



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Penitas Street (E/S), 0.19 miles north of East Expressway 83, and 0.08 miles east of Penitas Street, Penitas, Texas District: 21

Property Owner: Mil Encinos Development, LTD Parcel: 2A
 Address of Property Owner: P.O. Box 653 Peñitas, Texas 78576 ROW CSJ: N/A
 Occupant's Name: Vacant Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Peñitas Drain / I-2 County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$166,061 as of November 24, 2014, based upon my independent appraisal and the exercise of my professional judgment;

That on November 24, 2014 (date)(s), I personally inspected in the field the property herein appraised; that I afforded Mil Encinos Development, LTD, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on January 7, 2015 (date)(s);

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Hidalgo County Precinct No. 3, Texas Department of Transportation, and or their representatives, 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;

That 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;

That 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;

That 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;

That 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 noncompensable 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 for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Leonel Garza III
 Appraiser Signature
 State Certified General Real Estate Appraiser – TX 1328375 – General
 Certification Number

February 13, 2015
 Date

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

 Reviewing Appraiser Date



Purpose of the Appraisal

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 that are not compensable or may be handled through negotiations or relocation benefits, if applicable. These items deemed compensable shall be included within the body of the report and itemized for clarity by the appraiser. Any structural and or site improvements not located within the part to be acquired and outside of the area permitted to be inspected by the property 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.

Client & Intended User

The client for this report is identified as the Hidalgo Urban County Program under the direction Antonio "Tony" Barco, Assistant Director. The part to be acquired is part of a grant program for a drainage project known as the "Penitas Drainage Project. The part to be acquired is for the expansion of drainage in the immediate area and will aid in the facilitation of drainage for the entire region north of the US Expressway 83 / Interstate 2. The intended use of the report is to assist Victor Gallardo, Right of Way Agent, in future negotiations to acquire a portion of said property in the name of the Hidalgo County. This report is not intended for any other use, unless specified by the client. The client has specified that the report shall be an appraisal report, which is to conform to the ROW A-5 Form Rev. 08/2011. The intended user of the report is defined as the Hidalgo county Precinct No. 3 & the Hidalgo Urban County Program and may include other governmental entities that may be participating in the project.

Scope of the Assignment

By contract and written authorization to proceed, the Hidalgo Urban County Program, requested that Leonel Garza Jr. & Associates LLC prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by CVQ Land Surveyors, LLC out of McAllen, Texas. The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope requires the appraiser to make the extraordinary assumption 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 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 Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings surrounding the project and the surrounding market area were also reviewed in order to determine the current market asking prices for properties along the project. The appraisal report shall indicate the current market value of the subject property as of the date of on-site and or off-site inspection without project influence, as required by the scope of the assignment. It is known that an existing abandon gas line and easement is located within the part to be acquired. The underlying fee land value within the gas easement shall be included in the valuation of the subject property. A separate report shall be created for easement holders interest in the existing easement.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and easement valuation of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010 by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." In addition to the valuation of fee simple, the scope of the assignment is to evaluate the subject as an "Easement" in the event a portion of the part to be acquired is encumbered by an existing easement. According to the Dictionary of Real Estate Appraisal "An easement is the conveyance of certain property rights, but not ownership, to a parcel of real estate." The final determination of compensation shall be based on the value of the part to be described as a "Transmission Line Easement"

Access To Subject

Pursuant to the 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 offered the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. A copy of the certified letter is located within the addenda of this report. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in his/her presence with appraiser, Leonel Garza III.

IDENTIFICATION OF SUBJECT TO BE ACQUIRED

Parcel No. _____ 2A

Owner of Record _____ Mil Encinos Development LTD
P.O. Box 653, Peñitas, Texas 78576

Current Use _____ Vacant – Row Crop Farming

Subject Address or Location Penitas Street (E/S), 0.19 miles north of East Expressway 83, and 0.08 miles east of Penitas Street, Penitas, Texas

Legal Description of Part

To Be Acquired _____ A tract of land containing 1.928 acres, situated in Hidalgo County, Texas and also being a part or portion of Lot 227, Homeville Association Subdivision "A", map reference: Volume 0, Page 24, H.C.M.R. and said 1.928 acres of land also being a part or portion of that tract deeded to Mil Encinos development, LTD, recorded in Document No. 1295638, H.C.D.R., and said 1.928 acres parcel being more particularly described by metes and bounds description.

The subject property is a vacant tract of land located Penitas Street (E/S), 0.19 miles north of East Expressway 83, and approximately 0.08 miles east of Penitas Street, within the City of Penitas, Texas. The primary access to the subject property is from Diamond Avenue. No physical address exists for the site as the tract is not subdivided nor developed as per date of appraisal. All municipal utilities are available and or are in the immediate vicinity to the site including potable water and sanitary sewer service. The part to be acquired is 84,001 square feet located along the eastern boundary of the subject property which no improvements were noted. The land area to be acquired shall be utilized for the development of the Peñitas Drain Project which is an extension of the existing US Expressway 83 system known as Interstate Highway 2. In addition, the subject property is occupied with two 60.0' wide easements segments, both in favor of Atlantic Richfield Company. The first located along the northern boundary traversing in an east/west direction and the second, located along the center of the proposed acquisition area along the eastern boundary of the subject as a whole traversing in a north/south direction.

The scope of this assignment is to determine the market value of the part to be acquired, based on the survey provided by CVQ Land Surveyors dated November 11, 2013. The survey indicates that the area to be acquired is 1.928 acres or approximately 84,001 square feet with an overall dimension of approximately 180.00 lineal feet on the southern boundary x 466.67' lineal feet on the western boundary. The property in question is currently owned in "fee simple" and shall be valued at 100% of the market value, as determined by the Sales Comparison Approach to market value "as if vacant" subject to any encumbrances and or existing easements. This is performed in order to determine the unit market value of the part to be acquired in fee simple and to determine the market value in easement. The segment within subject that is currently encumbered with an easement shall be valued with the dividing interest of the land value between both parties. For purposes of this report each party, Atlantic Richfield Company and the fee land holder shall be compensated at 50% of market value for their respective interest. Information about the whole property prior to acquisition is stated on the survey and has been verified with the Hidalgo County Appraisal District.

Economic Unit – Whole Property

During the analysis of the subject property it was determined that the overall land area of the tract shall be utilized as the economic unit of the subject property as a whole indicated to be 5.00 acres as per survey provided. This is done in order to determine the pro rata part of the whole, which is the subject of this report. The tract as whole is indicative of the market trends along US Expressway 83 within Penitas and the immediate market area. Therefore, the tract shall be analyzed with other comparable tracts within the market and or expanded market of the Rio Grande Valley along similar highways in order to determine the overall market value of the subject property. This shall incorporate the underlying land value and the site improvements included within the part to be acquired (if any).

Part To Be Acquired

The proposed acquisition of 1.928 acres shall be valued as a pro-rata part of the whole property. In order to determine the unit market value of the subject property as a whole, the use of the Sales Comparison Approach "as vacant" to value, shall be utilized to determine the overall market unit rate for the subject property in the fee simple estate and the indicated easement area. The appraiser shall utilize this rate for the determination of the pro-rata part to be acquired. This determination of market value shall be based on the fee simple estate of the subject property with an overall highest and best use of the subject property as a whole.

Remainder Before & After Acquisition

The remainder, before and after the acquisition, is defined as the partial acquisition subtracted from the whole property which is described as the subject property. It is determined at the time of appraisal whether or not damages to the remainder are caused by the proposed part to be acquired. The highest and best use of the subject property before and after the proposed partial acquisition is analyzed to determine whether or not the use of the subject property will be altered as a result of the proposed part to be acquired. Based on the off-site inspection of the subject to be acquired, the remainder after shall not be affected by the part to be acquired. Therefore, no diminution (damage) to the remainder before and after the acquisition shall be assessed for the total compensation of the part to be acquired.

Building & Site Improvements

During the off-site inspection of the subject property, no building improvements nor site improvements were located within the part to be acquired. In the event that structural or site improvements are located within the proposed acquisition, those improvements would be itemized on page 3.0 of this report. Site improvements are valued based on their depreciated cost value at the time of appraisal. In the event structural or site improvements must be re-established within the remainder, a cost to cure shall apply and be added to the compensation of the part to be acquired. In addition, any utilities located within the acquisition area shall be relocated as an item of construction and shall not be included within the compensation for the subject property.

Personal Property

Pursuant to the 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. Any and all personal property and or realty located within existing road right of way shall be deemed non-compensable pursuant to the scope of the assignment. In the event the selected items are determined to be compensable, they shall be included within the cost approach section of this report and be itemized for clarity.

Listing Status

Based on the off-site inspection of the subject property no visible "For Sale" signs were observed indicating that subject property is listed for sale. Subject is part of the Mil Encinos Development.

