



HIDALGO COUNTY PRECINCT 2



Eduardo "Eddie" Cantu
COUNTY COMMISSIONER

MEMO

TO: Commissioner's Court

FROM: Jaime Salinas,
Hidalgo County Pct# 2
Right of Way Department

TE: February 27, 2015

RE: South McColl Road Project (Parcel # 6)
Wallace Graner

Attached please find letter provide by property owner for above-mentioned project.

Appraised Value:	\$ 15,050.00
Settlement Request:	\$ 20,000.00
Difference to Landowner	\$ 4,950.00

Commissioners Court March 3, 2015

Approved; _____

Not Approved; _____

Guadalupe.Rodriguez

From: Guadalupe.Rodriguez [guadalupe.rodriguez@co.hidalgo.tx.us]
Sent: Tuesday, May 08, 2012 5:10 PM
To: 'Erik Cardinell'
Subject: RE: Updated agreement
 Erick,

I spoke to our legal council (Steve Crain with Atlas and Hall) today. His advice is not to mix the projects because the McColl Road Project is a state project which involves state reimbursement to the County. At this time, I am only authorized to offer \$ 15,050.00 as has already been submitted to Mr. Graner.

You may submit a counter offer.

Thomas Road will need to be negotiated at a later date because the improvements for that road have not been approved as a project by Hidalgo County. Once Hidalgo County approves Thomas Road I will be able to contact the Hidalgo County Irrigation District Number II and negotiate the future of the existing drainage easement.

Thank you.

Lupe

From: Erik Cardinell [mailto:erikCardinell@barronadler.com]
Sent: Friday, May 04, 2012 12:35 PM
To: Guadalupe.Rodriguez; Wallace H. Graner (wallace@graner.com)
Cc: Michael Barron
Subject: Updated agreement

Mr. Rodriguez,

I think we have reached an agreement between Hidalgo County and Mr. Wallace Graner. The particulars are as follows:

Hidalgo County seeks to acquire the following property from our client:

- 18,731sf in fee for the widening of South McColl Rd
- 31,380sf in fee for the widening of Thomas Rd.
- 54,915sf as a temporary construction easement, for the construction of the new drainage ditch on the property to the north of Mr. Graner's property. The terms of said easement are still to be agreed upon.

In exchange Hidalgo County will:

- Pay Mr. Graner \$20,000;
- Write and deliver a letter to the Hidalgo County Irrigation District No.2 asking that the County be able to use the District's new irrigation ditch being constructed on the neighbor's property to carry the County's drainage and help secure a release of the current 82" irrigation easement currently encumbering the Graner tract.
 - It is agreed by both parties that getting the current easement released is a condition to this entire settlement. If the release of the easement cannot be secured, there is no agreement between the parties about any of the other points contained herein.
- fill the ditch with the dirt the county is currently excavating out of the South McColl Offsite drain ditch at no cost to Mr. Graner.
- Allow Mr. Graner to use the drainage structures on the far eastern edge of his property to

5/8/2012

COUNTY: HIDALGO

Eng03.024B
March 30, 2011

HIGHWAY: South McColl Road

Sheet 1 of 3

PROJECT LIMITS: Dicker Road to Orangewood Drive

RCSJ: 0921-02-288

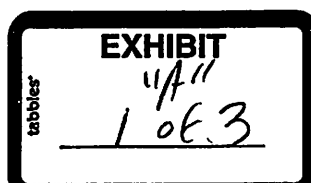
CCSJ: 0921-02-171

**EXHIBIT - A
FIELD NOTES FOR PARCEL - 6**

Being a 0.43 of an acre of land out of the South 12.52- acres out of the South half of Lot 6, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 114~115, Deed Records of Hidalgo County, Texas. Said 12.52-acres is vested to Wallace H. Graner and Kay M. Graner from Bradley Thomas McGrath, by virtue of a Warranty Deed dated February 18, 1993, and recorded in Document No. 348343, Official Records, Hidalgo County of Texas, and by a Special Warranty Deed dated September 18, 1996, recorded in Document No. 552612, Official Records of Hidalgo County, Texas. Said 0.43 of an acre of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle set at the Southeast corner of Lot 6, Block 21, Steele and Pershing Subdivision; **Thence**, North 81 degrees 20 minutes 13 seconds West, with the South line of Lot 6, Block 21, a distance of 1458.66 feet to a No. 4 rebar set (with a plastic cap stamped "RGEN"); **Thence**, North 08 degrees 39 minutes 47 seconds East, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped "RGEN") at the North Right of Way line of Thomas Road for the Southeast corner of this tract of land and **POINT OF BEGINNING**; having surface coordinates of N: 16573653.06 and E: 1074786.72. All bearings and coordinates are based on the State Plane Coordinates System of Texas, South Zone, North American Datum 1983, (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

1. **THENCE**, North 81 degrees 20 minutes 13 seconds West, with the North Right of Way line of Thomas Road, a distance of 91.91 feet to a No. 4 rebar set (with a plastic cap stamped "RGEN") for the Southwest corner of this tract of land;
2. **THENCE**, North 08 degrees 39 minutes 47 seconds East, with the East Right of Way line of South McColl Road, a distance of 327.44 feet to a No. 4 rebar set (with a plastic cap stamped "RGEN") for the Northwest corner of this tract of land;
3. **THENCE**, South 81 degrees 20 minutes 13 seconds East, parallel to the South line of said Lot 6, a distance of 54.66 feet to a No. 4 rebar set (with a plastic cap stamped "RGEN") at the Proposed East Right of Way line of said South McColl Road for the Northeast corner of this tract of land;
4. **THENCE**, with the Proposed East Right of Way line of said South McColl Road in a Southwesterly direction with a curve to the left having a Delta angle of 01 degrees 42 minutes 40 seconds, a chord bearing of South 11 degrees 17 minutes 07 seconds West, a tangent of 118.87 feet, a radius of 7960.00 feet, an arc length of 237.72 feet,



and a chord length of 237.71 feet to a No. 4 rebar set (with a plastic cap stamped "RGECE") for an interior corner of this tract of land;

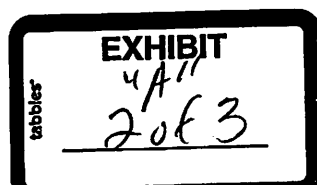
5. **THENCE**, South 35 degrees 32 minutes 28 seconds East, with a Proposed corner clip of said South McColl Road, a distance of 69.03 feet to a No. 4 rebar set (with a plastic cap stamped "RGECE") for an external corner of said tract herein described;
6. **THENCE**, South 08 degrees 39 minutes 47 seconds West, with the Proposed East Right of Way line of said McColl Road, a distance of 40.51 feet to the **POINT OF BEGINNING** and containing 0.43 of an acre of land more or less.

A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.



Pablo Soto Jr.
PABLO SOTO, Jr. R.P.L.S. No. 4541
Date: 04-13-2011

Revised: 4/29/11



SCALE: 1" = 60'

STEELE & PERSHING SUBDIVISION
VOL. 8, PAGES 109-115, D.R.H.C.

LOT 5
BLOCK 21

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
WALLACE H. GRANER
and KAY M. GRANER

NOTES:
1. ALL BEARINGS AND DISTANCE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE.
2. ALL CORNERS ARE MARKED WITH A No. 4 REBAR, 24 INCHES LONG WITH A PLASTIC CAP STAMPED "RREC", UNLESS OTHERWISE NOTED.

Owner: The Estate of Paul D. Moore, Jr. (Deceased) and wife Carol Fox Moore
Warranty Deed with Vendor's Lien
Probate File No. 27, 985B, P.R.H.C.
Last Will and Testament

Owner: Wallace H. Graner
Warranty Deed
Document No. 348343, O.R.H.C.
and Kay M. Graner
Special Warranty Deed
Document No. 552612, O.R.H.C.

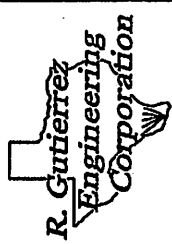
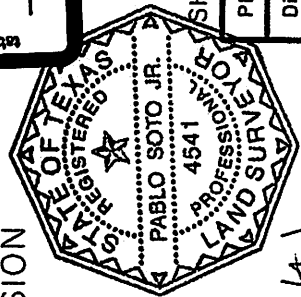


