

L. Settlement Charges			
700. Total Sales/Broker's Commission based on price	\$0.00	@ % =	\$0.00
Division of Commission (line 700) as follows:			
701.	to		
702.	to		
703. Commission Paid at Settlement			\$0.00
704. The following persons, firms or	to		
705. corporations received a portion	to		
706. of the real estate commission amount	to		
707. shown above:	to		
<b>800. Items Payable in Connection with Loan</b>			
801. Loan Origination Fee %	to		
802. Loan Discount %	to		
803. Appraisal Fee	to		
804. Credit Report	to		
805. Lender's Inspection Fee	to		
806. Mortgage Insurance Application	to		
807. Assumption Fee	to		
<b>900. Items Required by Lender To Be Paid in Advance</b>			
901. Interest from 4/28/2015 to 5/1/2015 @ \$0/day			
902. Mortgage Insurance Premium for months	to		
903. Hazard Insurance Premium for years	to		
<b>1000. Reserves Deposited With Lender</b>			
1001. Hazard insurance	months @		per month
1002. Homeowner's insurance	months @		per month
1003. City property taxes	months @		per month
1004. County property taxes	months @		per month
1005. Annual assessments	months @		per month
1006. School property taxes	months @		per month
1007. Water District taxes	months @		per month
1008. HOA Dues	months @		per month
1011. Aggregate Adjustment			
<b>1100. Title Charges</b>			
1101. Settlement or closing fee	to		
1102. Abstract or title search	to		
1103. Title examination	to		
1104. Title insurance binder	to		
1105. Document preparation	to L. G. "Jerry" Canales		\$200.00
1106. Notary fees	to		
1107. Attorney's fees	to		
(includes above items numbers:	)		
1108. Title insurance	to Valley Land Title Company		\$340.00
(includes above items numbers:	)		
1109. Lender's coverage	\$0.00/\$0.00		
1110. Owner's coverage	\$24,103.00/\$340.00		
1111. Escrow fee	to Valley Land Title Company		\$300.00
1112			

**SOLICITATION**

You are required by law to provide VALLEY LAND TITLE CO. with your correct taxpayer identification number. If you do not provide VALLEY LAND TITLE CO. with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

**SUBSTITUTE FORM 1099 SELLER STATEMENT**

The information contained in blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, on lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**SELLER INSTRUCTIONS**

If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Seller understands the closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guaranty the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct. The undersigned hereby authorizes VALLEY LAND TITLE CO. to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan funds, if applicable, in the amount shown above and receipt of a copy of this Statement.

\*Note: Interest on existing liens is figured to the date indicated. If not paid by then, additional interest will have to be collected and your statement will be adjusted to have sufficient funds to secure release from the lien holder.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

The County of Hidalgo, Texas

**Valde Guerra, Executive Officer**

Criminal District Attorney of Hidalgo County, Texas  
& The Hidalgo County High Intensity Drug Trafficking  
Area "HIDTA" Task Force

By: **Ricardo Rodriguez, Jr., District Attorney**

**SETTLEMENT AGENT CERTIFICATION**

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent \_\_\_\_\_ Date \_\_\_\_\_

**Warning:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

Charge to VLIC  
GF: 139700/SV

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Parcel: #9  
CORRECTION  
RIGHT OF WAY DEED

THE STATE OF TEXAS           §  
  §  
COUNTY OF HIDALGO       §           KNOW ALL MEN BY THESE PRESENTS:

That, CRIMINAL DISTRICT ATTORNEY OF HIDALGO COUNTY, TEXAS, & THE HIDALGO COUNTY HIGH INTENSITY DRUG TRAFFICKING AREA "HIDTA", TASK FORCE, 3100 S. Clossner, Edinburg of the County of Hidalgo, State of Texas 78539, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TWENTY-FOUR THOUSAND ONE HUNDRED THREE AND NO/100 DOLLARS (\$24,103.00) and other good and valuable consideration to Grantors in hand paid by the County of Hidalgo, Texas, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Sell and Convey unto THE COUNTY OF HIDALGO, TEXAS all that certain tract or parcel of land in Hidalgo County, Texas, being a 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

**SUBJECT TO THE FOLLOWING:**

1. Visible and apparent easements not appearing of record;
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and
3. Easements, rights of way, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments (other than liens and conveyances)

IN WITNESS WHEREOF, this instrument is executed on this the 28<sup>th</sup> day of April, 2015.