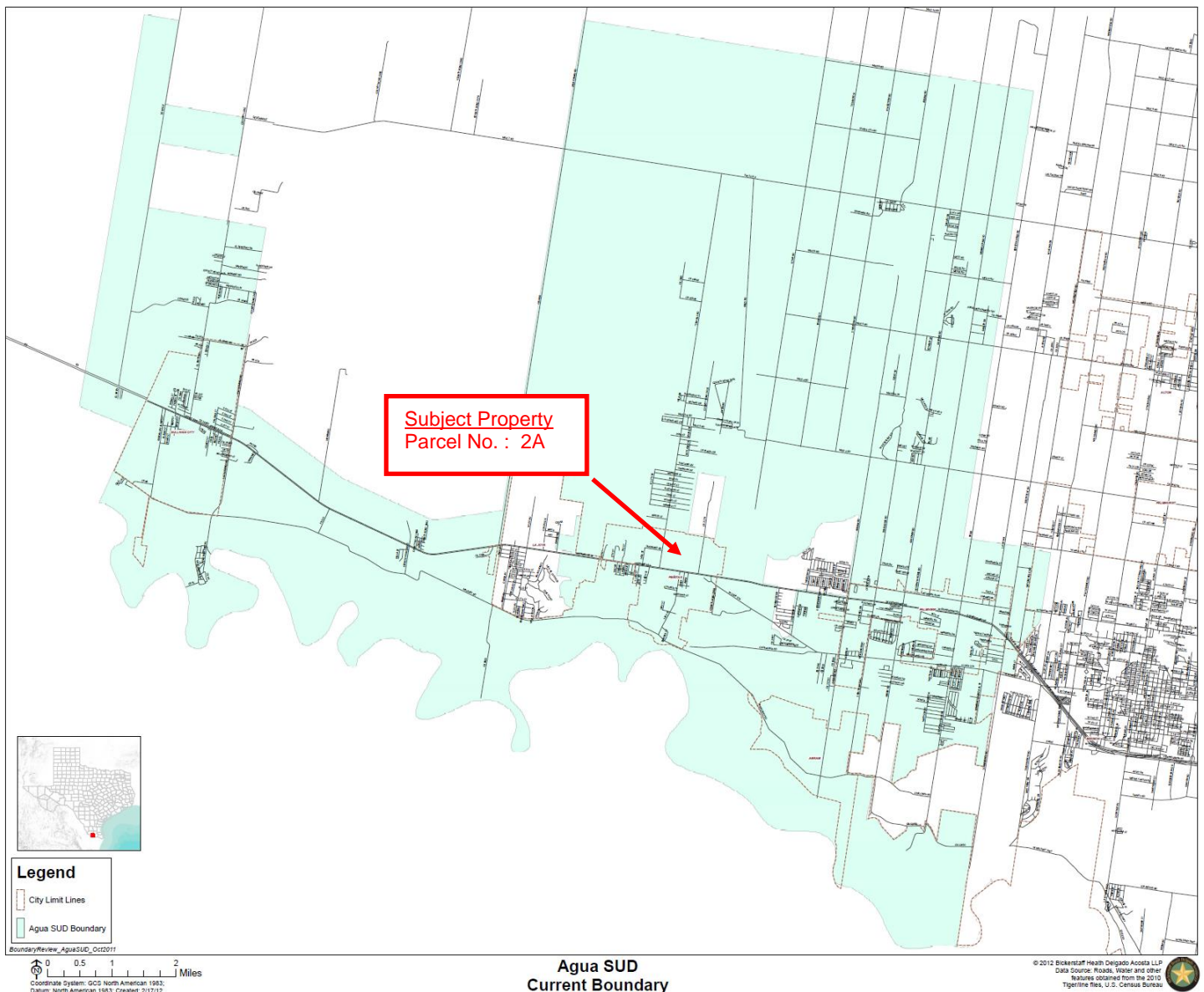
Environmental Statement

This appraiser has made an off-site inspection of the subject property. 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 that may influence its marketability and/or value. It is known that an existing abandon gas line is located within the part to be acquired. The underlying fee land value within the gas easement shall be included in the valuation of the subject property.

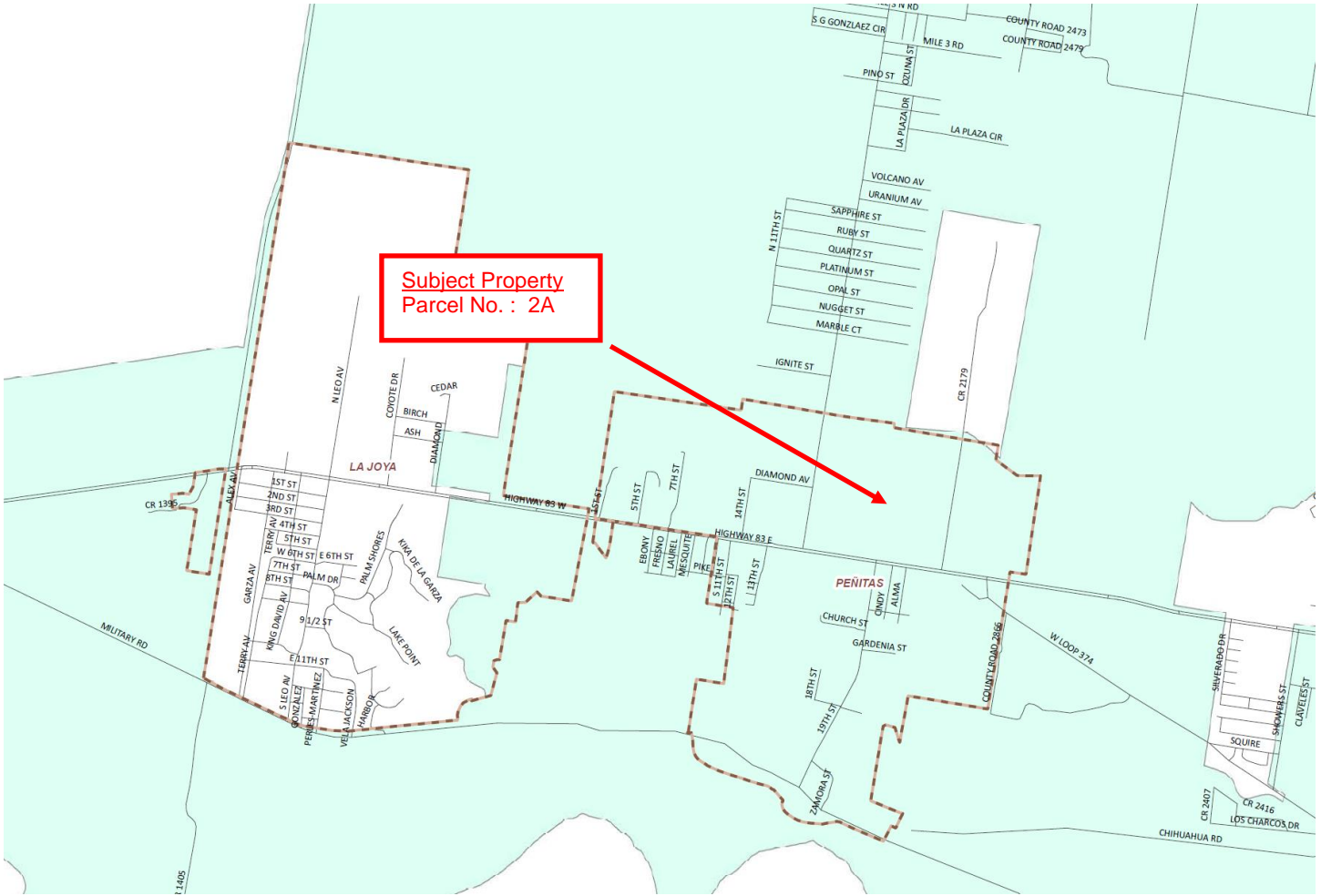
Utilities Services Available

The subject property is located in a region, which contains potable water, water wells, electricity, and phone service, which is typical of the market area. Sewer service is limited and is available for those tracts located within the City limits of Penitas, Texas and surrounding City of La Joya. This was verified with the Agua Special Utility District. The District has indicated that the Agua SUD installed 1 mile of 8" PVC pipe along Liberty Road, replacing a 1 ½ inch water line that was looped to a subdivision. The water line increased water volume and pressure north of 3 Mile Line along Tom Gill Road. In addition, a 500,000 gallon composite type water tower on Texas Road was constructed to improve the overall pressure and volume in the Mile 7 and Mile 5 areas north of the subject property. Agua SUD purchased booster station pump upgrades for Mile 3, Tom Gill, FM 886 and Benavides booster stations. They are dual pump systems with variable frequency drives. The Mile 3 and FM 886 booster stations will also have stand-by diesel generators. These improvements have continued since the moratorium on new subdivision from a few years ago of which water pressure was insufficient for the service area at the time. Sewer line facilities throughout the City are being upgraded as well. The following is the service coverage area from the Agua Special Utility website (www.aguasud.com)

Agua Specialty Utility District Coverage Map (www.aguasud.com)



Agua Specialty Utility District Coverage Map
(www.aguasud.com)



PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 2A

Local Address: Penitas Street (E/S), 0.19 miles north of East
Expressway 83, and 0.08 miles east of
Penitas Street, Penitas, Texas

Date Taken: November 24, 2014

Taken By: Leonel Garza Jr. & Associates LLC

Point which taken: Photo 1: Diamond Avenue
Photo 2: Diamond Avenue

Looking: Photo 1: Southern View
Photo 2: Southeastern View



Photo 1

General view of the subject property along Diamond Avenue.



Photo 2

Another view of the subject property along the southern boundary of Diamond Avenue.

Point which taken: Photo 3: Diamond Avenue
Photo 4: Diamond Avenue

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



Photo 3

Street View of Diamond Avenue. The subject property is on the right side in this photo.