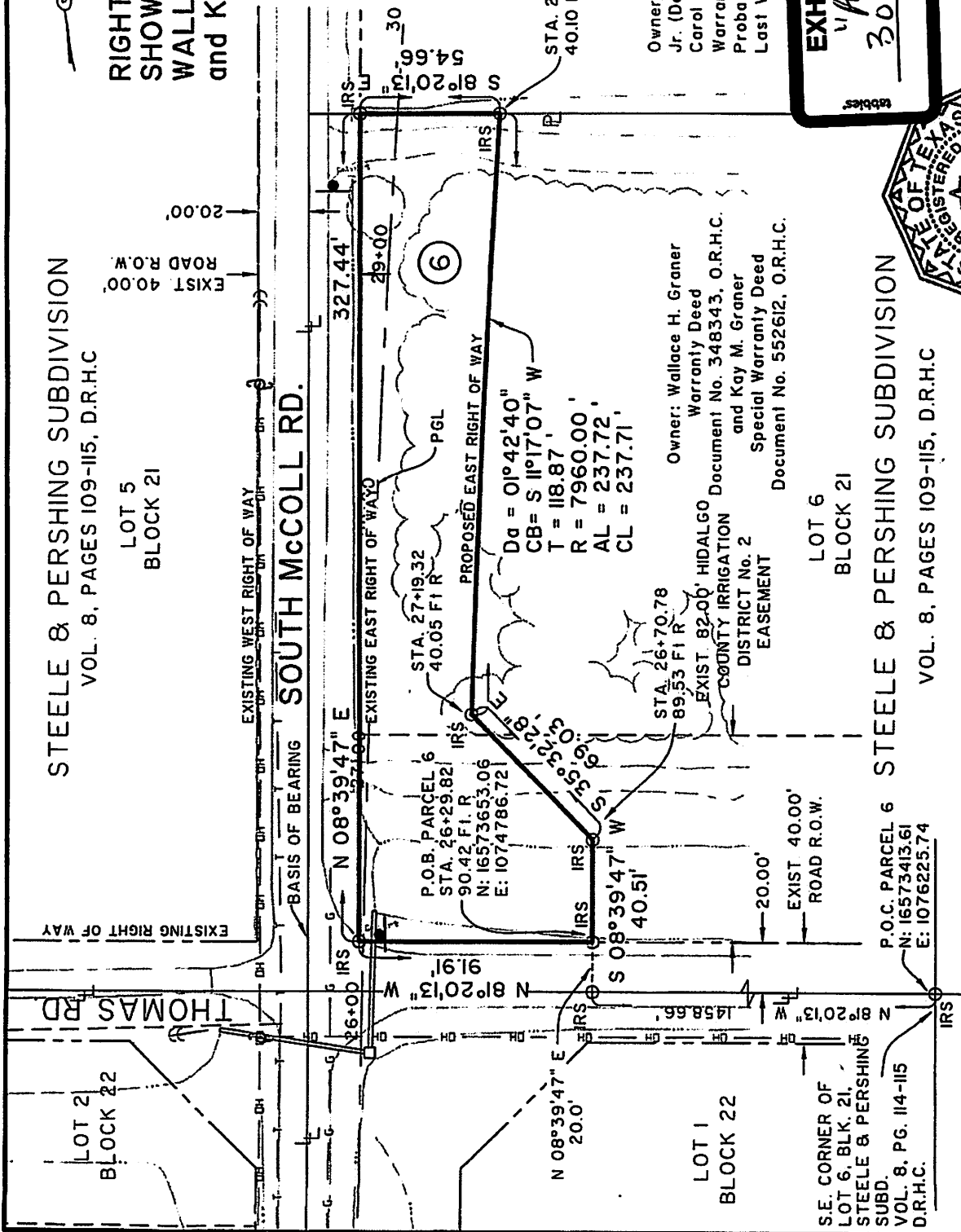
EXHIBIT
"A"
3063



PLAT OF SURVEY: SOUTH MCCOLL ROAD	
Dist. Name: PHARR	County: HIDALGO
RCSJ No: 0921-02-288	Taking: 0.43 AC
Exst. Ac: 12.52 AC	Remaining: 12.09 AC

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

PABLO SOTO, JR. - R.P.O.S. No. 4541
Date: 4-13-2011 Revised: 4/29/11



LEGEND	
LOT LINES	HEAVY BRUSH AREA
COMMON PROPERTY LINES	WATER RUNOFF FLOWLINE
PARCEL NUMBERS	INLETS
POINT OF COMMENCING	SIGNS
POINT OF BEGINNING	No. 4 REBAR FOUND
No. 4 REBAR SET	TELEPHONE LINE
POWER POLES	GAS LINE
OVERHEAD POWERLINE	IRRIGATION LINE
	OVERHEAD POWERLINE



(EXHIBIT-A)
**METES AND BOUNDS DESCRIPTION
OF
A 0.71 OF AN ACRE OF LAND OUT OF
12.52-ACRES OUT OF THE SOUTH HALF OF
LOT 6, BLOCK 21,
STEELE & PERSHING SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 8, PAGES 114-115, D.R.H.C.**

Being a 0.71 of an acre of land out of 12.52-acres out of the South half of Lot 6, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 114-115, Deed Records of Hidalgo County, Texas. Said 12.52-acres is vested to Wallace H. Graner and Kay M. Graner from Bradley Thomas McGrath, by virtue of a Warranty Deed dated February 18, 1993, and recorded in Document No. 348343, Official Records of Hidalgo County, Texas, and by a Special Warranty Deed dated September 18, 1996, recorded in Document No. 552612, Official Records of Hidalgo County, Texas. Said 0.71 of an acre of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle found at the Southeast corner of Lot 6, Block 21, Steele & Pershing Subdivision; **Thence** North 08 degrees 31 minutes 47 seconds East, with the East line of Lot 6, Block 21, Steele & Pershing Subdivision, a distance of 20.00 feet to a No. 4 rebar found (with a plastic cap stamped RGEC) at the existing North Right of Way line of Thomas Road for the Southeast corner of this tract of land and the **POINT OF BEGINNING**;

THENCE, North 81 degrees 20 minutes 13 seconds West, with the existing North Right of Way line of said Thomas Road, a distance of 1550.53 feet to a No. 4 rebar found (with a plastic cap stamped RGEC) at the existing East Right of Way line of South McColl Road for the Southwest corner of this tract of land;

THENCE, North 08 degrees 39 minutes 47 seconds East, with the existing East Right of Way line of said South McColl Road, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northwest corner of this tract of land;

THENCE, South 81 degrees 20 minutes 13 seconds East, parallel to the South line of said Lot 6, Block 21, a distance of 1515.48 passed the existing West line of Hidalgo County Irrigation District No. 2 Drainage Ditch Easement and at a total distance of 1550.48 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the East line of said Lot 6, Block 21 for the Northeast corner of this tract of land;

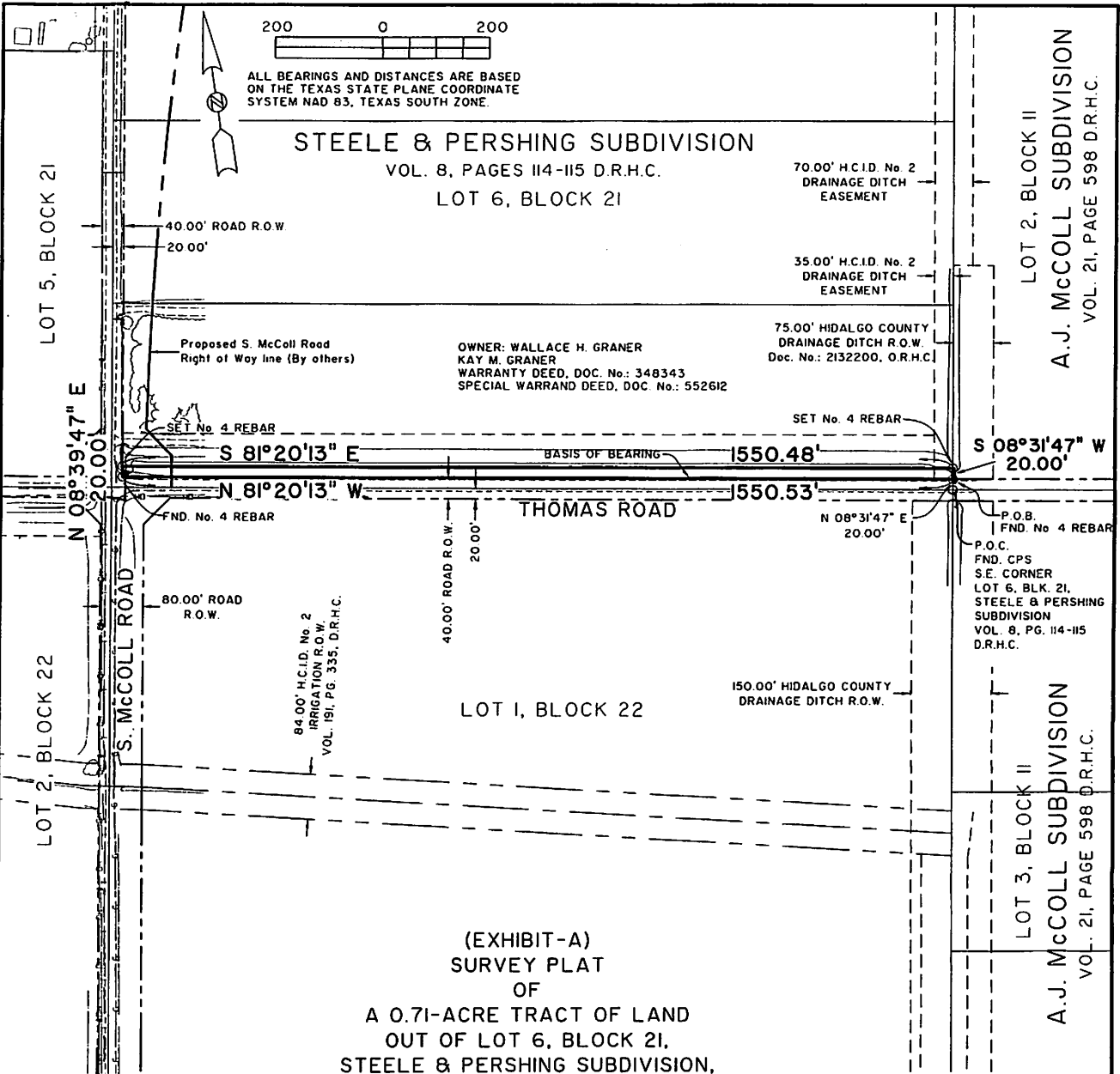
THENCE, South 08 degrees 31 minutes 47 seconds West, with the East line of said Lot 6, Block 21, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing 0.71 of an acre of land, more or less.

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



Pablo Soto, Jr.

Pablo Soto, Jr. – R.P.L.S. No. 4541
Date: 9/8/11



ALL CORNERS ARE SET WITH A No. 4 REBAR (WITH A PLASTIC CAP STAMPED RGEC) UNLESS OTHERWISE NOTED.

(EXHIBIT-A)
 SURVEY PLAT
 OF
 A 0.71-ACRE TRACT OF LAND
 OUT OF LOT 6, BLOCK 21,
 STEELE & PERSHING SUBDIVISION,
 HIDALGO COUNTY, TEXAS,
 AS PER MAP RECORDED IN
 VOLUME 8, PAGES 114-115, D.R.H.C.

OWNER: WALLACE H. GRANER AND KAY M. GRANER FROM BRADLEY THOMAS McGRATH, BY VIRTUE OF A WARRANTY DEED DATED FEBRUARY 18, 1993, AND RECORDED IN DOCUMENT No. 348343, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 18, 1996, RECORDED IN DOCUMENT No. 552612, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

DESCRIPTION: BEING 12.52-ACRES OUT OF THE SOUTH HALF OF LOT 6, BLOCK 21, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGES 114-115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY, AS DESCRIBED HERON, WAS MADE ON THE GROUND AND THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON. " THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS



R. Gutierrez Engineering Corporation
 Professional Engineers & Land Surveyors
 130 E. PARK AVENUE • PHARR, TEXAS 78577
 (TEL) 956 782-2557 • (FAX) 956 782-2558
 ENGINEERING FIRM No. 486 • SURVEYING FIRM No.: 101650-00

Pablo Soto Jr.
 PABLO SOTO, JR. - R.P.L.S. No. 4541
 Date: 9/18/11

JOB No.: ENG03.024B	DATE: AUG. 26, 2011
DRAWN BY: RG	PAGE: 3 OF 3

REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located off the NEC of South McColl Road and Thomas Road, Hidalgo County, Texas. District: Pharr
Property Owner: Wallace H. & Kay M. Graner ROW CSJ: 0921-02-288
Address of Property Owner: 3006 Bee Cave Road, Suite B160 Austin, Texas 78746-6787 Parcel: 6
Occupant's Name: Vacant Federal Project No: N/A
Highway: South McColl Road County: Hidalgo
Whole: Partial: Acquisition

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 \$15,050 as of September 15, 2011, based upon my independent appraisal and the exercise of my professional judgment; on September 15, 2011, (date)(s), I personally inspected in the field the property herein appraised; I afforded Wallace H. & Kay M. Graner, 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 September 15, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

December 6, 2011
Date

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

Henry L. Huerfano 1-2-12
District Reviewing Appraiser Date





REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located off the NEC of South McColl Road and Thomas Road, Hidalgo County, Texas.

