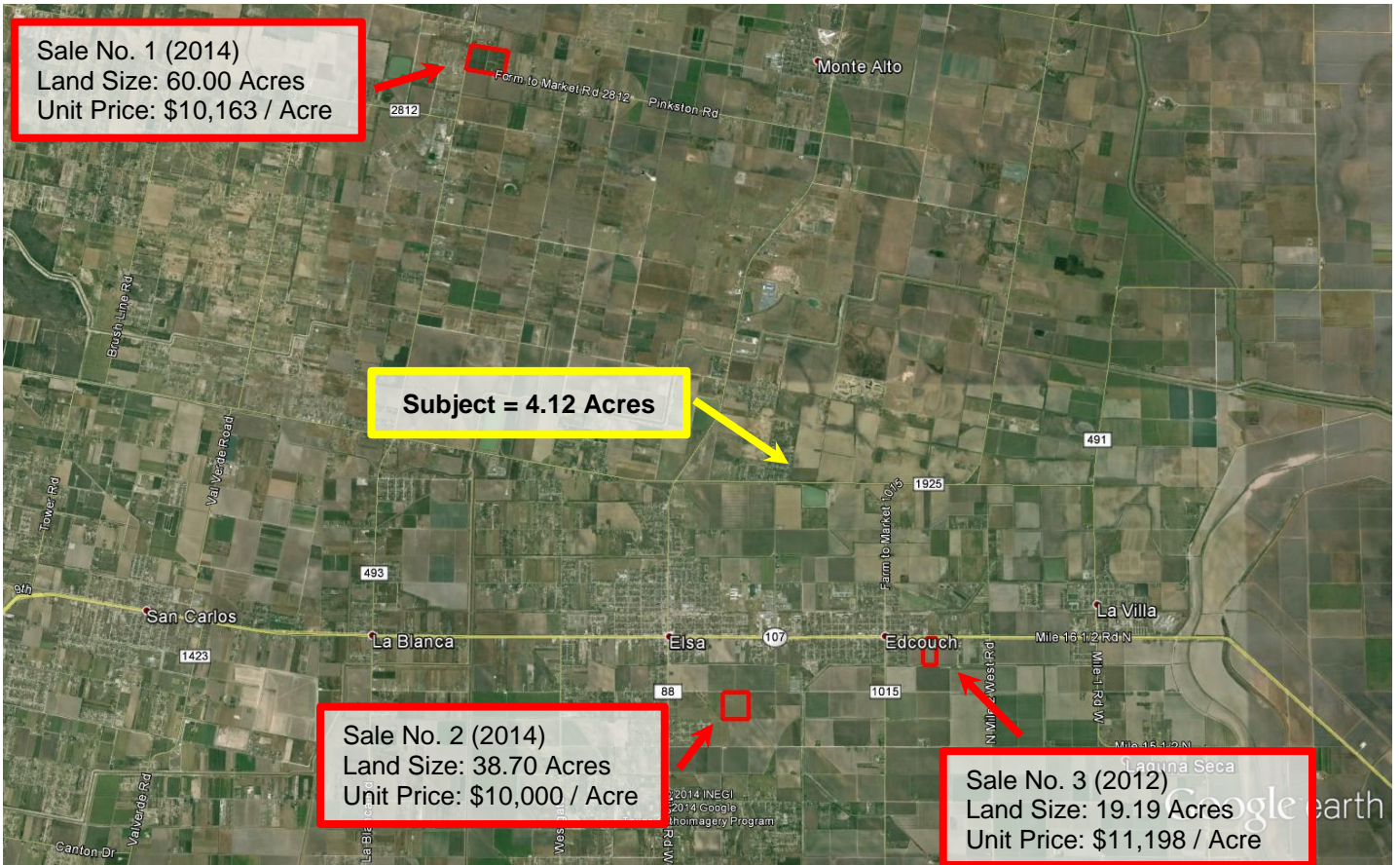


Grantor/Lessor: Xavier V. and Sally S. Moron Grantee/Lessee: Betty Ann Harbison
 Date: September 20, 2012 Recording Information: Document Number 2348619 Key Map:
 Address: State Highway 107(E. Santa Rosa), 0.38 Miles East of FM 1015, Elsa, Texas. Zip Code: 78543
 Legal Description: A 19.19 acre tract 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
 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: May 15, 2014 Zoning: Not Applicable Flood Plain: Zone X
 Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)