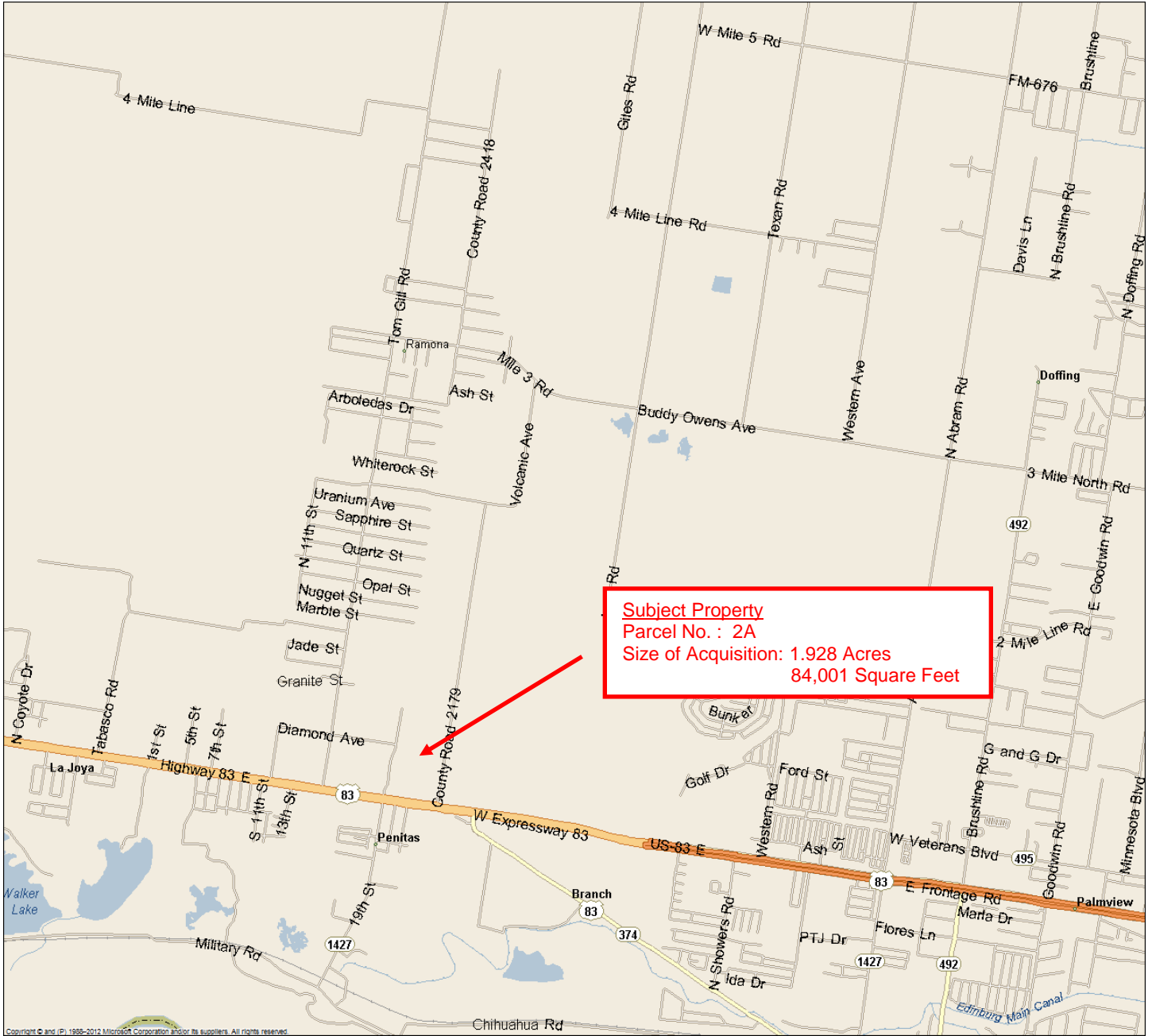
Photo 4

Street view of Diamond Avenue. The subject property is on the left side in this photo.

CITY MAP OF SUBJECT



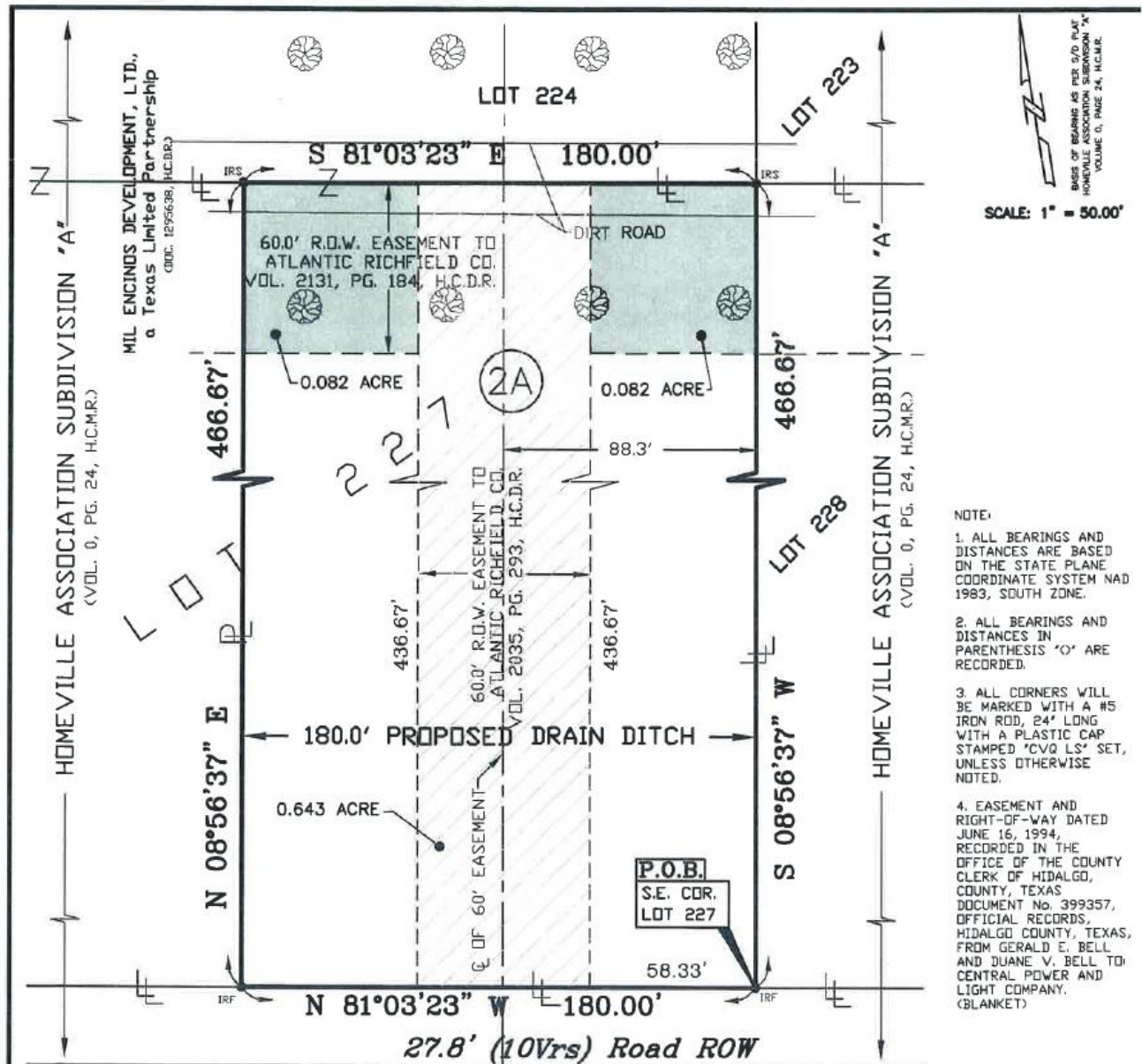
LOCATION MAP OF SUBJECT



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED



THE PART TO BE ACQUIRED IS ESTIMATED AND DEPICTED BY THE YELLOW HIGHLIGHTED AREA.



SCALE: 1" = 50.00'

NOTE:

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE.
2. ALL BEARINGS AND DISTANCES IN PARENTHESIS 'O' ARE RECORDED.
3. ALL CORNERS WILL BE MARKED WITH A #5 IRON ROD, 24" LONG WITH A PLASTIC CAP STAMPED 'CVD LS' SET, UNLESS OTHERWISE NOTED.
4. EASEMENT AND RIGHT-OF-WAY DATED JUNE 16, 1994, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS DOCUMENT No. 399357, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FROM GERALD E. BELL AND DUANE V. BELL TO CENTRAL PDWER AND LIGHT COMPANY. (BLANKET)

LEGEND:

PARCEL NUMBER	(B)	COMMON OWNER	Z
RIGHT OF WAY	R.O.W.	PROPERTY LINE	P
POINT OF COMMENCING	P.O.C.	LOT LINE	L
POINT OF BEGINNING	P.O.B.	TOP OF BANK	T.O.B.
FOUND 1/2" IRON ROD	IRF	BOTTOM OF BANK	B.O.B.
SET # 5 24" IRON ROD WITH PLASTIC CAP STAMPED 'CVD LS'	IRS	SIGN	S
FOUND IRON PIPE	IPF	GAS MARKER	G
HIDALGO COUNTY DEED RECORDS	H.C.D.R.	TREE	T
HIDALGO COUNTY MAP RECORDS	H.C.M.R.		