District: Pharr

Property Owner: Wallace H. & Kay M. Graner

ROW CSJ: 0921-02-288

Address of Property Owner: 3006 Bee Cave Road, Suite B160 Austin, Texas 78746-6787

Parcel: 6

Occupant's Name: Vacant

Federal Project No: N/A

Whole: Partial: Acquisition

Highway: South McColl Road

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 \$15,050 as of September 15, 2011, based upon my independent appraisal and the exercise of my professional judgment; on September 15, 2011, (date)(s), I personally inspected in the field the property herein appraised; I afforded Wallace H. & Kay M. Graner, 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 September 15, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

December 6, 2011
Date

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



Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County Right-of-Way under the direction of Precinct No. 2 Honorable Hidalgo County Commissioner Hector "Tito" Palacios and the Texas Department of Transportation, Southern Region. The part to be acquired is for the expansion of the existing road right-of-way of South McColl Road. The intended use of the report is to assist Lupe Rodriguez, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property as fee simple in the name of the State of Texas. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 9/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include governmental entities which may be participating in the project. Lupe Rodriguez shall be the project manager for this project under the direction of Honorable Hector "Tito" Palacios, County Commissioner of Precinct No. 2. Mr. Rodriguez has a local office located at 301 E. State Street, Pharr, Texas and can be contacted at (956) 283-8134.

Scope of the Assignment

By work order number 662245 dated August 16, 2011 on behalf of the Hidalgo County Right-of-Way Department and Hidalgo County Precinct No. 2, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by R. Gutierrez Engineering Corporation located at 317 East Park Avenue, Pharr, Texas.

Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue Ste 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 after the passing of Leonel Garza Jr. in 1998. Creating Leonel Garza Jr. & Associates LLC, Leonel Garza III specialized in right-of-way acquisition field for over 13 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 along South McColl Road and the surrounding market area were also reviewed in order to determine the current market asking prices for property along the project. The appraisal report shall indicate the current market value of the subject property as per date of on-site and or off-site inspection without project influence as indicated by scope. The inspection is limited by the permissibility of the subject owner as per date of report. In the event an on-site inspection was not permitted, the appraiser continued the inspection off-site along existing road right of way. The property owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired in the name of the State of Texas. 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 of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, 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." As per scope of the assignment, this is the manor of which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 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 September 22, 2011. A copy of the certified letter is located within the addenda of this report. On September 30, 2011, this office received the Appraisal Questionnaire from the property owner. Mr. Wallace Graner (512-328-2344) indicated the appraiser has access to conduct an on-site inspection of the subject property in her absence. 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 southeast corner of South McColl Road and Thomas 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 12.52 acre tract of land as indicated by survey. The area for the subject property as a whole is indicated as per survey provided by R. Gutierrez Engineering Corporation dated April 29, 2011. 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 5.00 acre to 18.00 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 0.43 acres (18,731 square feet). The proposed acquisition has approximately 91.91 lineal feet of frontage along the northern frontage of Thomas Road and 327.44 lineal feet of frontage along the eastern side of South McColl 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 commercial / light industrial use tract of land, which is based on the local market trends along South McColl. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired	0.43 Acres
	18,731 Square Feet

Legal Description: Part To Be Acquired

Being a 0.43 of an acre of land out of a 12.52-acre tract out of Lot 6, Block 21, Steele & Pershing Subdivision, Hidalgo County Texas, as per map recorded in Volume 8, Pages 114-115, Deed Records of Hidalgo County, Texas

Remainder Before and After Acquisition

The remainder, before and after the acquisition, is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired.

Property Tax Data

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 Wallace H. Graner & Kay M. Graner. This was found under the tax account 290338.

OWNER OF RECORD	WALLACE H. GRANER & KAY M. GRANER
PROPERTY TAX IDENTIFICATION NO.	290338
IMPROVEMENT VALUE	\$0
LAND VALUE	\$55,080
ASSESSED VALUE	\$55,080
EXEMPTIONS	NONE

General Site Assessment Statement

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

Utility Services Available

The subject property is located in a region with limited utilities available. This limited availability is due to restrictions set for by the International Boundary and Water Commission Floodway, and due to the relative location of nearby municipal utilities. As per conversation with a City of McAllen Public Utilities Associate the City of McAllen utilities end at Orangewood Drive, which is the northern project line. Ruben Puente (956-239-3314) of the City of Hidalgo, indicated the cities utilities end along the southern line of Dicker Road, the southern project line. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