December 10, 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 \$10,000 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 \$12,704 per acre to \$9,000 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; \$10,000 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. In the case of the subject property a value equating to 90% of the fee simple market value as the area to be acquired shall be an open drainage ditch and the fee simple owner shall have limited use to said acquisition area in the after state. Therefore, the area within the acquisition area to be purchased as "easement" shall be valued as follows:

Calculation For Part To Be Acquired

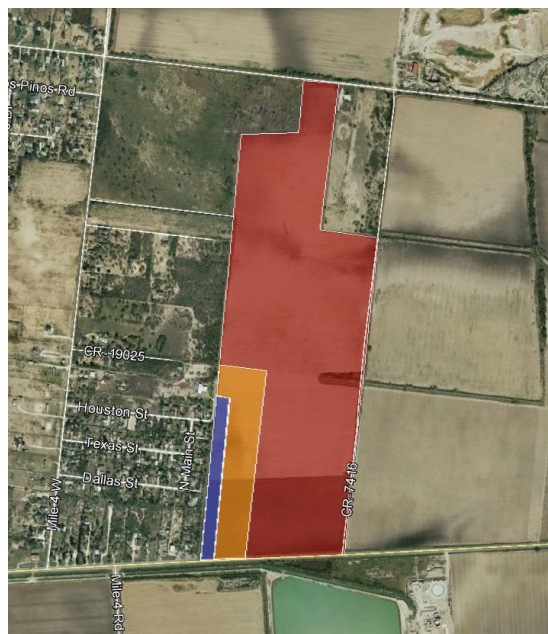
Fee Simple Unit Value	\$10,000 /Acre
Easement Value (\$10,000/Acre x 90%)	\$ 9,000 /Acre

ESTIMATED VALUE OF ACQUISITION

Land:	4.12 Acre	@	\$ 9,000 Per Acre (Easement)	\$	37,080
Improvements:	No Improvements			\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
				\$	-
	Total Improvements			\$	-
TOTAL ESTIMATED VALUE				\$	37,080
Cost To Cure Damages				\$	-
Diminution of Market Value				\$	31,250
Estimated Total Compensation				\$	68,330

Diminution of Market Value Explanation

Based on the location and the dimensions of the part to be acquired, a diminution of market value is attributable to a portion of the remainder after. The part to be acquired shall incorporate a 4.12 acres of which will affect approximately 12.50 acres of land surrounding the acquisition area. The partial acquisition will cause the subject to be developed in a manner of which a loss of frontage along Monte Cristo shall be lost. Due to the loss of frontage and the irregular shaped remainder, a diminution of 25% was indicated for the 12.5 acres immediately joining said taking.



ADDENDUM

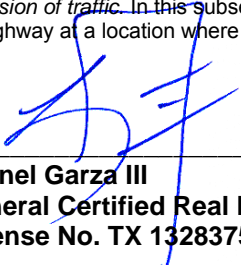
1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Letter of Inspection Sent To Owner of Record Via Certified Mail
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal District Card
7. Warranty Deed
8. Questionnaire

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 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, 2015 (Active)



Public Service Organizations

Associate Member of the Appraisal Institute

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

National Association of Master Appraisers

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

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

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/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

December 19, 2013

Project: Delta Area Connector/East Lateral Drain

First National Bank Trustee
7201 N 10th Street
McAllen, Texas 78504

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 ½ 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) it is indicated that the subject property is in the name of James B. Carlson. If you or your representatives 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. 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

PLACE STICKER AT TOP OF ENVELOPE, TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



7012 2920 0001 5645 5122

7012 2920 0001 5645 5122

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

Sent To **First National Bank Trustee**

Street, Apt. No., or PO Box No. **7201 N. 10th Street**

City, State, ZIP+4 **McAllen, TX 78504**

PS Form 3800, August 2006
See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p style="font-size: 10px;">A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p style="font-size: 12px; font-weight: bold; margin-left: 20px;">X</p>
<p style="font-size: 10px;">1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p style="font-size: 12px; font-weight: bold;">First National Bank Trustee</p> <p style="font-size: 12px; font-weight: bold;">7201 N. 10th Street</p> <p style="font-size: 12px; font-weight: bold;">McAllen, TX 78504</p> </div>	<p style="font-size: 10px;">B. Received by (Printed Name) C. Date of Delivery</p> <hr/> <p style="font-size: 10px;">D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p style="font-size: 10px;">2. Article Number (Transfer from service label)</p>	<p style="font-size: 10px;">3. Service Type</p> <p style="font-size: 10px;"><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p style="font-size: 10px;"><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p style="font-size: 10px;"><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p style="font-size: 10px;">7012 2920 0001 5645 5122</p>	<p style="font-size: 10px;">4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 241669 TEXAS REGIONAL BANK for Year 2015