LAND SURVEYORS

LLC

517 BEAUMONT AVE.
McALLEN, TEXAS 78502
PH. (956) 618-1551
FAX (956) 618-1547

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF

MIL ENCINOS DEVELOPMENT, LTD.
a TEXAS LIMITED PARTNERSHIP

A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT

Carlos Vasquez

CARLOS VASQUEZ, R.P.L.S. 4608

PLAT OF SURVEY		PARCEL 2A
PENTAS DRAIN R.O.W.		DATE OF SURVEY: 11/11/13
EXISTING 5.000 Ac.	TAKING 1.928 Ac. (84,001 Sq Ft)	REMAINING 3.072 Ac.
		SHEET: 2 OF 2

Parcel 2A
METES AND BOUNDS DESCRIPTION
1.928 ACRES OF LAND
HOMEVILLE ASSOCIATION
SUBDIVISION "A"
HIDALGO COUNTY, TEXAS



Parcel 2A: MIL ENCINOS DEVELOPMENT, LTD., a Texas Limited Partnership

A tract of land containing 1.928 acres, situated in Hidalgo County, Texas and also being a part or portion of **LOT 227, HOMEVILLE ASSOCIATION SUBDIVISION "A"**, map reference: Volume 0, page 24, H.C.M.R., and said 1.928 acres of land also being a part or portion of that tract deeded to Mil Encinos Development, Ltd., a Texas Limited Partnership, recorded in Document 1295638, H.C.D.R., and said 1.928 acres of land also being more particularly described as follows;

BEGINNING on an iron rod found on the southeast corner of said Lot 227 and the North right-of-way of a 27.8 foot (10Vrs) Road, for the southeast corner of this tract and **POINT OF BEGINNING**;

THENCE, N 81° 03' 23" W, along the South line of said Lot 227 and North right-of-way of said 27.8 foot Road, at a distance of 58.33 feet pass the East line of a 60.0 foot Easement deeded to Atlantic Richfield Company, recorded in Volume 2035, Page 293, H.C.D.R., at a distance of 118.33 feet pass the West line of said 60.0 foot Easement, and continuing a total distance of 180.00 feet to an iron rod found, for the southwest corner of this tract;


THENCE, N 08° 56' 37" E, at a distance of 406.67 feet the South line of said 60.0 foot Easement deeded to Atlantic Richfield Company, recorded in Volume 2131, Page 184, H.C.D.R., and continuing a total distance of 466.67 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the North line of said Lot 227, for the northwest corner of this tract;

THENCE, S 81° 03' 23" E, along the South line of said Lot 227, a distance of 180.00 feet to a 1/2" iron rod with a plastic cap stamped "CVQ LS" set on the Northeast corner of said Lot 227, for the northeast corner of this tract;

THENCE, S 08° 56' 37" W, along the East line of said Lot 227, at a distance of 60.00 feet pass the South line of said 60.0 foot Easement deeded to Atlantic Richfield Company, and continuing a total distance of 466.67 feet to the **POINT OF BEGINNING**, containing 1.928 acres of land, more or less.

Bearing basis as per **HOMEVILLE ASSOCIATION SUBDIVISION "A", VOLUME 0, PAGE 24, H.C.M.R.**

THE ABOVE DESCRIPTION WAS SURVEYED ON THE GROUND UNDER MY DIRECTION ON NOVEMBER 12, 2013.


Carlos Vasquez, R.P.L.S. No. 4608
CVQ Land Surveyors, LLC



P.O. Box 5066 • McALLEN, TEXAS 78502 • PHONE (956) 618-1551 • FAX (956) 618-1547

Property Tax & Sales History

The history of the subject property was examined via the Hidalgo County Appraisal District records as of January 1, 2015. Based on the records found at www.hidalgoad.org, the subject property is currently under the ownership of Mil Encinos Development LTD with a mailing address of P.O. Box 653, Peñitas, Texas 78576. The subject property has been under this ownership since February 9, 2004 at which time the property was transferred from D&S Bell Enterprises for an undisclosed amount. Further research shall be required through title search to verify ownership. This additional research is outside the scope of this assignment. This information was verified with title information and/or the Hidalgo County Appraisal District, in conjunction with the County Deed Records. The Appraisal District is currently reviewing and re-assessing property values for Year 2015 as of the date of this report. As such, the following assessed value may be subject to change as of date of this appraisal. This information can be further verified at the appraisal district website at www.hidalgoad.org.

HIDALGO COUNTY APPRAISAL DISTRICT (2015)			
PROPERTY ID	194462	APPRAISAL DISTRICT	0.000000
OWNER OF RECORD	Mil Encinos Development LTD	CITY OF PENITAS	0.434500
LAND AREA	5.00 / Acres	DRAINAGE DISTRICT #1	0.095700
LAND ASSESSEMENT	\$ 15,000	HIDALGO COUNTY	0.590000
IMPROVEMENT ASSESSMENT	\$ -	SOUTH TEXAS COLLEGE	0.150000
TOTAL ASSESSED VALUE	\$ 15,000	ROAD DISTRICT 01	0.000000
HCAD LAND UNIT RATE	\$ 3,000 / Acre	LA JOYA INDEPENDENT SCHOOL DISTRICT	1.311000
		SOUTH TEXAS SCHOOL	0.049200
		TAX RATE	2.630400

Exposure & Marketing 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, there is a twelve (12) to eighteen (18) month exposure time and marketing time period for the subject property. This was estimated based on current and past listings located within the market area which were reviewed during the sales search for comparables similar to the subject property.

Statement of Highest & Best Use

The subject property highest and best use "as if vacant" is for commercial use development. This type of use is consistent with the recent trends located along US Expressway 83. The highest and best use of the whole is based on several factors as defined defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, by the Appraisal Institute.

"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 highest and best use is analyzed for each criteria as each parcel shall be evaluated before and after the proposed acquisition. In order to determine the highest and best use, research was performed within corresponding market area surrounding the subject property. Since the subject property lies within the jurisdiction of the City of Peñitas, municipal zoning ordinance restrictions are applicable. No zoning map were made available for the City of Penitas as per date of report, however, based upon the Future Land Use Plan provided by the owner of record the subject property is currently not zoned. Therefore, the highest and best use as commercial or mixed use development "as vacant" and "as if improved" would therefore be legally permissible as of the date of this report, based upon the extraordinary assumption, that the City of Penitas would approve such development.

The final two areas of analysis for the highest and best use is for the financial feasibility and maximally productive state of the subject property. Since the subject is currently being utilized for row crop farming the tract is not in its most productive and maximally productive state. Based on the physical dimension and overall size of the subject property, a mixed use development or future commercial use would bring the subject to a financially feasible and maximally productive state at the use would generate a higher income than the subject in its current condition. With the advent of the La Joya Loop project underway by the Texas Department of Transportation, additional traffic will continue to grow in the immediate area. This project is slated to be completed in two to three years. Based on the on-going development of the Mil Encinos Development and the La Joya Loop Project the overall highest and best use of the subject property is for mixed use development once these projects have come to fruition in a few years. The interim use as agricultural should remain until that time. For purposes of this report the subject shall be evaluated with a mixed use development highest and best use.

MIL ENCINOS

PENITAS, TEXAS



PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

After an analysis of the subject property as a whole, it was determined that the subject properties' highest and best use is for mixed use and or commercial development.

VALUATION APPROACHES

Cost Approach.....\$ 544,500
 Sales Comparison Approach..... Not Applicable
 Income Approach Not Applicable

RECONCILIATION OF APPROACHES TO VALUE

A Cost Approach to value utilizing the Sales Comparison Approach "as vacant" was the most accurate method to determine the pro-rata part of the whole for the acquisition area. The Cost Approach utilizes the Sales Comparison Approach for the subject property as vacant (before and after) and then applies the depreciated site and/or building improvements cost to determine the value of the subject property as a whole. The Sales Comparison Approach "as improved" was not utilized as the subject is vacant.

Contributory Value of Improvements (Itemized)	
No Improvements Indicated	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Contributory Value of Improvements	\$ -

Land Value Fee Simple	182,647 SF @	\$ 2.50 / SF	=	\$ 456,618
Easement Value (Fee Owner)	35,153 SF @	\$ 1.25 / SF	=	\$ 43,941
Easement Value (Easement Holder)	35,153 SF @	\$ 1.25 / SF	=	\$ 43,941
Total Land Value			=	\$ 544,500
Reconciled Final Value				\$ 544,500

Each approach developed follows this page and is sequenced as shown below.