Identification of Personal Property

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

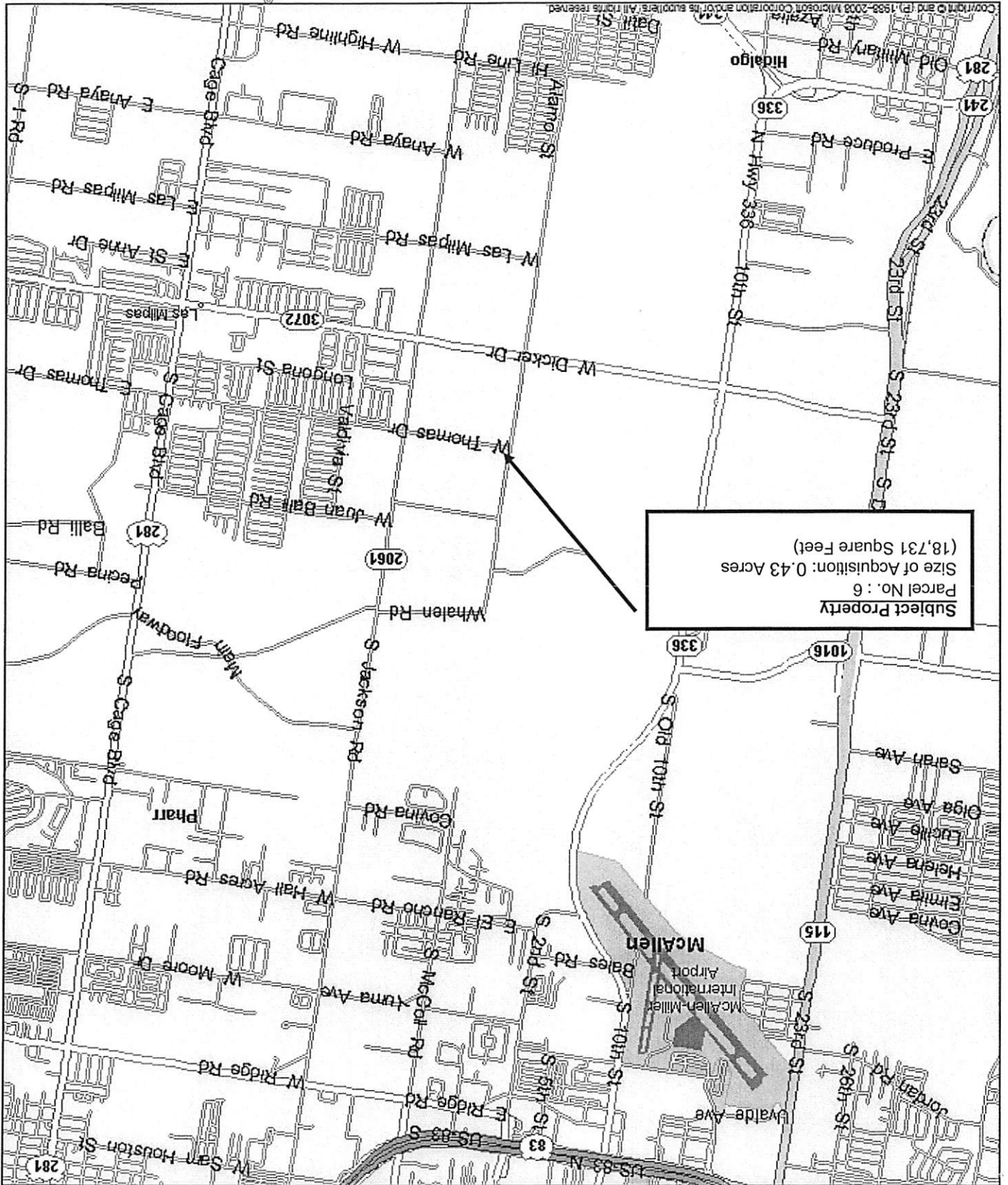
Current Listing Status

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

Exposure Time

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

LOCATION MAP OF SUBJECT PROPERTY



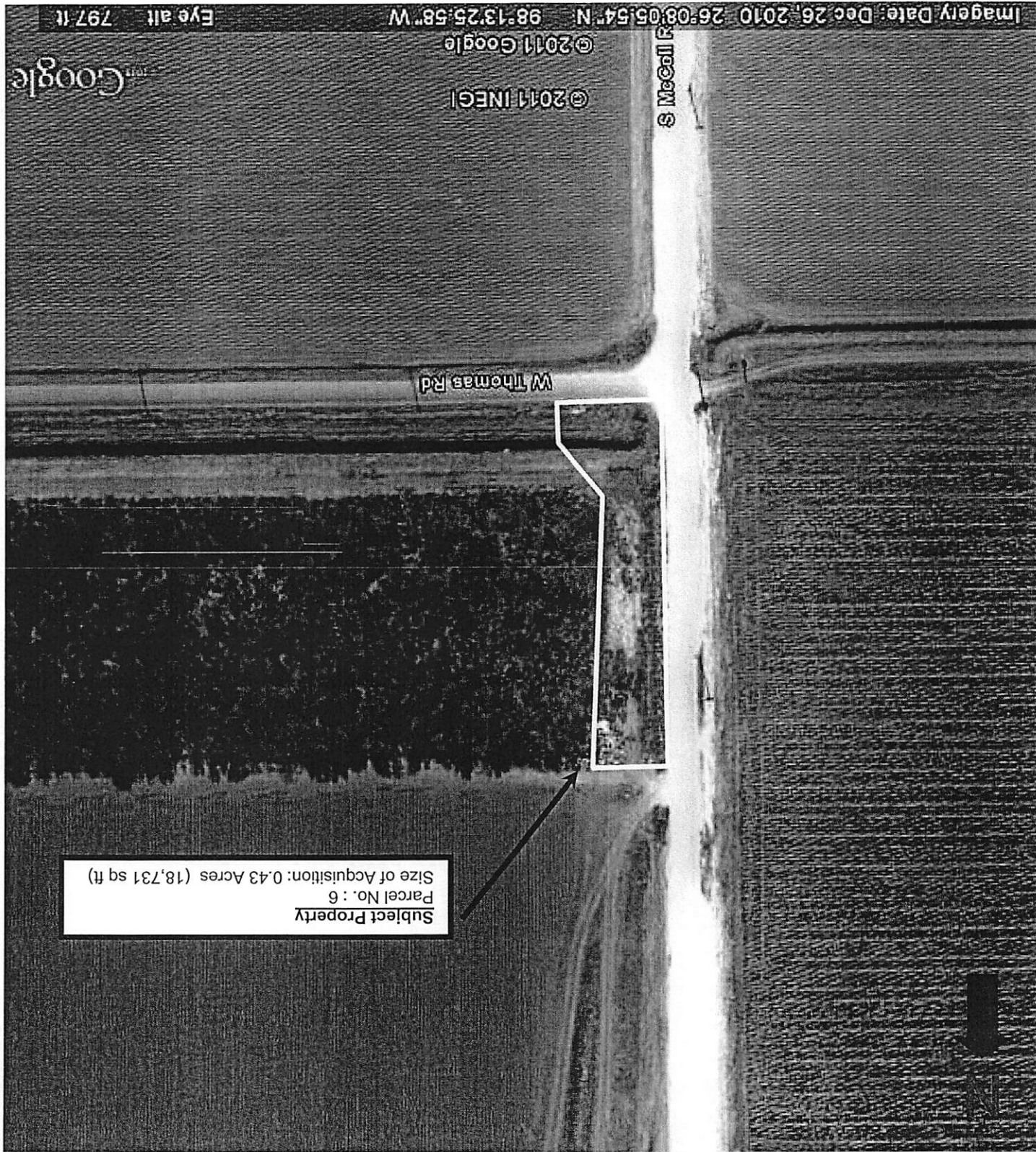
AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



NOTE: THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW DASHED LINE. COMPLETE SURVEY OF SUBJECT AS A WHOLE WAS NOT PROVIDED BY R. GUTIERREZ ENGINEERING CORPORATION AND IS ESTIMATED BASED ON INFORMATION GATHERED DURING THE INSPECTION OF THE SUBJECT PROPERTY OR THE HIDALGO COUNTY APPRAISAL DISTRICT.

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

COUNTY: HIDALGO

**Eng03.024B
March 30, 2011**

HIGHWAY: South McColl Road

Sheet 1 of 3

PROJECT LIMITS: Dicker Road to Orangewood Drive

RCSJ: 0921-02-288

CCSJ: 0921-02-171

**EXHIBIT - A
FIELD NOTES FOR PARCEL - 6**

Being a 0.43 of an acre of land out of the South 12.52- acres out of the South half of Lot 6, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 114~115, Deed Records of Hidalgo County, Texas. Said 12.52-acres is vested to Wallace H. Graner and Kay M. Graner from Bradley Thomas McGrath, by virtue of a Warranty Deed dated February 18, 1993, and recorded in Document No. 348343, Official Records, Hidalgo County of Texas, and by a Special Warranty Deed dated September 18, 1996, recorded in Document No. 552612, Official Records of Hidalgo County, Texas. Said 0.43 of an acre of land being more particularly described by metes and bounds as follows;

Commencing at a cotton picker spindle set at the Southeast corner of Lot 6, Block 21, Steele and Pershing Subdivision; Thence, North 81 degrees 20 minutes 13 seconds West, with the South line of Lot 6, Block 21, a distance of 1458.66 feet to a No. 4 rebar set (with a plastic cap stamped "RGEK"); Thence, North 08 degrees 39 minutes 47 seconds East, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped "RGEK") at the North Right of Way line of Thomas Road for the Southeast corner of this tract of land and POINT OF BEGINNING; having surface coordinates of N: 16573653.06 and E: 1074786.72. All bearings and coordinates are based on the State Plane Coordinates System of Texas, South Zone, North American Datum 1983, (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999980;

- 1. THENCE, North 81 degrees 20 minutes 13 seconds West, with the North Right of Way line of Thomas Road, a distance of 91.91 feet to a No. 4 rebar set (with a plastic cap stamped "RGEK") for the Southwest corner of this tract of land;**
- 2. THENCE, North 08 degrees 39 minutes 47 seconds East, with the East Right of Way line of South McColl Road, a distance of 327.44 feet to a No. 4 rebar set (with a plastic cap stamped "RGEK") for the Northwest corner of this tract of land;**
- 3. THENCE, South 81 degrees 20 minutes 13 seconds East, parallel to the South line of said Lot 6, a distance of 54.66 feet to a No. 4 rebar set (with a plastic cap stamped "RGEK") at the Proposed East Right of Way line of said South McColl Road for the Northeast corner of this tract of land;**
- 4. THENCE, with the Proposed East Right of Way line of said South McColl Road in a Southwesterly direction with a curve to the left having a Delta angle of 01 degrees 42 minutes 40 seconds, a chord bearing of South 11 degrees 17 minutes 07 seconds West, a tangent of 118.87 feet, a radius of 7960.00 feet, an arc length of 237.72 feet,**

FIELD NOTES OF PART TO BE ACQUIRED (Page 2 of 3)

PARCEL 6
Sheet 2 of 3

and a chord length of 237.71 feet to a No. 4 rebar set (with a plastic cap stamped "RGEC") for an interior corner of this tract of land;

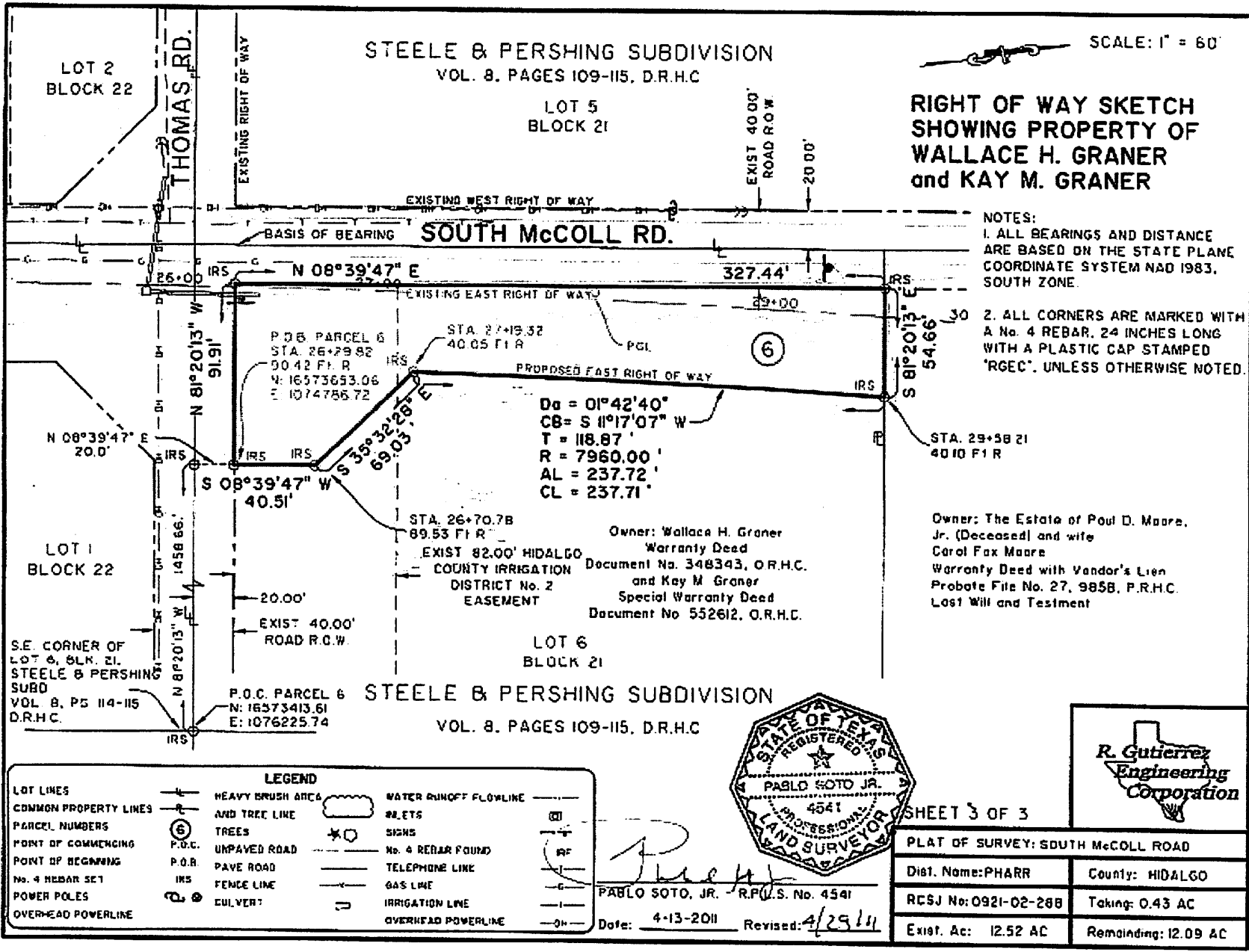
5. **THENCE**, South 35 degrees 32 minutes 28 seconds East, with a Proposed corner clip of said South McColl Road, a distance of 69.03 feet to a No. 4 rebar set (with a plastic cap stamped "RGEC") for an external corner of said tract herein described;
6. **THENCE**, South 08 degrees 39 minutes 47 seconds West, with the Proposed East Right of Way line of said McColl Road, a distance of 40.51 feet to the **POINT OF BEGINNING** and containing 0.43 of an acre of land more or less.