CRIMINAL DISTRICT ATTORNEY OF  
HIDALGO COUNTY, TEXAS & THE  
HIDALGO COUNTY HIGH INTENSITY DRUG  
TRAFFICKING AREA "HIDTA" TASK FORCE

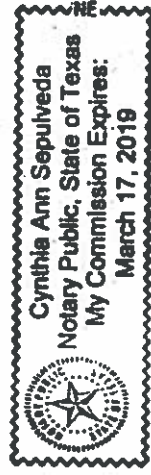
BY:   
RICARDO RODRIGUEZ, JR., District Attorney

ACCEPTED BY:  
THE COUNTY OF HIDALGO, TEXAS

By:   
VALDE GUERRA, Executive Officer

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on June 11, 2015 by RICARDO  
RODRIGUEZ, JR., District Attorney on behalf of the CRIMINAL DISTRICT ATTORNEY OF  
HIDALGO COUNTY, TEXAS, & THE HIDALGO COUNTY HIGH INTENSITY DRUG  
TRAFFICKING AREA "HIDTA", TASK FORCE



  
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4  
SAN CARLOS DRAINAGE IMPROVEMENTS  
TRENTON DRAIN  
PARCEL: No. 9 FEE SIMPLE

A 1.31 ACRE TRACT OF LAND OUT OF LOTS 3 AND 4, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO FINAL JUDGEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 868783, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 3 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°28'09" E, 1,013.50 FEET FROM THE SOUTHWEST CORNER OF LOT 3.

THENCE; N 08°38'37" E, A DISTANCE OF 132.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF HERENCIA MANOR SUBDIVISION (RECORDED IN VOLUME 42, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°20'45" E, ALONG THE EAST LINE OF HERENCIA MANOR SUBDIVISION, A DISTANCE OF 47.49 FEET TO A 1/2" IRON ROD WITH 24" IN LENGTH WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, A DISTANCE OF 316.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SAHARA ESTATES No.2 (RECORDED IN VOLUME 54, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°33'07" W, ALONG THE WEST LINE OF SAHARA ESTATES No.2, A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 4 FOR THE SOUTHWEST CORNER OF SAHARA ESTATES No.2 AND THE SOUTHEAST CORNER OF THIS TRACT.



# L. G. 'JERRY' CANALES

ATTORNEY AT LAW

217 W. Cano, Edinburg, Texas 78539

(956) 383-2708

## ATTORNEY REPRESENTATION AND FEE LETTER

The legal documents needed for this closing have been prepared by the law office of L.G. 'JERRY' CANALES. The legal fees for preparation of the documents are based on the customary fees charged for document preparation in similar transactions. Mr. Canales has undertaken to prepare documents only, and has not in any way undertaken to assist or advise the seller or buyer about this transaction or the documents executed in connection with it.

All documents were prepared by Mr. Canales based on information provided to him by third parties (e.g. the earnest money contract, title commitment and loan closing instructions), and he has not made any independent effort to verify this information.

Mr. Canales may have prepared the legal documents for both seller and buyer and may also have given legal advice to Valley Land Title Company concerning this transaction. Under the strict rules which lawyers must follow to avoid conflicts of interest, he has determined that he would be able to prepare the documents in such a case.

We agree to pay the fees charged by Mr. Canales for document preparation as shown on the closing statement and acknowledge that we have been given the opportunity to have our own attorney review the documentation.