Land Value, pg 3.1	Cost Approach, pg 3.7	Sales Comparison Approach, pg N/A	Income Approach, pg 3.14
-----------------------	--------------------------	--------------------------------------	-----------------------------

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	D & S Bell Enterprises LTD	Lone Star National Bank		Red Rock Real Estate Development Group LTD, a Texas Limited Partnership		KVS Family Limited Partnership	
Grantee	Mil Encinos Development LTD	McDonald's Real Estate Company dba (Delaware) McDonald's Real Estate Company		Wal-Mart Real Estate Business Trust, a Delaware Statutory Trust		Wal-Mart Estate Business Trust	
Date	February 9, 2004	February 28, 2014		June 24, 2013		August 22, 2013	
Sales Price	\$ -	\$ 750,000		\$ 5,665,936		\$ 12,629,012	
Unit Price	\$ - / SF	\$ 5.14 / SF		\$ 5.68 / SF		\$ 4.00 / SF	
Conditions of Sale	Cash To Seller	Similar 0%		Similar 0%		Similar 0%	
Market Conditions	Average	Similar 0%		Similar 0%		Similar 0%	
Relative Location	Interior Tract / Diamond Avenue	Superior -35%		Superior -35%		Superior -35%	
Corner Influence	Interior Tract	Similar 0%		Similar 0%		Similar 0%	
Physical Characteristics	Rectangular	Irregular 0%		Irregular 0%		Irregular 0%	
Topography	Conventional	Similar 0%		Similar 0%		Similar 0%	
Available Utilities	Water / Electricity / Sewer	Water / Elect / Sewer 0%		Water / Elect / Sewer 0%		Water / Elect / Sewer Nearby 0%	
Frontage	Extension of Diamond Avenue	Interstate 2 btwn Coyote Drive & Diamond Street -15%		Canton Road & Interstate 69C -15%		FM 493 -15%	
Size of Tract	217,800 SF	145,926 SF 0%		997,524 SF 0%		3,157,272 SF 0%	
Net Adjustments		-50%		-50%		-50%	
Indicated Unit Value		\$ 2.57 / SF		\$ 2.84 / SF		\$ 2.00 / SF	
Estimated Unit Value of Fee Simple Area						\$ 2.50 / SF	
Estimated Unit Value of Easement Area						\$ 1.25 / SF	
Land Value Fee Simple		(182,647 SF x \$2.50 / SF)				\$ 456,618	
Land Value Easement (Fee Owner)		(35,153 SF x \$1.25 / SF)				\$ 43,941	
Land Value Easement (Easement Holder)		(35,153 SF x \$1.25 / SF)				\$ 43,941	
						\$ 544,500	

COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 2A Highway: Peñitas Drain / Interstate 2
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Lone Star National Bank Grantee/Lessee: McDonald's Real Estate Company dba (Delaware) McDonald's Real Estate Company

Date: February 28, 2014 Recording Information: Document No. 2490124 Key Map: Tex-Maps Pg 241-A5

Address: North side of Interstate 2 between Coyote Drive and Diamond Street, La Joya, Texas Zip Code: 78560

Legal Description: 3.35 Acres of Land, Being All of Lots 10-B, 10-C, and 10-D, Map of Lots 10-A, 10-B, 10-C and 10-D, Town & Country Subdivision, an Addition to the City of La Joya, Hidalgo county, Texas, According To the map or Plat thereof Recorded in Volume 48, Page 156, Map Records of Hidalgo County, Texas.

Confirmed Price: \$750,000 Verified with: Confidential Source and Deed Records

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 3.35 Acres / 145,926 SF

Unit Price: \$223,881 / Acre (\$5.14 / square foot)

Type Street: Asphalt Paved – Interstate 2 & Coyote Drive
 Improvement(s) Description: None as of the date of sale

Utilities: All Utilities Available

Improvement(s) Size: N/A (GBA): N/A (NRA): N/A

Unit Price as Improved \$: N/A

Condition and Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Commercial

Date of Inspection: January 5, 2015

Zoning: Commercial Flood Plain:

Attach additional information as necessary.

Property was purchased for the redevelopment of the existing McDonald Restaurant and other future development.

Appraiser: Leonel Garza III

February 13, 2015
 Date

COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 2A Highway: Peñitas Drain / Interstate 2
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: KVS Family Limited Partnership Grantee/Lessee: Wal-Mart Real Estate Business Trust
 Date: August 22, 2013 Recording Information: Deed No. 2443370 Key Map: Tex-Maps Pg 281-E7
 Address: FM 493 (Donna Boulevard), Donna, Texas Zip Code: 78537
 Legal Description: A 72.481 acre tract of land, more or less, out of the J. J. Ynojosa De Balli Survey, A-54, an addition to the City of Donna, Hidalgo County, Texas.
 Confirmed Price: \$12,629,012 Verified with: Confirmed with Grantor
 Terms and Conditions of Sale: Cash to Seller
 Rental Data: N/A
 Land Size: 72.481 Acres Unit Price as Vacant: \$174,239 /Acre
 Type Street: Asphalt Paved Utilities: Electric, Public Water, Sewer
 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: Walmart Super Center Highest & Best Use: Commercial Retail / Light Industrial
 Date of Inspection: January 5, 2015 Zoning: Not Applicable Flood Plain: Zone X

Attach additional information as necessary.
 The subject was purchased for the development of a Walmart Super Center. Only a portion of the property is being utilized for the Walmart. The remainder is reserved for other retail pad sites typically found surrounding this development.

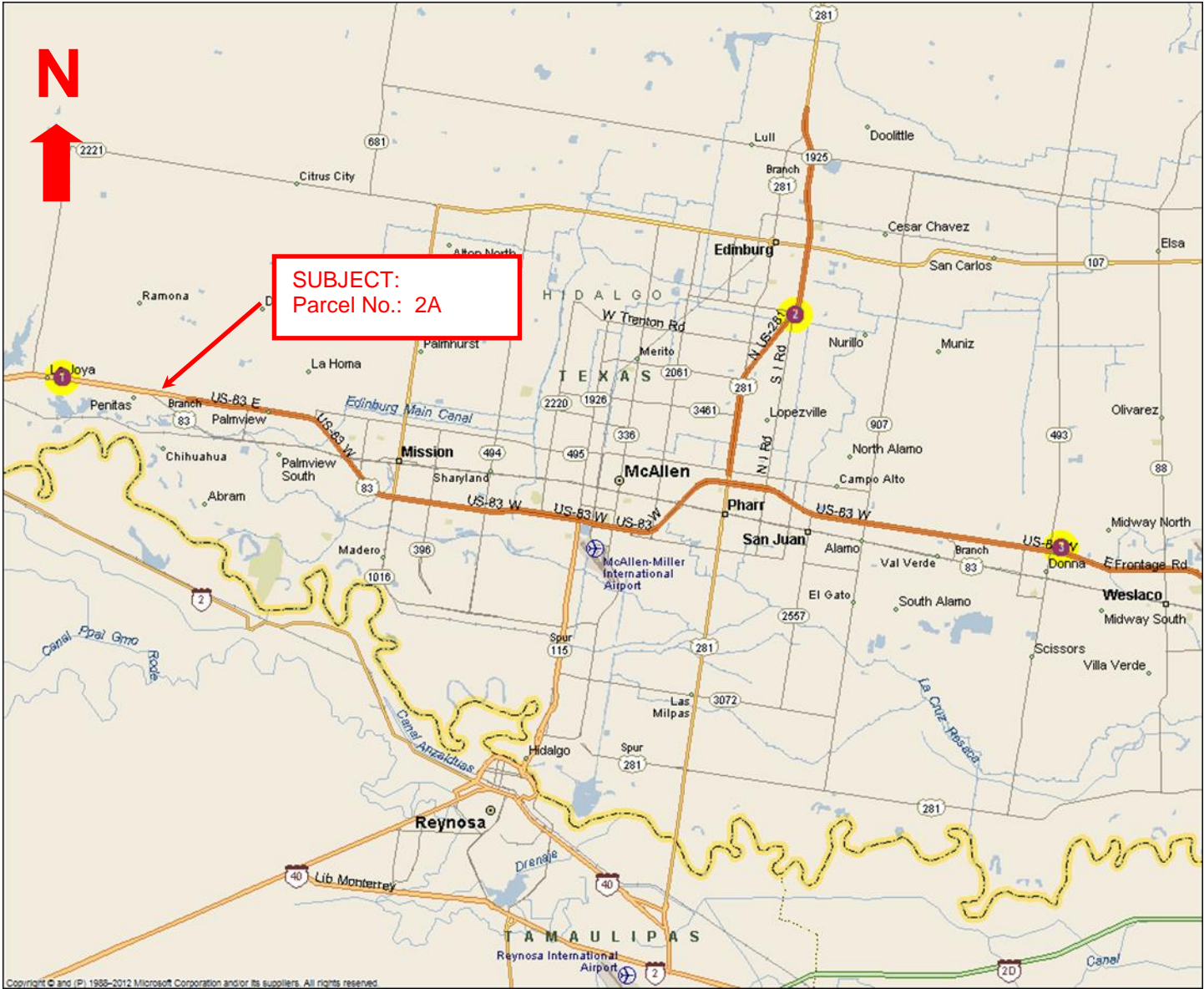
Appraiser: Leonel Garza III

February 13, 2015
 Date

Explanation of Adjustments with Reconciliation:

The local market and extended market were searched for comparable sales that contained similar frontage and overall market conditions along US Expressway 83 and other similar developments along similar highways in Hidalgo County. Each of these sales were selected based on the surrounding developments similar to that of the on-going Mil Encinos Development and Master Plan. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors that the real estate market recognizes for arms-length transactions. An unadjusted unit range of market value of \$4.00 per square foot to \$5.14 per square foot was indicated by the comparable sales prior to adjustment. After applicable adjustments were made to each of the selected sales, the unit range of value for the subject property was determined to be \$2.00 per square foot to \$2.84 square feet. Based on the existing developments and surrounding land use within the immediate market area, a unit value near the mid-range was selected for the determination of overall market value, \$2.50 per square foot. The valuation of the subject as a whole is determined to be 182,647 square feet (4.19 acres) with an encumbered fee land area or easement of 35,153 square feet (0.807 acres). The subject as a whole appears to have an extension of the gas line easement, however, a survey of the entire tract was not provided to this appraiser. Therefore, a hypothetical condition of which the remainder land area shall be calculated at 100% of market value as if unencumbered for purpose of this report. The separation of easement value is indicated only for the portion that is described by the survey provided for the part to be acquired. Therefore, 182,647 square feet shall be valued at \$2.50 per square feet, while the encumbered fee land area (existing easement) shall be valued at \$1.25 per square foot for each interest holder.