A survey exhibit map accompanies this description. Bearings are based on the State Plane Coordinate System NAD 1983, South Zone.



Pablo Soto Jr.
PABLO SOTO, Jr. R.P.L.S. No. 4541
Date: 04-13-2011

Revised: 4/29/11



SCALE: 1" = 60'

**RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
WALLACE H. GRANER
and KAY M. GRANER**

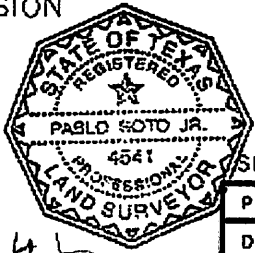
- NOTES:
1. ALL BEARINGS AND DISTANCE ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE.
 2. ALL CORNERS ARE MARKED WITH A No. 4 REBAR, 24 INCHES LONG WITH A PLASTIC CAP STAMPED "RCEC", UNLESS OTHERWISE NOTED.

$Dc = 01^{\circ}42'40"$
 $CB = S 11^{\circ}17'07" W$
 $T = 118.87'$
 $R = 7960.00'$
 $AL = 237.72'$
 $CL = 237.71'$

Owner: Wallace H. Graner
 Warranty Deed
 Document No. 348343, O.R.H.C.
 and Kay M. Graner
 Special Warranty Deed
 Document No. 552612, O.R.H.C.

Owner: The Estate of Paul D. Moore,
 Jr. (Deceased) and wife
 Carol Fox Moore
 Warranty Deed with Vendor's Lien
 Probate File No. 27, 985B, P.R.H.C.
 Last Will and Testament

LEGEND	
LOT LINES	HEAVY BRUSH AREA AND TREE LINE
COMMON PROPERTY LINES	TREES
PARCEL NUMBERS	UNPAVED ROAD
POINT OF COMMENCING	PAVE ROAD
POINT OF BEGINNING	FENCE LINE
No. 4 REBAR SET	EULVER?
POWER POLES	
OVERHEAD POWERLINE	
	WATER RUNOFF FLOWLINE
	REETS
	SIGNS
	No. 4 REBAR FOUND
	TELEPHONE LINE
	GAS LINE
	IRRIGATION LINE
	OVERHEAD POWERLINE



PABLO SOTO, JR. R.P.O.S. No. 4541
 Date: 4-13-2011 Revised: 4/29/11

SHEET 3 OF 3	
PLAT OF SURVEY: SOUTH McCOLL ROAD	
Dist. Name: PHARR	County: HIDALGO
RC5J No: 0921-02-288	Taking: 0.43 AC
Exist. Ac: 12.52 AC	Remaining: 12.09 AC

Page 1.10

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

PHOTOGRAPHS OF SUBJECT PROPERTY
Include Each Major Improvements

Parcel No.: 6

Local Address: NEC of Thomas Road and South McColl
Road, Hidalgo County, Texas
Taken By: Leonel Garza III

Date Taken: September 15, 2011

Point which taken: Photo 1: McColl Road ROW
Point which taken: Photo 2: McColl Road ROW

Looking: Photo 1: Eastern View
Looking: Photo 2: Northern View



Photo 1
Eastern view of the subject property.



Photo 2
Northern view of the part to be acquired.

Point which taken: Photo 3: McColl Road ROW
Point which taken: Photo 4: McColl Road ROW

Looking: Photo 3: Southern View
Looking: Photo 4: Northern View



Photo 3
Southern view of the part to be acquired.



Photo 4
Northern view of the subject property.

DESCRIPTION OF PROPERTY:

The subject property, as a whole, is a 12.52 acre vacant tract of land located at the northeastern corner of South McColl Road and Thomas Road. The subject property is currently in its natural state and is covered with heavy brush. Located along the southern frontage of the subject property is an open irrigation ditch. This ditch is located within an 82.00' Hidalgo County Irrigation District #2 Easement, which runs the length of the subject property along its southern property line. According to the survey provided by R. Gutierrez Engineering Corporation, dated April 29, 2011, the part to be acquired is approximately 0.43 acres (18,731 square feet). This land area currently in fee simple shall be calculated at 100% of the unit value derived from the sales comparison approach as vacant. This is performed in order to determine the unit value for the proposed acquisition for the purchase of said tract in the name of the State of Texas.

AREA OR NEIGHBORHOOD ANALYSIS:

The subject neighborhood along South McColl Road is primarily utilized for agricultural purposes south of Orangewood Drive and north of Dicker Road. The land area north of Orangewood Drive and South of Dicker Road is a mixture of agricultural and residential use as several properties along South McColl Road are in a state of development as new subdivisions are being created due to the increase in demand in the area. A portion of McColl Road passes through the International Boundary and Water Commission (IBWC) Floodway. The land area located within the IBWC Floodway is utilized for agricultural use as this land area is restricted and construction within the floodway is limited. The US IBWC retains the right of approval on all improvements which are to pass over, under or through the walls, levees, improved channel, or floodways. These limitations are indicated and discussed within the IBWC publication "Criteria for Construction Activities Within the Limits of The USIBWC Floodway" (Vol. IV, Chapter 315, Handbook H315, Dated July 27, 2000.) Source: http://www.ibwc.gov/Files/construction_criteria.pdf. The Office of Leonel Garza Jr. & Associates LLC has inspected the market area along South McColl Road and has found this type of development consistent with the overall market trends in the City of Pharr and neighboring City of McAllen and Hidalgo. Commercial development is primarily found just to the east on US Highway 281 (Cage Boulevard) and south along Old Military Highway, which is also indicative of the growing market.

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 Bradley Thomas McGrath to Wallace H. Graner and Kay M. Graner on February 18, 1993 and recorded under Warranty Deed Document No. 348343 and by a Special Warranty Deed date September 18, 1996, recorded in Document's No. 552612, Official Records of Hidalgo County, Texas for an undisclosed consideration. A copy of the appraisal card and Document 552612 are located in the Addenda of this report.

Legal Description: (Whole Property)

A 12.52 acre tract out of Lot 6, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 114-115, Deed Records of Hidalgo County, Texas. Said 12.52 acre tract is vested to Wallace H. Graner and wife Kay M. Graner from Bradley Thomas McGrath, by virtue of a Warranty Deed with Vendor's Lien dated February 18, 1993, and recorded in Document No. 348343, Official Records of Hidalgo County, Texas.

Legal Description: (Part to be Acquired)

Being a 0.43 of an acre of land out of a 12.52 acre tract out of Lot 6, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 114-115, Deed Records of Hidalgo County, Texas. Said 12.52 acre tract is vested to Wallace H. Graner and wife Kay M. Graner from Bradley Thomas McGrath, by virtue of a warranty Deed with Vendor's Lien dated February 18, 1993, and recorded in Document No. 348343, Official Records of Hidalgo County, Texas.

Improvements:

During the off-site and on-site inspection of the subject property no building improvements were indicated within the part to be acquired. The subject is a vacant tract and as such contains no structural site improvements. No damages are indicated for the remainder. In the event that site improvements are located within the proposed acquisition, those improvements would be itemized on page 5.0 of this report. Site improvements located within an area of 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. 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 commercial/ light industrial use. This type of use is concurrent with the recent trends located along South McColl within Hidalgo County, Texas. This highest and best use is based on the determined economic unit of the subject property as whole which is being acquired in the name of the State of Texas. 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 agricultural use based on several factors. Factors taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, by the Appraisal Institute as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and there results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The scope of the assignment is to evaluate the subject property as a whole, part to be acquired, and the remainder before and after the acquisition, while excluding project influence as required by the Texas Department of Transportation and is reported under the conditions set forth by Standards Rule 1-4(f) under the Jurisdictional Exception provision as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). The highest and best use is analyzed for each of these scenarios as each parcel shall be evaluated before and after the proposed acquisition.

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION
Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	<u>Bradley Thomas McGrath</u>	<u>Bill Burns Et Al</u>	<u>Keller Real Estate, Inc</u>	<u>Manuel Ramos Espinosa, and wife, Maria Guadalupe Santos</u>
Grantee	<u>Wallace H Graner and Kay M. Graner</u>	<u>Javier Cantu Barragan</u>	<u>Israel Rivas</u>	<u>Dufromex, LLC.</u>
Date	<u>February 18, 1993</u>	<u>April 25, 2011</u>	<u>August 26, 2011</u>	<u>November 13, 2009</u>
Sales Price	<u>\$ -</u>	<u>\$ 900,000</u>	<u>\$ 200,000</u>	<u>\$ 375,000</u>
Unit Price	<u>\$ - / Acre</u>	<u>\$ 50,000 / Acre</u>	<u>\$ 20,000 / Acre</u>	<u>\$ 75,000 / Acre</u>
Relative Location	<u>Average</u>	<u>Superior -15%</u>	<u>Inferior 50%</u>	<u>Superior -20%</u>
Conditions of Sale	<u>Cash To Seller</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Lot Location	<u>Corner Tract</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Market Conditions	<u>Average</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Physical Characteristics	<u>Typical of Market</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Financing	<u>Conventional</u>	<u>Similar 0%</u>	<u>Similar 0%</u>	<u>Similar 0%</u>
Available Utilities	<u>Elec/Phone (Water and Sewer at Dicker Road)</u>	<u>All Municipal Utilities Available -10%</u>	<u>Water / Elect / No Sewer 0%</u>	<u>All Municipal Utilities Available -10%</u>
Frontage	<u>South McColl Road (Unpaved)</u>	<u>W. Anaya Road -5%</u>	<u>W. El Rancho Blanco Road -5%</u>	<u>Jackson Road, South of Las Milpas Road -5%</u>
Size of Tract (Acre)	<u>12.52 Ac</u>	<u>18.00 Ac 0%</u>	<u>10.00 Ac 0%</u>	<u>5.000 Ac -15%</u>
Net Adjustments		<u>-30%</u>	<u>45%</u>	<u>-50%</u>
Indicated Unit Value		<u>\$ 35,000 / Acre</u>	<u>\$ 29,000 / Acre</u>	<u>\$ 37,500 / Acre</u>
Estimated Unit Value of Fee Simple Area				\$ 35,000 / Acre
Estimated Value by Sales Comparison Approach <i>(Includes Part To Be Acquired Only)</i>		(0.43 Acres x \$35,000 / Acre)		\$ 15,050



COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 6 Highway: South McColl Road
 County: Hidalgo ROW CSJ: 0921-02-288

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Bill Burns Et Al Grantee/Lessee: Javier Cantu Barragan
 Date: April 25, 2011 Recording Information: GF #047965 Key Map: N/A
 Address: W. Anaya Road, ¼ west of S. Cage Boulevard, Pharr, Texas Zip Code: 78577
 Legal Description: The north ½ of 357, Kelly Pharr Subdivision, Hidalgo County, Texas, Save and Except 2.00 acres as per metes and bounds.
 Confirmed Price: \$900,000 Verified with: MLS #A146882
 Adjusted Sales Price \$:
 Terms and Conditions of Sale: Cash To Seller
 Rental Data: N/A
 Land Size: 20.00 Acres (Gross) (18.00 Acres Net) Unit Price: \$50,000 per acre
 Type Street: Asphalt Paved Utilities: Water, Electricity & Phone
 Improvement(s) Description: None
 Improvement(s) Size: N/A (GBA): N/A (NRA): N/A Unit Price as Improved \$: N/A
 Condition and Functional Design: N/A
 Current Use: Agricultural Use Highest & Best Use: Commercial Use
 Date of Inspection: December 6, 2011 Zoning: Industrial Zone Flood Plain: N/A

Attach additional information as necessary.
 Property is located just north of the Pharr Industrial Park approximately ½ mile north of the Pharr International Bridge. All utilities available to the site. Original asking price was \$1,044,000 and was on the market for 158 days by Davis Real Estate.