Property

Account

Property ID:	241669	Legal Description: MO-TEX LOT 11 BLK 99 48.36 AC
Geographic ID:	M5500-00-099-0011-00	Agent Code:
Type:	Real	
Property Use Code:		
Property Use Description:		

Location

Address:	MONTE CRISTO RD TX	Mapsco:
Neighborhood:	MO-TEX	Map ID:
Neighborhood CD:	M550000	

Owner

Name:	TEXAS REGIONAL BANK	Owner ID:	1036639
Mailing Address:	CUSTODIAN FOR G WILLIAM RUPPERT IRA 1801 S MCCOLL RD MCALLEN, TX 78503	% Ownership:	100.0000000000%
Exemptions:			

Values

(+)	Improvement Homesite Value:	+	N/A
(+)	Improvement Non-Homesite Value:	+	N/A
(+)	Land Homesite Value:	+	N/A
(+)	Land Non-Homesite Value:	+	N/A Ag / Timber Use Value
(+)	Agricultural Market Valuation:	+	N/A N/A
(+)	Timber Market Valuation:	+	N/A N/A

(=)	Market Value:	=	N/A
(-)	Ag or Timber Use Value Reduction:	-	N/A

(=)	Appraised Value:	=	N/A
(-)	HS Cap:	-	N/A

(=)	Assessed Value:	=	N/A

Taxing Jurisdiction

Owner: TEXAS REGIONAL BANK
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
DR1	DRAINAGE DISTRICT #1	N/A	N/A	N/A	N/A
FD2	EMS DIST #02	N/A	N/A	N/A	N/A
GHD	HIDALGO COUNTY	N/A	N/A	N/A	N/A
JCC	SOUTH TEXAS COLLEGE	N/A	N/A	N/A	N/A
R10	ROAD DIST 10	N/A	N/A	N/A	N/A
SEE	EDCOUCH ELSA	N/A	N/A	N/A	N/A
SST	SOUTH TEXAS SCHOOL	N/A	N/A	N/A	N/A
WDL	DELTA LAKE WTR DIST	N/A	N/A	N/A	N/A

Total Tax Rate:	N/A		
		Taxes w/Current Exemptions:	N/A
		Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	48.3600	2106561.60	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015		N/A	N/A	N/A	N/A	N/A
2014		\$0	\$126,220	21,617	21,617	\$0 \$21,617
2013		\$0	\$107,287	20,698	20,698	\$0 \$20,698
2012		\$0	\$126,220	20,166	20,166	\$0 \$20,166

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/11/2014 12:00:00 AM	SWD	SPEC. W/D	FIRST NATIONAL B	TEXAS REGIONAL I			2547369
2	12/20/2012 12:00:00 AM	SWD	SPEC. W/D	FIRST NATIONAL B	FIRST NATIONAL B			2367926
3	9/19/2008 12:00:00 AM	SWD	SPEC. W/D	TEXAS STATE BANI	FIRST NATIONAL B			1930036

WARRANTY DEED (Page 1 of 3)

2547369

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.

Special Warranty Deed

Date: 09 09 2014

Grantor: PLAINSCAPTIAL BANK, SUCCESSOR BY PURCHASE AND ASSUMPTION TO THE FIDUCIARY OFFICES OF FIRST NATIONAL BANK, AS TRUSTEE OF CREW PROPERTIES LTD. ROTH 401K PLAN

Grantor's Mailing Address:

7201 N. 10th St., McAllen, Texas 78504

Grantee: TEXAS REGIONAL BANK, AS CUSTODIAN FOR G. WILLIAM RUPPERT ROLLOVER ROTH IRA

Grantee's Mailing Address:

1801 S. McColl Rd., McAllen, Texas 78503

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 Lot 11, Block 99, MISSOURI-TEXAS LAND & IRRIGATION COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to map or plat recorded in Volume 1, Page 29, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not, including but not limited to the Right of Way Easement dated January 19, 2010, executed by Carroll W. Sturgis, as Vice-President and Sr. Trust Officer, of First National Bank, as First Successor Custodian for G. William Ruppert IRA recorded as Document Number 2070855 in Hidalgo County, Texas; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2014, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years