COMPARABLE SALES MAP



COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

Estimated Replacement / Reproduction Cost					
Improvement	Number of Units	\$ per Unit	Cost New	Depreciation	Value
No Improvements Indicated	-	\$ -	\$ -	0%	\$ -
	-	\$ -	\$ -	0%	\$ -
	-	\$ -	\$ -	0%	\$ -
Contributory Value of the Buildings					\$ -
Accessory Improvements					
N/A		\$ -	\$ -	0%	\$ -
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
No Site Improvements Indicated		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Site Improvements					\$ -
Contributory Value of All Improvements					\$ -
	Net Land Area		Price / SF		
Land Value (Fee)	182,647	SF	@	\$ 2.50	\$ 456,618
Land Value Easement (50% Interest)	35,153	SF	@	\$ 1.25	\$ 43,941
Land Value Easement (50% Interest)	35,153	SF	@	\$ 1.25	\$ 43,941
Estimated Value By Cost Approach					\$ 544,500

Furnish sources of cost data and support for depreciation factors (physical, functional, and economic. Use a separate page, numbered accordingly, as necessary):

The above information was collected from the Marshall & Swift Commercial Cost Estimator and local retailers.

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

	Subject	Comp. Sale No. 1		Comp. Sale No. 2		Comp. Sale No. 3	
Grantor							
Grantee							
Date of Sale							
Unit Price	/ sf	\$ -	/ sf	\$ -	/ sf	\$ -	/ sf
Relative Location			0%		0%		0%
Lot Location			0%		0%		0%
Financing			0%		0%		0%
Conditions of Sale			0%		0%		0%
Market Conditions			0%		0%		0%
Physical Characteristics			0%		0%		0%
Available Utilities			0%		0%		0%
Street Access			0%		0%		0%
Size of Improvement	square feet	-	square feet	0%	-	square feet	0%
Net Adjustments		0%		0%		0%	
	Indicated Unit Value	\$ -	/ sf	\$ -	/ sf	\$ -	/ sf
Estimated Unit Value of Fee Simple Area						\$ -	/ sf

Estimated Value by Sales Comparison Approach **N/A**

Explanation of Adjustments with Reconciliation (*Attach Comparable Data Supplement and Map; use separate page, numbered accordingly, as necessary.*):

Sales Comparison Approach (As Improved) to value was not required for the subject property as the subject is a vacant tract of land.

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

Potential Gross Income	.....	\$	-		N/A
Vacancy	%	\$	-		\$ -
Effective Gross Income	.....				\$ -
Expenses:					\$ -
Fixed Taxes.....		\$	-		\$ -
Insurance.....		\$	-		\$ -
Variable Management.....		\$	-		\$ -
Other	.....	\$	-		\$ -
	\$	-		\$ -
	\$	-		\$ -
Total Expenses	.....				N/A
Net Operating Income	.....				\$ -
Income Capitalized @		%	.....		\$ -
Plus: Value of Excess Land (if any)			.....		\$ -
				\$ -
Estimated Value By Income Approach			.....		N/A

The Income Approach to value was not required for the subject property as a whole because the subject property is a vacant tract of land.

PART TO BE ACQUIRED

Highest and Best Use:

After an analysis of the subject property as a whole and the part to be acquired, the subject property's highest and best use is for mixed use and or future commercial retail development.

Contributory Value of Improvements (Itemized)			
No Improvements Indicated		\$	-
		\$	-
		\$	-
		\$	-
Total Contributory Value of Improvements			\$ -
Fee	48,848 SF @ \$ 2.50 / SF	\$	122,120
Easement	35,153 SF @ \$ 1.25 / SF	\$	43,941
Total Land			\$ 166,061
TOTAL AS A UNIT			\$ 166,061

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements (Itemized)			
No Improvements Indicated		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Total Contributory Value of Improvements			\$ -
Land	133,799 SF @ \$ 2.50 / SF	\$	334,498
Easement	35,153 SF @ \$ 1.25 / SF	\$	43,941
Total Land			\$ 378,439
TOTAL AS A UNIT			\$ 378,439

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

After an analysis of the subject property as a whole and the part to be acquired, the subject property's highest and best use is for mixed use and or future commercial retail development.

VALUATION APPROACHES

Cost Approach \$ 378,439

Sales Comparison Approach Not Applicable

Income Approach Not Applicable

Reconciliation of Approaches to Value:

A Cost Approach to value utilizing the Sales Comparison Approach as vacant, was the most accurate method to determine the pro-rata part of the whole. The Cost Approach utilizes the Sales Comparison Approach for the subject as vacant (before and after) and then applies the depreciated site and or building improvements cost to determine the value of the subject property as a whole prior to the proposed right-of-way.

Contributory Value of Improvements	
No Improvements Indicated	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Contributory Value of Improvements	\$ -

Land Value	133,799 SF @ \$ 2.50 / SF	= \$ 334,498
Easement	35,153 SF @ \$ 1.25 / SF	= \$ 43,941
Total Land Value	168,952 SF	\$ 378,439

Reconciled Final Value **\$ 378,439**

Land Value, pg 5.1	Cost Approach, pg 5.3	Sales Comparison Approach, pg N/A	Income Approach, pg N/A
-----------------------	--------------------------	--------------------------------------	----------------------------

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	D & S Bell Enterprises LTD	Lone Star National Bank		Red Rock Real Estate Development Group LTD, a Texas Limited Partnership		KVS Family Limited Partnership	
Grantee	Mil Encinos Development LTD	McDonald's Real Estate Company dba (Delaware) McDonald's Real Estate Company		Wal-Mart Real Estate Business Trust, a Delaware Statutory Trust		Wal-Mart Estate Business Trust	
Date	February 9, 2004	February 28, 2014		June 24, 2013		August 22, 2013	
Sales Price	\$ -	\$ 750,000		\$ 5,665,936		\$ 12,629,012	
Unit Price	\$ - / SF	\$ 5.14 / SF		\$ 5.68 / SF		\$ 4.00 / SF	
Conditions of Sale	Cash To Seller	Similar 0%		Similar 0%		Similar 0%	
Market Conditions	Average	Similar 0%		Similar 0%		Similar 0%	
Relative Location	Average	Superior -35%		Superior -35%		Superior -35%	
Corner Influence	Average	Similar 0%		Similar 0%		Similar 0%	
Physical Characteristics	Rectangular	Irregular 0%		Irregular 0%		Irregular 0%	
Topography	Conventional	Similar 0%		Similar 0%		Similar 0%	
Available Utilities	Water / Electricity / Sewer	Water / Elect / Sewer 0%		Water / Elect / Sewer 0%		Water / Elect / Sewer Nearby 0%	
Frontage	Extension of Diamond Avenue	Interstate 2 btwn Coyote Drive & Diamond Street -15%		Canton Road & Interstate 69C -15%		FM 493 -15%	
Size of Tract	168,952 SF	145,926 SF 0%		997,524 SF 0%		3,157,272 SF 0%	
Net Adjustments		-50%		-50%		-50%	
Indicated Unit Value		\$ 2.57 / SF		\$ 2.84 / SF		\$ 2.00 / SF	
Estimated Unit Value of Fee Simple Area						\$ 2.50 / SF	
Estimated Unit Value of Easement						\$ 1.25 / SF	
Land Value Fee Simple		(133,799 SF x \$2.50 / SF)				\$ 334,498	
Land Value Easement (Easement Holder)		(35,153 SF x \$1.25 / SF)				\$ 43,941	
						\$ 378,439	

Explanation of Adjustments with Reconciliation:

The local market and extended market were searched for comparable sales that contained similar frontage and overall market conditions along US Expressway 83 and other similar developments along similar highways in Hidalgo County. Each of these sales were selected based on the surrounding developments similar to that of the on-going Mil Encinos Development and Master Plan. The following three comparable sales were reviewed for location, available utilities, financing, site utility, topography and other factors that the real estate market recognizes for arms-length transactions. An unadjusted unit range of market value of \$4.00 per square foot to \$5.14 per square foot was indicated by the comparable sales prior to adjustment. After applicable adjustments were made to each of the selected sales, the unit range of value for the subject property was determined to be \$2.00 per square foot to \$2.84 square feet. Based on the existing developments and surrounding land use within the immediate market area, a unit value near the mid-range was selected for the determination of overall market value, \$2.50 per square foot. The valuation of the remainder is determined to be 168,952 square feet (3.878 acres) with an encumbered fee land area or easement of 35,153 square feet (0.807 acres) which shall remain with the easement holder. A separate appraisal report shall be provided to the easement holder for acquisition of the remaining bundle of rights within the easement area identified within the part to be acquired. The subject remainder appears to have an extension of the gas line easement, however, a survey of the entire tract was not provided to this appraiser. Therefore, a hypothetical condition of which the remainder land area shall be calculated at 100% of market value for the unencumbered land area and 50% of market value for the 50% remaining interest within the part to be acquired. Therefore, 133,799 square feet shall be valued at \$2.50 per square feet, while the remaining encumbered fee land area (easement holders' interest) shall be valued at \$1.25 per square foot.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

Estimated Replacement / Reproduction Cost					
Improvement	Number of Units	\$ per Unit	Cost New	Depreciation	Value
None Indicated		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Buildings					\$ -
Accessory Improvements					
		\$ -	\$ -	0%	\$ -
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
None Indicated		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Site Improvements					\$ -
Contributory Value of All Improvements					\$ -
	Net Land Area		Price / SF		
Land Value (Fee)	133,799	SF @	\$ 2.50		\$ 334,498
Land Value (Easement)	35,153	SF @	\$ 1.25		\$ 43,941
Estimated Value By Cost Approach					\$ 378,439

The above information was collected from the Marshall & Swift Commercial Cost Estimator and local retailers.