Appraiser: Leonel Garza III December 6, 2011
 (Typed, not signed) Date



COMPARABLE DATA SUPPLEMENT

District: Pharr
County: Hidalgo

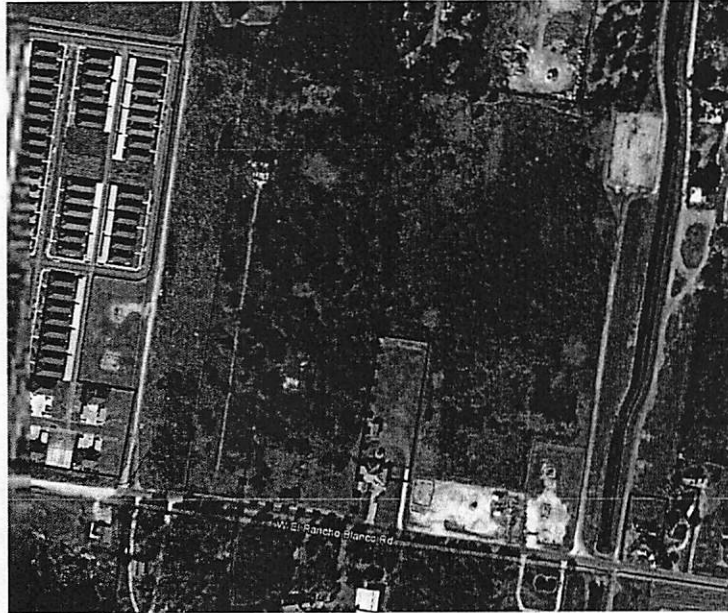
Parcel No.: 6
ROW CSJ: 0921-02-288

Highway: South McColl Road

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Keller Real Estate Investments, Inc.

Grantee/Lessee: Israel Rivas

Date: August 26, 2011

Recording Information: Document #2011-2236800

Key Map: N/A

Address: W El Rancho Blanco Road 1/2 Mile West of Cage Boulevard, Pharr, Texas

Zip Code: 78577

Legal Description: A 10.00 acre tract of land, more or less, being the east 10.00 acres of the west 20.00 acres of lot 248, Kelly Pharr Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Volume 3, Pages 133-134.

Confirmed Price: \$200,000

Verified with: MLS# A131358S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 10.00 Acres (Gross)

Unit Price as Vacant: \$20,000

Type Street: Asphalt

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: Residential Development / Mixed Use

Date of Inspection: December 6, 2011

Zoning: N/A

Flood Plain: N/A

Attach additional information as necessary.

Property was purchased for residential development. Property had water available but not sewer at the time of sale.

Appraiser: Leonel Garza III
(Typed, not signed)

December 6, 2011
Date





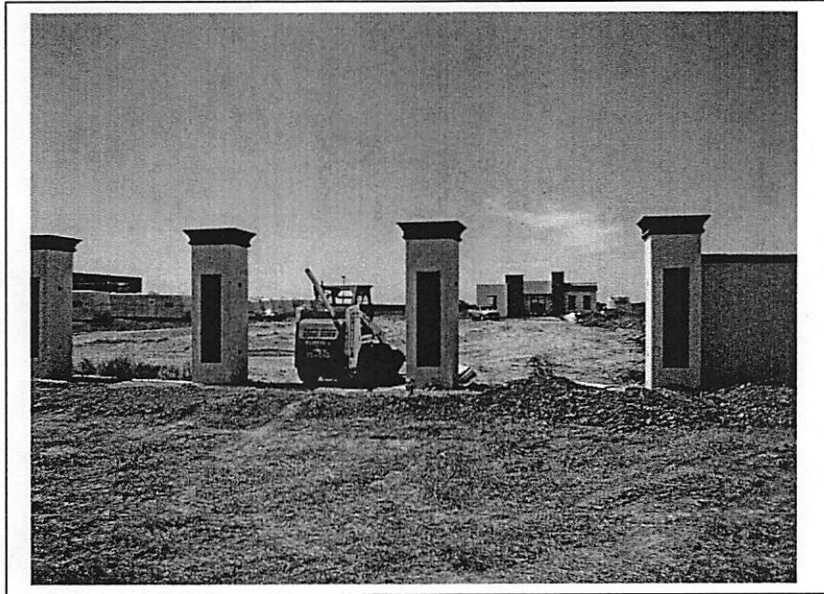
COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 6 Highway: South McColl Road
County: Hidalgo ROW CSJ: 0921-02-288

Land Sale

Improved Sale

Rental Data



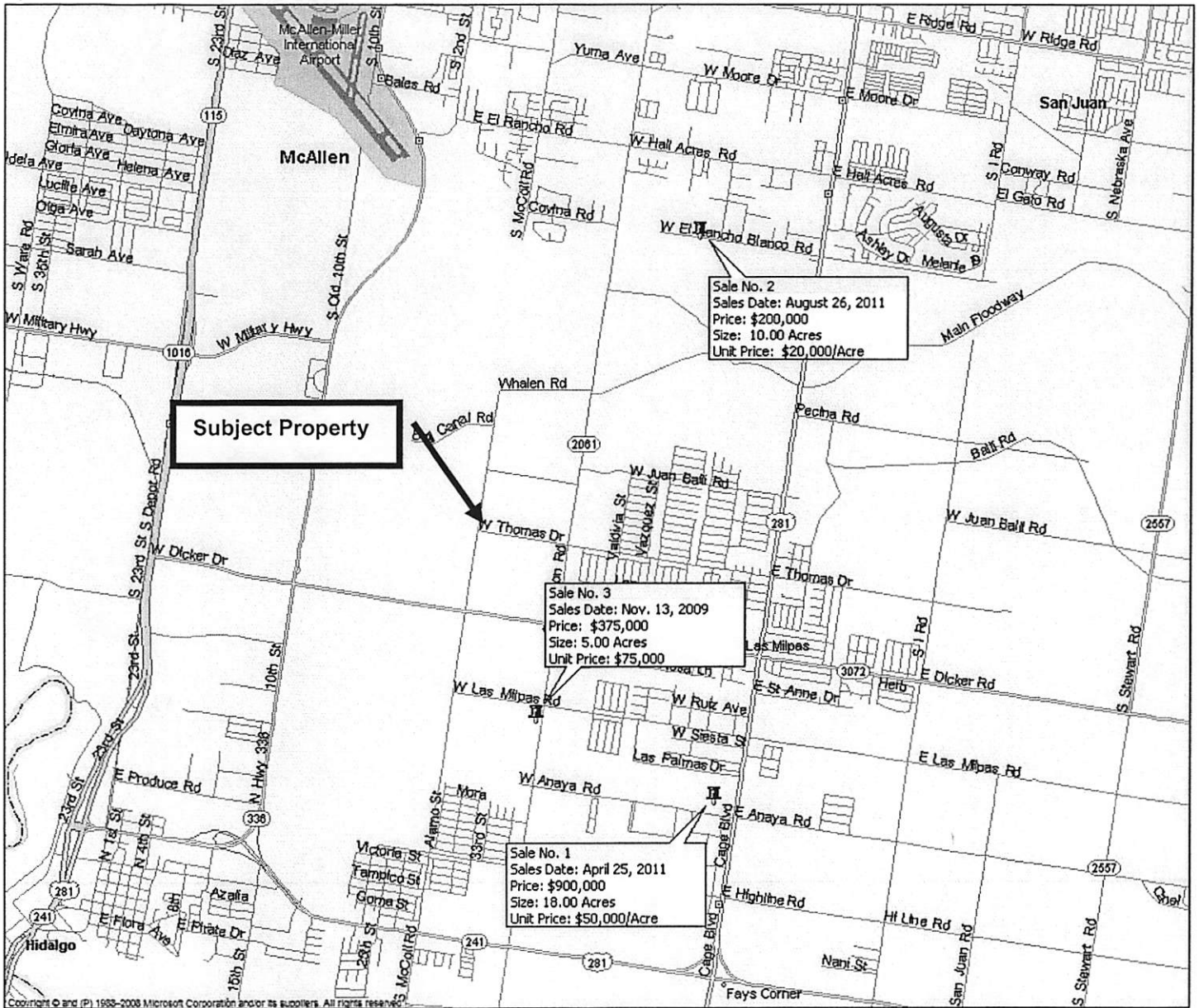
Grantor/Lessor: Manuel Ramos Espinosa, and wife Maria Grantee/Lessee: Dufromex, LLC
Guadalupe Santos
Date: November 13, 2009 Recording Information: Document # 2052292 Key Map: N/A
Address: Located along the western side of South Jackson Road, South of Las Milpas Road Zip Code: N/A
in Pharr, Texas.
Legal Description: All of Lot 2, Karlo Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 42, Page 94,
Map Records in the Office of the County Clerk of Hidalgo County, Texas.
Confirmed Price \$: 375,000 Verified with: MLS # E118431s
Terms and Conditions of Sale: Cash To Seller
Rental Data: N/A
Land Size: Acres 5.00 (Gross) / 217,800 Square Foot Unit Price as Vacant \$: 75,000 per acre
Type Street: Jackson Road – Asphalt Paved 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: Trucking Yard Highest & Best Use: Commercial / Light Industrial
Date of Inspection: September 15, 2011 Zoning: N/A Flood Plain: N/A
(September 21, 2010 Date of Photo)

Attach additional information as necessary.
At the time of sale the subject property was a vacant tract of land. The property is located along the western frontage of South Jackson Road, just south of Las Milpas Road. The property contains 159 lineal feet of frontage along the frontage of south Jackson Road, with a depth of 1,338 lineal feet.