WARRANTY DEED (Page 2 of 3)

due to change in land usage, ownership, or both, the payment of which Grantee 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.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

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

GRANTOR

PLAINSCAPTIAL BANK, SUCCESSOR BY PURCHASE AND ASSUMPTION TO THE FIDUCIARY OFFICES OF FIRST NATIONAL BANK, AS TRUSTEE OF CREW PROPERTIES LTD. ROTH 401K PLAN

By: 
(Signature)

YVONNE A TREVINO
(Print Name)

VICE PRESIDENT
(Print Title)

GRANTEE

TEXAS REGIONAL BANK, AS CUSTODIAN FOR G. WILLIAM RUPPERT ROLLOVER ROTH IRA

By: 
(Signature)

HORTENCIA VILLAGARCIA
(Print Name)

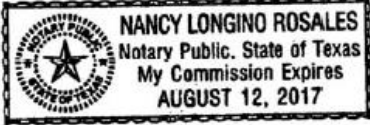
SENIOR VICE PRESIDENT / TRUST OFFICER
(Print Title)

WARRANTY DEED (Page 3 of 3)

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on September 9, 2014 by Yvonne Trevino (Print Name), as VP (Print Title), of PLAINSCAPTIAL BANK, SUCCESSOR BY PURCHASE AND ASSUMPTION TO THE FIDUCIARY OFFICES OF FIRST NATIONAL BANK, AS TRUSTEE OF CREW PROPERTIES LTD. ROTH 401K PLAN, on behalf of said bank, as Grantor.

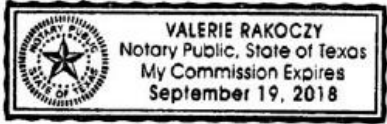


[Signature]
Notary Public, State of Texas
My commission expires: 8-12-17

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on Sept 9, 2014 by Terence G. Navarro (Print Name), as Sil. VP TO (Print Title), of TEXAS REGIONAL BANK, AS CUSTODIAN FOR G. WILLIAM RUPPERT ROLLOVER ROTH IRA, on behalf of said bank, as Grantee.



[Signature]
Notary Public, State of Texas
My commission expires: 9-19-18

PREPARED IN THE OFFICE OF:
Jose Cano, Attorney at Law
Trenton View
7001 N. 10th St., Suite No. 302
McAllen, Texas 78504
Tel: 956.686.3820
Fax: 956.686.5350

AFTER RECORDING RETURN TO:
TEXAS REGIONAL BANK, AS
CUSTODIAN FOR G. WILLIAM RUPPERT
ROLLOVER ROTH IRA
1801 S. McColl Rd.
McAllen, Texas 78503

QUESTIONNAIRE (Page 1 of 2)

Leonel Garza Jr. & Associates LLC

Appraisal Services Questionnaire – Delta Area Connector/East Lateral Drainage Project

December 19, 2013

The following information is required in order to expedite the completion of appraisal reports requested by the Hidalgo County Precinct No. 1. 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. (FNB)
- ✓ 2. Owner(s) of Record: same
- ✓ 3. Who Is Authorized To Make Decisions For This Property? Bill Ruppert
- ✓ 4. Contact Numbers: (956) 624-8226
- 5. Mailing Address: 46 Plains Capital Bank Wealth Mgt Trust
7201 N 10th 2nd Fl McAllen TX 78504
- 6. Date of Purchase: n/a
- 7. Original Purchase Price of Property: n/a
- 8. Number of Acres (SF) Purchased: n/a
- 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 will discuss upon receipt of your appraisal
- 11. Have There Been Any Recent Changes In Ownership In The Past Five Years?
 Yes No
Explain not really - moved from IRA to 401k
- 12. Are There Any Leases and or Pending Subdivisions?
(building leases, farming leases, re-platting, proposed subdivision ect.)
 Yes No
Explain farm lease w/ Hargill Gin

QUESTIONNAIRE (Page 2 of 2)

13. Any Underground Site Improvements Along The Frontage Of The Subject Property?

Yes No

Explain none by current owner

14. Comments, Concerns or Special Request:

will not be available until Jan 15, 2014 - please
contact

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

Plains Capital Bank by:

Nancy Rosales
Authorized Signature

1/6/14
Date

Nancy Rosales NVP
Print Name wealth Mgt + Trust