SALES COMPARISON APPROACH

Whole: Part to be Acquired: Remainder After:
 Land: Improved:

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

VALUATION GRID		REPRESENTATIVE COMPARABLE SALES					
Subject		Comp. Sale No. 1		Comp. Sale No. 2		Comp. Sale No. 3	
Grantor							
Grantee							
Date of Sale							
Unit Price	\$ - /sf	\$ - /sf		\$ - /sf		\$ - /sf	
Relative Location	Average		0%		0%		0%
Lot Location	Corner		0%		0%		0%
Financing	Conventional		0%		0%		0%
Conditions of Sale	Cash to Seller		0%		0%		0%
Market Conditions	Average		0%		0%		0%
Physical Characteristics	Average		0%		0%		0%
Available Utilities	All Utilities		0%		0%		0%
Street Access	Public		0%		0%		0%
Size of Improvement	square feet	- square feet	0%	square feet	0%	square feet	0%
Net Adjustments			Δ 0%		Δ 0%		Δ 0%
	Indicated Unit Value	\$ - /sf		\$ - /sf		\$ - /sf	
Estimated Unit Value of Fee Simple Area						\$ - /sf	

Estimated Value by Sales Comparison Approach _____ \$ -

Sales Comparison Approach (As Improved) to value was not required for the subject property as the subject is a vacant tract of land and the approach is therefore not applicable.

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

Potential Gross Income	.....	\$	-		N/A
Vacancy	%	\$	-		\$ -
Effective Gross Income	.....	\$	-	
Expenses:					\$ -
Fixed Taxes.....		\$	-		\$ -
Insurance.....		\$	-		\$ -
Variable Management.....		\$	-		\$ -
Other	.....	\$	-		\$ -
	\$	-		\$ -
	\$	-		\$ -
Total Expenses	.....				N/A
Net Operating Income	.....				\$ -
Income Capitalized @	0	%	.....		\$ -
Plus: Value of Excess Land (if any)			.....		\$ -
				\$ -
Estimated Value By Income Approach			.....		N/A

The Income Approach to value was not required for the subject property in the remainder after as the property is a vacant tract of land and therefore the approach is not applicable.

Explanation of Damages:

No diminution or damages are assessed for the remainder after as the part to be acquired does not encumber the remainder property in a manner that alters the overall site utility and functional utility of the remainder after.

Explanation of Cost To Cure (If any):

No cost to cure is indicated for the subject as no site improvements were indicated.

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is _____ \$ 544,500

PART TO BE ACQUIRED

Considered as severed land, the fee simple title to the part being acquired for highway purposes (less oil, gas and sulphur and subject if any, which are not to be extinguished) _____ \$ 166,061

REMAINING PROPERTY

The value of the remainder immediately before the taking is _____ \$ 378,439

Considering the uses to which the part taken is to be subjected to, the market value of the remainder immediately after the acquisition is _____ \$ 378,439

NET DAMAGES OR ENHANCEMENTS, (if any) _____ \$ -

ACCESS:

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 _____ \$

COST TO CURE _____ \$ -

TOTAL COMPENSATION _____ \$ 166,061

EXHIBITS

1. Qualification of Appraiser
2. Certified Letter of Intent to Inspect & Tracking Data
3. Hidalgo County Appraisal District Data
4. Questionnaire

Certification of Appraisal

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

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

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

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

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

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

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

I have made a personal on-site and or off-site visit of the property that is the subject of this report based on the permissibility granted at the time of inspection.

Thomas M. Davis, State Certified General Real Estate Appraiser and Mike Navarro, Appraiser Trainee with Leonel Garza Jr. & Associates LLC provided significant professional assistance in the preparation of this report not limited to a physical inspection, taking of photographs of the subject property and value analysis.

No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;

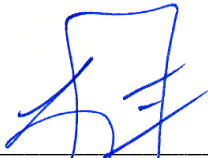
I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an Associate Member of the Appraisal Institute and is not an MAI Designated Appraiser, however is currently seeking designation.

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
Expiration: December 31, 2016

ASSUMPTIONS AND LIMITING CONDITIONS

This report has been prepared with the following general assumptions:

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.

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

Responsible ownership and competent property management are assumed.

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

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.

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.

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

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.

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.

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.

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.

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.

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

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

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.

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.

Leonel Garza III
State Certified General Real Estate Appraiser

Company Bio

Leonel Garza Jr. & Associates, LLC provides a variety of real estate consulting services with primary focus on real estate appraisals and appraisal litigation support. The company specializes in General Commercial Real Estate, Estate Valuations, and Right-of- Way Easement Acquisition and Defense. Leonel Garza III has been a Texas General Certified Real Estate Appraiser (License TX -1328373G) since 1998. Leonel Garza III was originally trained by Leonel Garza Jr., a well-respected Real Estate appraiser who had roughly 20 years of appraisal experience at the time of his passing in 1998. Leonel Garza Jr. & Associates was established thereafter, and Leonel Garza III has continued in the appraisal business. In addition to the appraisal services, the company provides Real Property Tax Consulting Services. The purpose of this division is to support property tax owners in the verification of property tax assessment as promulgated by the Texas Property Tax Code.

Appraisal Work Experience

Banking Institutions

International Bank of Commerce, Inter National Bank, Lone Star National Bank, BBVA (Former Texas State Bank), Rio Bank, South Texas Community Bank, First National Bank, Frost Bank and others in the Rio Grande Valley and throughout Texas.

Government Institutions:

Local Government Agencies include various municipalities throughout Hidalgo, Cameron, Starr, Brooks and Webb County (Include but not limited to the Cities of McAllen, Edinburg, Pharr, San Juan, Alamo, Mercedes, Brownsville, Edcouch, Rio Grande City, Roma, Laredo, Eagle Pass, Falfurrias, Mission, Hidalgo, Donna and Weslaco)

State Agencies include Texas Department of Transportation (TxDOT), Texas Attorney General's Office, and Texas Parks & Wildlife

Federal Agencies include the Federal Aviation Division and US Marshal Service.

Property Tax Division

The property tax division of the firm conducts reviews of property tax assessments by various county appraisal districts in order to consult clients on their current tax liabilities. Reviews include attending informal and formal hearings on behalf of clients at local appraisal districts. With over 2,500 accounts throughout South Texas of which includes the County of Cameron, Brooks, Hidalgo, Starr, Willacy, Webb and Nueces County. Clients include dealerships, movie theaters, concrete batch plants, convenience stores, retail box centers, retail strip centers, warehouses, subdivisions, and many other commercial type properties.

Right-of-Way Division

The Right-of-Way Division of the firm conducts Real Estate Appraisals for various local and government agencies throughout South Texas. These reports conform to the Texas Department of Transportation A-5 & A-6 Formats which are also utilized for LPA's (Local Participating Agencies). Leonel Garza III has undergone extensive training in this field of work over the past 13 years. He specializes in acquisitions concerning diminution of market value and or property bi-sections.

ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, drainage or irrigation easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support.

Over the course of this company's history, this division has produced well over 1,000 reports with the single largest project being an approximately 150 parcel project covering two counties. Counties of which ROW work has been performed include, Brooks, Cameron, Hays, Hidalgo, Nueces, Starr, Webb and Willacy County.

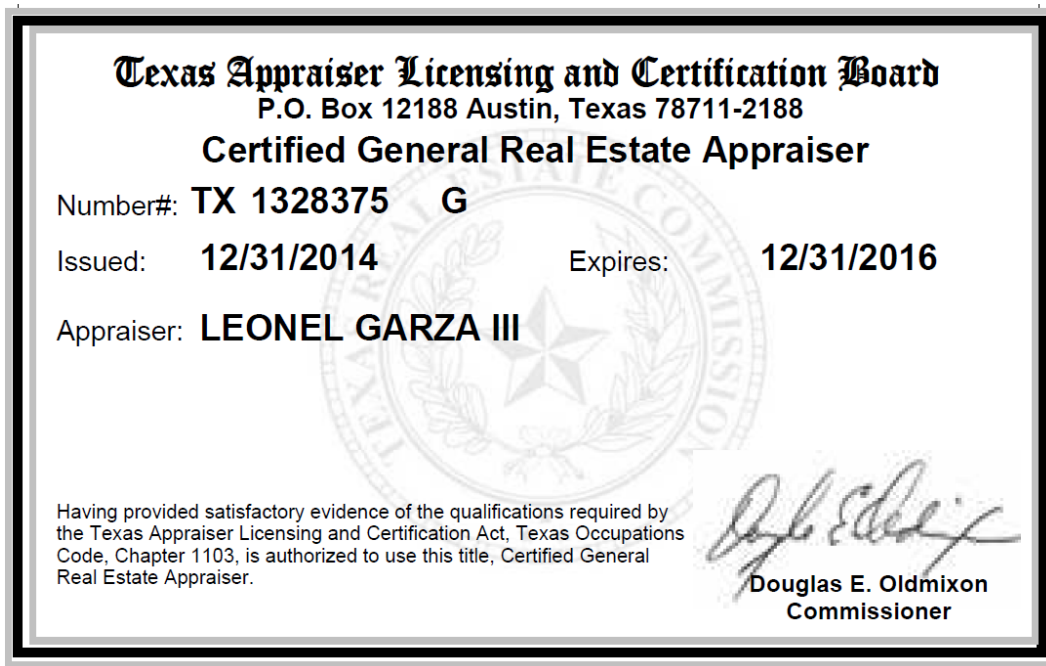
Education

Graduate, 1995, Texas A&M University, College Station, Texas (Bachelor of Science in Biomedical Science)

Licenses

State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
Expires: December 31, 2016 (Active)

State Certified Property Tax Consultant
Number TX – 00003181
Licensed Since May 20, 2002
Expires: June 16, 2015 (Active)



Professional Organizations

Associate Member of the Appraisal Institute

Taking courses toward the designation of MAI through the Appraisal Institute.