Appraiser: Leonel Garza III December 6, 2011
(Typed, not signed) Date



COMPARABLE SALES MAP



Copyright © and (P) 1988-2008 Microsoft Corporation and/or its suppliers. All rights reserved.

Explanation of Adjustments with Reconciliation:

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

Sale No. 1 is located along the north side of W. Anaya Road, 1/10 mile west of S. Cage Boulevard. The subject property was marketed for commercial and industrial use. Due to the superior location of the sale downward -15% adjustment was required. Due to the subjects lack of sanitary sewer services, a downward -10% adjustment was indicated. In addition, a -5% adjustment for the type of road access, of which the sale is located along a municipally paved roadway while the subject property is located on McColl Road which is currently unpaved. No further adjustments were indicated due the similarities between the subject and comparable sale. Based on these adjustments, the subject property is indicated to have a unit value is \$35,000 per acre.

Sale No. 2 is located along the north side of W. El Rancho Blanco Road, 1/2 mile west of S. Cage Boulevard. The subject property was marketed for residential development purposes. Due to the inferior location of the sale, an upward +50% adjustment was required. In addition, a -5% adjustment for the type of road access of which the sale is located along a municipally paved roadway, while the subject property is located on McColl Road, which is currently unpaved. No further adjustments were indicated due the similarities between the subject and comparable sale. Based on these adjustments, the subject property is indicated to have a unit value is \$29,000 per acre.

Sale No. 3 is located at the western side of Jackson Road, south of Las Milpas Road, and West Anaya Road. An adjustment of -20% was indicated for the superior location of the sale property. A -10% downward adjustment for superior access to utilities as indicated. Due the subject property having direct access to Jackson Road, a highly traveled north to south thoroughfare, an adjustment of -5% was indicated for road frontage. A final adjustment of -15% was indicated for the difference in size of the tract. No other adjustments were, thereby indicated unit value is \$37,500 per acre.

After reviewing the comparable sales selected, an unadjusted unit range of market value of \$20,000 per acre to \$75,000 per acre was indicated. After adjustments were made in paired sales analysis of the comparable to the subject property, an adjusted range of market value of \$29,000 per acre to \$37,500 per acre was determined. Based on the existing developments and surrounding land use within the immediate market area, a unit value near the upper end of the adjusted range was selected; \$35,000 per acre.

Calculation For Part To Be Acquired
0.43 Acres x \$35,000 / Acre = \$15,050


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. Questionnaire
8. 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 (2010-2011 Edition)*.
- 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.
- Luis C. Garza and Thomas M. Davis, State Certified General Real Estate Appraisers 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
- This appraisal has been completed with the extraordinary assumption, that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and or by way of the Access Management Policy enacted by the State of Texas. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:
- "(d) In estimating injury or benefit under Subsection ©, the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owners experiences in common with the general community, *including circuity of travel and diversion of traffic*. In this subsection, 'direct access' to the remainder after the state's means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street or highway"



Leonel Garza III
General Certified Real Estate Appraiser
License No. TX 1328375 – General
December 6, 2011

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 upon his passing in 1998. Leonel Garza III continued the family business to this day, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers in total and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

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

Licenses

State Certified General Real Estate Appraiser

Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2012 (Active)

State Certified Property Tax Consultant

Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2012 (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)

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.

Vice Chairman of the City of McAllen Traffic Board

Makes recommendations to the City Commission in order to reduce and eliminate traffic congestion and flow throughout the City . (Elected Vice Chairman 01/26/10)

Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council

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

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee

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

Former Member of the City of McAllen Building Board of Adjustments and Appeals

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

Former Member of the Pharr Municipal Park Charter Committee

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

Member of The McAllen Palm City Lions Club

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

Work Experience

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since December 31, 1998

Owner of G-3 Acquisitions which primary focus is custom commercial and multifamily residential construction and management.

Commercial and residential property manager throughout the City of McAllen & Pharr, Texas.

Licensed Property Tax Consultant Since 2000.

Appraiser Trainee from 1995 thru 1998 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998. Appointed by Governor George W. Bush for two (2) terms.

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: TX 1328375 G

Issued: 12/13/2010

Expires: 12/31/2012

Appraiser: LEONEL GARZA III

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


Douglas E. Oldmixon
Commissioner

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/cmb/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) 687-9238
Email: leonel3@garza-associates.com

September 22, 2011

Project: South McColl Road Project

Parcel No. 6
Wallace H. & Kay M. Graner
3006 Bee Cave Road, Suite B160
Austin, Texas 78746

To Whom It May Concern:

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo County Precinct No. 2 to appraise various properties along South McColl Road. These properties shall be appraised as fee simple and shall be for the proposed acquisition to acquire right-of-way for the expansion and renovation of McColl Road. The project limits for the expansion is between Dicker Road North to Orangewood Drive. Attached is a survey of the property to be acquired. This office is requesting verbal or written permission to inspect the subject property at the earliest date possible. We would like to extend to you the opportunity to meet with our office in order to further explain the project and the purpose of the appraisal report.

The Hidalgo County Precinct No. 2 shall be negotiating the purchase of this portion of your property believed to be in the name of Wallace H. & Kay M. Graner. If you or your representative wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or 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 ownership identification can be performed. If you have any further questions please call the office of Leonel Garza Jr. & Associates LLC at (956) 687-7295.

With this letter I request permission to perform an on-site inspection and photograph your property. If you have any objections to our inspection of your property please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295 as soon as possible. Thank you.

Sincerely,




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

Cc: Hidalgo County Precinct No. 2
Lupe Rodriguez
Co-Right of Way Agent
301 East State
Pharr, Texas 78577
(956) 787-1691

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

7011 0110 0001 2424 9836

U.S. Postal Service CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$ _____ Certified Fee _____ Return Receipt Fee (Endorsement Required) _____ Restricted Delivery Fee (Endorsement Required) _____ Total Postage & Fees \$ <u>5.79</u>	
Sent To Parcel 6 Wallace H. & Kay M. Graner Street, Apt. No., or PO Box No. 3006 Bee Cave Road, Suite B160 City, State, ZIP+4 Austin, Texas 78746	
PS Form 3811, August 2004	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. 	A. Signature X <u>Kay Graner</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Parcel 6 Wallace H. & Kay M. Graner 3006 Bee Cave Road, Suite B160 Austin, Texas 78746	B. Received by (Printed Name) <u>KAY GRANER</u>
	C. Date of Delivery <u>9/26/11</u>
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:
	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
2. Article Number (Transfer from service label)	7011 0110 0001 2424 9836
PS Form 3811, February 2004	Domestic Return Receipt
	(2505-02-M-154)

South M... Project

HIDALGO COUNTY APPRAISAL DISTRICT CARD

Hidalgo CAD

Property Search Results > 290338 GRANER WALLACE H & KAY M for Year 2011

Property

Account

Property ID: 290338 Legal Description: STEELE & PERSHING S12.50AC S1/2-6 BLK 21 12.24AC NET
 Geographic ID: S5950-00-021-0006-02 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: S MCCOLL RD Mapsco:
 TX
 Neighborhood: STEELE & PERSHING Map ID: VOL 8 PG 115
 Neighborhood CD: S595000

Owner

Name: GRANER WALLACE H & KAY M Owner ID: 197733
 Mailing Address: 3006 BEE CAVE RD STE B160 % Ownership: 100.0000000000%
 AUSTIN, TX 78746-6787

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$55,080	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$55,080	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$55,080	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$55,080	

Taxing Jurisdiction

Owner: GRANER WALLACE H & KAY M
 % Ownership: 100.0000000000%
 Total Value: \$55,080

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$55,080	\$55,080	\$0.00
DR1	DRAINAGE DISTRICT #1	0.072500	\$55,080	\$55,080	\$39.93
GHD	HIDALGO COUNTY	0.590000	\$55,080	\$55,080	\$324.97
HCTIR	COUNTY - TRANSPORTATION REINVESTMENT ZONE	0.000000	\$55,080	\$55,080	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.149700	\$55,080	\$55,080	\$82.45
R12	ROAD DIST 12	0.000000	\$55,080	\$55,080	\$0.00
SPA	PSJA ISD	1.359200	\$55,080	\$55,080	\$748.65
SST	SOUTH TEXAS SCHOOL	0.049200	\$55,080	\$55,080	\$27.10
Total Tax Rate:		2.220600			
Taxes w/Current Exemptions:					\$1,223.10
Taxes w/o Exemptions:					\$1,223.11

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	12.2400	533174.40	0.00	0.00	\$55,080	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2012		\$0	\$55,080	0	55,080	\$0	\$55,080
2011		\$0	\$55,080	0	55,080	\$0	\$55,080
2010		\$0	\$55,080	0	55,080	\$0	\$55,080
2009		\$0	\$55,080	0	55,080	\$0	\$55,080
2008		\$0	\$55,080	0	55,080	\$0	\$55,080
2007		\$0	\$24,847	0	24,847	\$0	\$24,847
2006		\$0	\$24,847	0	24,847	\$0	\$24,847
2005		\$0	\$24,847	0	24,847	\$0	\$24,847
2004		\$0	\$24,847	0	24,847	\$0	\$24,847
2003		\$0	\$24,847	0	24,847	\$0	\$24,847

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/25/1996 12:00:00 AM	CONV	CONVERSION	GRANNER WALLACE	GRANER WALLACE			552612
2	10/14/1993 12:00:00 AM	CONV	CONVERSION	MCGRATH BRADLEY	GRANNER WALLACE			348343
3	7/22/1992 12:00:00 AM	CONV	CONVERSION	GRANER WALLACE	MCGRATH BRADLEY	3296	382	

Tax Due

Property Tax Information as of 08/18/2011

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

QUESTIONNAIRE PAGE (1 OF 3)

Leonel Garza Jr. & Associates LLC
Appraisal Services Questionnaire – South McColl Road Project

September 22, 2011

The following information is required in order to expedite the completion of appraisal reports requested by the Hidalgo County Right-of-Way Department. 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. 6 See Attached Plot !! Map

2. Owner(s) of Record: WALLACE & KAY GARNER

3. Who Is Authorized To Make Decisions For This Property? WALLACE GARNER

4. Contact Numbers: 512-328-2344 Daily 8 AM to 9 PM

5. Mailing Address: 306 Bee Creek Rd Ste B-160
Austin, TX 78746

6. Date of Purchase: ? (School 709. Ago)

7. Original Purchase Price of Property: ? (don't remember)

8. Number of Acres (SF) Purchased: 12.5

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 CURRENT OFFERINGS ON Adj Property \$1.50 / SF.