National Association of Master Appraisers (MAA)

Designated as a Master Senior Appraiser 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)

Public Service

Chairman of the City of McAllen Planning and Zoning Board (Active Member)

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

Chairman of the Hidalgo County Subdivision Advisory Board (Active Member)

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

Chairman of the Hidalgo County Building Line of Adjustments (Active Member)

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

Former Member of The McAllen Traffic Commission Board

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

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 2014, the club raised funds to provided dinners to 60 families (approximately 240 – 300 individuals) throughout the City of McAllen.

Former Chairman of the City of McAllen Zoning Board of Adjustments and Appeals (ZBOA)

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.

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.

LETTER OF INSPECTION SENT TO OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

1419 Dove, Suite 1 - McAllen, Texas 78504
(956) 687-7295 (24 hour answering service) Fax (956) 687-9236
Email: leonel3@garza-associates.com

October 20, 2014

Project: "Peñitas Drainage Project"
Parcel 2A, 2B, 3A and 3B

Mil Encinos Development LTD
P.O. Box 653
Penitas, TX 78576

To Whom It May Concern:

Leonel Garza Jr. & Associates LLC has been contracted by the Hidalgo Urban County Program to appraise various properties along and area to be known as the "Peñitas Drainage Project" along US Expressway 83 / Interstate 2 within the City of Peñitas, Texas. This project is for the purpose of address current and future drainage issues in the area. Attached is a survey of the property to be acquired as provided by Urban County. 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. In the event written nor verbal permission is granted to enter the subject property. The inspection is to proceed off-site along existing road right of way or from adjoining tracts of which permission was granted. The extent of the inspection is to photograph and measure any improvements only. 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. The Hidalgo County Precinct No. 3 shall be negotiating the purchase of this portion of your property believed to be in the name of Mil Encinos Development LTD . Any information on recent sales in the area is appreciated in order to determine the current market value of the subject property.

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. 3
Victor Gallardo, Co-Right of Way Agent
724 North Breyfogle, Mission, Texas 78574
Office (956) 585-4509

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

7012 2920 0001 5645 6334

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ Mail Pak
Certified Fee	
Return Receipt Fee (Endorsement Required)	OCT 20 2014 <small>Postmark Here</small>
Restricted Delivery Fee (Endorsement Required)	
Total Postage	\$
Sent To	Mil Encinos Development LTD
Street, Apt. No. or P.O. Box No.	P.O. Box 653
City, State, Zip	Penitas, TX 78576

PS Form 3800

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Jerry Bell</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Jerry Bell</i></p> <p>C. Date of Delivery <i>10/22/14</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Mil Encinos Development LTD P.O. Box 653 Penitas, TX 78576</p> </div>	<p>3. Service type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7012 2920 0001 5645 6334</p>	
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

HIDALGO COUNTY APPRAISAL DISTRICT DATA

02/20/2014

Hidalgo CAD - Property Details

Hidalgo CAD

Property Search Results > 194462 MIL ENCINOS DEVELOPMENT LTD for Year 2014

Property

Account

Property ID:	194462	Legal Description: HOMEVILLE A LT 227 5.00 AC
Geographic ID:	H4250-01-000-0227-00	Agent Code:
Type:	Real	
Property Use Code:		
Property Use Description:		

Location

Address:	GILES TX	Mapsc0:
Neighborhood:	HOMEVILLE A	Map ID:
Neighborhood CD:	H425001	

Owner

Name:	MIL ENCINOS DEVELOPMENT LTD	Owner ID: 546639
Mailing Address:	PO BOX 653 PENITAS, TX 78576-0653	% Ownership: 100.0000000000%

Exemptions:

Values

(+)	Improvement Homesite Value:	+	\$0	
(+)	Improvement Non-Homesite Value:	+	\$0	
(+)	Land Homesite Value:	+	\$0	
(+)	Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+)	Agricultural Market Valuation:	+	\$15,000	\$2,235
(+)	Timber Market Valuation:	+	\$0	\$0
(=)	Market Value:	=	\$15,000	
(-)	Ag or Timber Use Value Reduction:	-	\$12,765	
(=)	Appraised Value:	=	\$2,235	
(-)	HS Cap:	-	\$0	
(=)	Assessed Value:	=	\$2,235	

Taxing Jurisdiction

Owner: MIL ENCINOS DEVELOPMENT LTD
 % Ownership: 100.0000000000%
 Total Value: \$15,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$2,235	\$2,235	\$0.00
CPN	CITY OF PENITAS	0.434500	\$2,235	\$2,235	\$9.71
DR1	DRAINAGE DISTRICT #1	0.095700	\$2,235	\$2,235	\$2.14
GHD	HIDALGO COUNTY	0.590000	\$2,235	\$2,235	\$13.19
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$2,235	\$2,235	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.150000	\$2,235	\$2,235	\$3.35
R01	ROAD DIST 01	0.000000	\$2,235	\$2,235	\$0.00
SLJ	LA JOYA ISD	1.311000	\$2,235	\$2,235	\$29.30
SST	SOUTH TEXAS SCHOOL	0.049200	\$2,235	\$2,235	\$1.10

TCPN1	PENITAS TAX INCREMENT ZONE 1	0.000000	\$2,235	\$2,235	\$0.00
THCPN	COUNTY - PENITAS TAX INCREMENT ZONE 1	0.000000	\$2,235	\$2,235	\$0.00
Total Tax Rate:		2.630400			
				Taxes w /Current Exemptions:	\$58.79
				Taxes w /o Exemptions:	\$58.79

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	5.0000	217800.00	0.00	0.00	\$15,000	\$2,235

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015		N/A	N/A	N/A	N/A	N/A
2014		\$0	\$15,000	2,235	2,235	\$0 \$2,235
2013		\$0	\$15,000	2,140	2,140	\$0 \$2,140
2012		\$0	\$15,000	2,085	2,085	\$0 \$2,085
2011		\$0	\$45,000	2,005	2,005	\$0 \$2,005
2010		\$0	\$45,000	2,020	2,020	\$0 \$2,020
2009		\$0	\$45,000	2,095	2,095	\$0 \$2,095
2008		\$0	\$37,500	2,095	2,095	\$0 \$2,095
2007		\$0	\$37,500	1,995	1,995	\$0 \$1,995
2006		\$0	\$37,500	2,000	2,000	\$0 \$2,000
2005		\$0	\$37,500	2,020	2,020	\$0 \$2,020
2004		\$0	\$37,500	2,000	2,000	\$0 \$2,000
2003		\$0	\$37,500	1,995	1,995	\$0 \$1,995

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/9/2004 12:00:00 AM	WD	WARRANTY DEED	D & S BELL ENTERPF	MIL ENCINOS DEVELI			1295638
2	3/27/2003 12:00:00 AM	WD	WARRANTY DEED	BELL DUANE V	D & S BELL ENTERPF			1181932
3	2/27/2002 12:00:00 AM	WD	WARRANTY DEED	BELL GERALD E	BELL DUANE V			1055779

QUESTIONNAIRE

Leonel Garza Jr. & Associates LLC
Appraisal Services Questionnaire – Peñitas Drainage Project

October 20, 2014

The following information is required in order to expedite the completion of appraisal reports requested by the Hidalgo County Precinct No. 3. 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. 2A, 2B, 3A + 3B
2. Owner(s) of Record: Mil Encinos Development, Hd
3. Who Is Authorized To Make Decisions For This Property? Jerry Bell and Mr Duane Bell
4. Contact Numbers: Jerry = Duane office 585-6482
5. Mailing Address: P.O. Box 653
Peñitas, TX 78576
6. Date of Purchase: transferred to Ltd from partner Jan 28, 2004
7. Original Purchase Price of Property: -
8. Number of Acres (SF) Purchased: -
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 We have appraisals for loan purposes and land sales
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 _____

Leonel Garza Jr. & Associates LLC

Leonel Garza Jr. & Associates LLC
Appraisal Services Questionnaire – Peñitas Drainage Project

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

Yes No

Explain _____

14. Comments, Concerns or Special Request: _____

Please, contact John Womack (956-624-2621), our business manager
for further questions and negotiations of terms, price, etc.

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
contact John Womack 624-2621

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

10-27-14
Date

Jerry Bell
Print Name