11. Have There Been Any Recent Changes In Ownership In The Past Five Years?
 Yes No
Explain _____

12. Are There Any Leases and or Pending Subdivisions?
(building leases, farming leases, re-platting, proposed subdivision ect.)
 Yes No
Explain _____

QUESTIONNAIRE PAGE (2 OF 3)

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

Yes No

Explain _____

14. Comments, Concerns or Special Request: _____

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

Note: Leonel Garza Jr. & Associates LLC shall be available during normal working hours to answer any questions or concerns you may have in the future. Please be sure to detach the business card attached which contains the contact information of Leonel Garza Jr. & Associates LLC.


Authorized Signature

Sept. 27, 2001
Date

WALLACE GRANER
Print Name





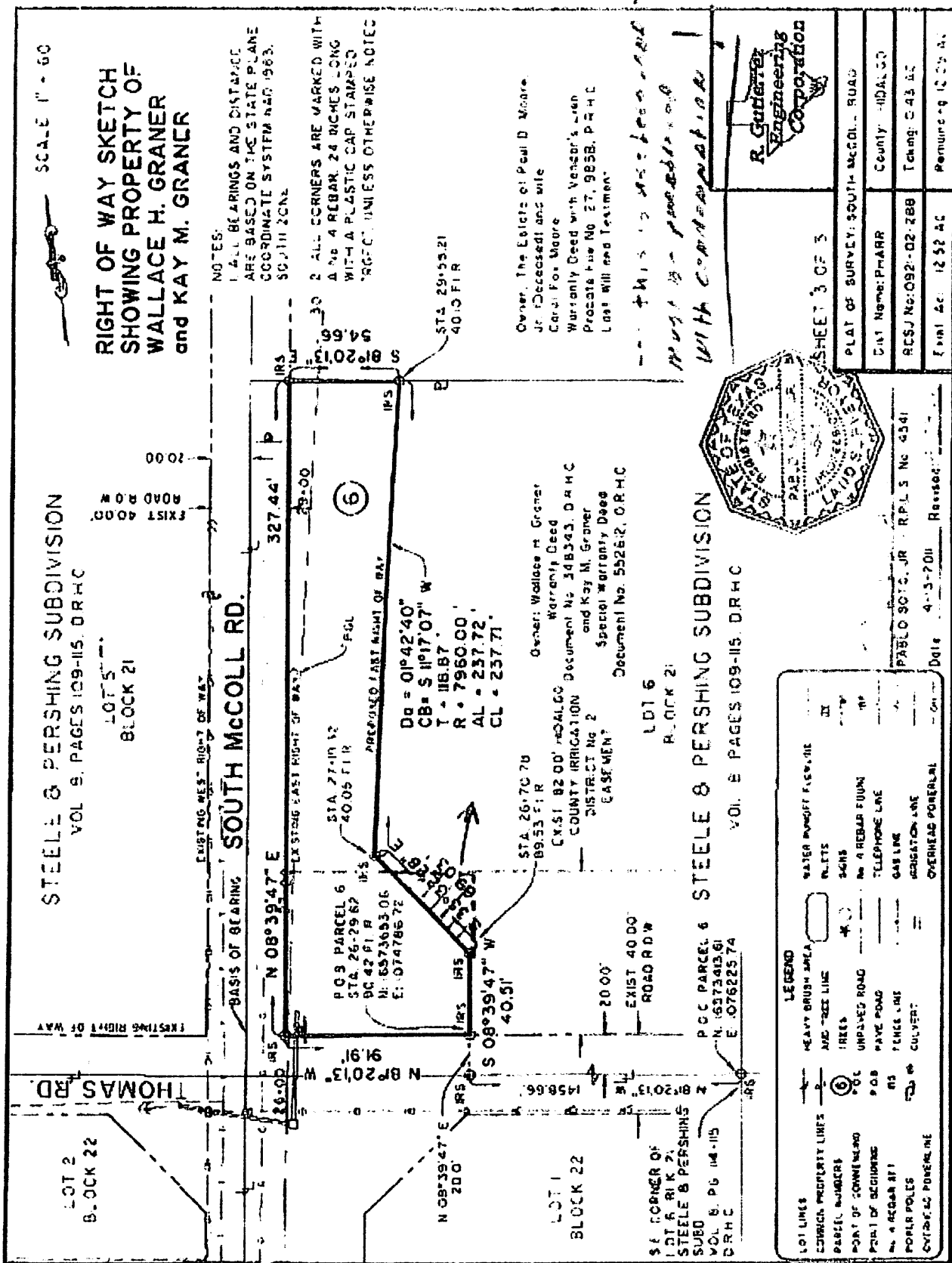
Wallace H. Graner
Broker

Leonel Garza Jr. & Associates LLC

2

Office: (512) 328-2344
Fax: (512) 328-2399
wallace@graner.com

3006 Bee Caves Rd.
Suite 4B-160
Austin, Texas 78746



SCALE 1" = 60'

**RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
WALLACE H. GRANER
and KAY M. GRANER**

NOTES:
1. ALL BEARINGS AND DISTANCES
ARE BASED ON THE STATE PLANE
COORDINATE SYSTEM NAD 1983,
SOUTH ZONE

2. ALL CORNERS ARE MARKED WITH
A No. 4 REBAR, 24 INCHES LONG
WITH A PLASTIC CAP STAMPED
'R.G.F.C.' UNLESS OTHERWISE NOTED

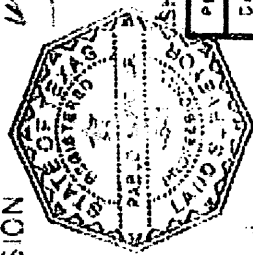
Owner: The Estate of Paul D. Moore,
JR. Deceased and wife
Carol Fox Moore
Warranty Deed with Vendor's Lien
Precats File No. 27, 9858, P.R.H.C.
Last Will and Testament

*THIS IS A SKETCH - NOT
A SURVEY - FOR INFORMATION ONLY*

**R. Gutierrez
Engineering
Corporation**

PLAT OF SURVEY, SOUTH MCCOLL ROAD

Dist Name: PHARR County: HIDALGO
RCSJ No: 092-02-288 Twp: 043 AC
Final Ac: 12.52 AC Remaining 12.52 AC



STEELE & PERSHING SUBDIVISION
VOL. 8, PAGES 109-115, D.R.H.C.
BLOCK 22

LOTS 1 & 2
BLOCK 22

SOUTH MCCOLL RD.

STEELE & PERSHING SUBDIVISION
VOL. 8, PAGES 109-115, D.R.H.C.
BLOCK 22

LEGEND

LOT LINES	HEAVY BRUSH AREA	WATER POWER FLEXIBLE
COMMON PROPERTY LINES	AND TREE LINE	PLETS
PARCEL NUMBERS	INREES	SEANS
POINT OF CORNER MARK	POC	NO. 4 REBAR FOUND
POINT OF BEGINNING	POB	TELEPHONE LINE
NO. 4 REBAR SET	INS	GAS LINE
POWER POLES	FENCE LINE	SEWER LINE
CUTBACK POWERLINE	CULVERT	OVERHEAD POWERLINE

PABLO SOTO, JR. R.P.L.S. No. 4341
Date: 4-3-2011 Reused: _____

WARRANTY DEED (Page 1 of 2)

SPECIAL WARRANTY DEED

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

5526 12

KNOW ALL MEN BY THESE PRESENTS:

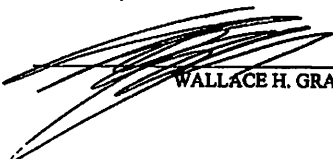
THAT WALLACE H. GRANER ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee herein, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto KAY M. GRANER, ("Grantee"), an undivided one half (1/2) interest in and to all of Grantor's property, together with all improvements thereon and all rights, titles, and interests appurtenant thereto, described as: The South 12.5 acres of the South 25 acres of Lot 6, Block 21, Steel & Pershing Subdivision of Porciones 66 and 67, Hidalgo County, Texas; all as more fully set forth and described in Deed from Marshall Magee, d/b/a/ Magee Land, Farm & Cattle Company, to Wallace Graner, dated September 21, 1973, and filed for record in the office of the County Clerk of Hidalgo County Texas, on September 25, 1973, reference to such deed being here made for all purposes.

This conveyance is made by Grantor and accepted by Grantee, subject to all liens and mortgages and all easements, reservations, covenants, encumbrances, restrictions, and other matters of record in the Official Public Records of Travis County, Texas, but only to the extent they are still in effect and shown of record in Travis County, Texas, and are presently valid and subsisting and affect the land described hereinabove, or any portion thereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee and the Grantee's heirs, executors, administrators and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the Grantee and the Grantee's heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor.


The address of Grantee is:
3504 Winding Creek Drive
Austin, Texas 78735-1480

EXECUTED ON THE 18 DAY OF September, 1996

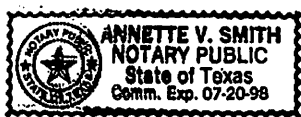

WALLACE H. GRANER

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

This instrument was acknowledged before me on this the 18 day of Sept, 1996, by WALLACE H. GRANER.


Notary Public in and for the State of TEXAS
Annette V. Smith
Printed Name of Notary
My Commission Expires: 7-20-98

AFTER RECORDING RETURN TO:
Wallace H. and Kay M. Graner
3006 Bee Caves Rd, Suite B-160
Austin, Texas 78746-5540



Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Puidio
County Clerk

On: Sep 25, 1996 at 09:58A

As a
Recording

Document Number: 552612
Total Fees: 9.00

Receipt Number - 54643
By,
Mary Lou Cantu