SELLER:

CRIMINAL DISTRICT ATTORNEY OF  
HIDALGO COUNTY, TEXAS & THE  
HIDALGO COUNTY HIGH INTENSITY DRUG  
TRAFFICKING AREA "HIDTA" TASK FORCE

BY:

  
RICARDO RODRIGUEZ, JR., District Attorney

BUYER:

THE COUNTY OF HIDALGO, TEXAS

# INDEMNITY AND AFFIDAVIT AS TO DEBTS AND LIENS

(Seller Or Owner-Borrower)

GF# 139700

**SUBJECT PROPERTY:** A 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

STATE OF TEXAS  
COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared the undersigned known to me to be the person(s) whose names(s) is/are subscribed hereto and upon oath deposes and says that his is the District Attorney on behalf of the **CRIMINAL DISTRICT ATTORNEY OF HIDALGO COUNTY, TEXAS, & THE HIDALGO COUNTY HIGH INTENSITY DRUG TRAFFICKING AREA "HIDTA" TASK FORCE**, the owner of the above described property and in such capacity is familiar with the following, that there are:

Before me, the undersigned authority, on this day personally appeared the undersigned, (Owner-Borrower) personally known to me to be the person(s) whose names(s) is/are subscribed hereto and upon oath deposes and says that the marital status of affiant(s) has/have not changed since the date of acquisition of said property and represents to the purchaser and/or lender in this transaction that there are:

1. No unpaid debts for taxes, plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antennae, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies, electric appliances, fences, street paving, or any personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts and there are no security interests on such property secured by financing statements, security agreement or otherwise except the following:

Creditor	Approximate Amount
----------	--------------------

NONE	
------	--

2. No loans or liens (including federal or state liens and judgment liens) of any kind on such property except the following:

Creditor	Original Loan Amount:
----------	-----------------------

NONE	
------	--

3. All labor and material used in the construction of improvements on the above described property have been paid for and there are no unpaid labor or material claims against the improvements or the property upon which same are situated, and I hereby declare that all sums of money due for the erection of improvements have been fully paid and satisfied, except the following:

**Declaration of Nonforeign Status – Entity**

Date: April 28, 2015  
Transferor: CRIMINAL DISTRICT ATTORNEY OF HIDALGO COUNTY, TEXAS, & THE HIDALGO COUNTY HIGH INTENSITY DRUG TRAFFICKING AREA "HIDTA" TASK FORCE

Transferor's Home Address (including county): 3100 S. Clossner  
Edinburg, Hidalgo County, Texas 78539



Transferor's U.S. Taxpayer Identification Number: \_\_\_\_\_

Transferee: THE COUNTY OF HIDALGO, TEXAS

Property: A 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes, including purposes of section 1445, the owner of a disregarded entity that has legal title to a U.S. real property interest under local law will be the transferor of the property and not the disregarded entity. To inform Transferee that withholding of tax is not required on the disposition of a U.S. real property interest by Transferor, I certify on behalf of Transferor that the contents of this declaration are true.

Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

Transferor is not a disregarded entity as defined in Treasury Regulation section 1.1445-2(b)(2)(iii).

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained in this declaration could be punished by fine, imprisonment, or both.

UNDER PENALTIES OF PERJURY I DECLARE THAT I HAVE EXAMINED THIS DECLARATION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE, CORRECT, AND COMPLETE.

**NOTICE TO PURCHASERS  
DEED RESTRICTIONS**

STATE OF TEXAS  
COUNTY OF HIDALGO

The real property described below, which you are purchasing is subject to deed restrictions recorded in Hidalgo County, Texas as set out in Schedule B of the Title Commitment.

A 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

The undersigned acknowledge that they have been furnished with a copy of said restrictive covenants and further acknowledge that we have been furnished with a copy of the Owner's Title Policy Commitment.

We further acknowledge that we have been advised that if there are any matter in either the restrictive covenants or the Owner's Title Policy Commitment which we do not understand, that we should seek legal counsel of our own choosing for an explanation of the legal significance and effect that these matters may have on our property.

We agree that the owner's Title Policy, which will be issued by Valley Land Title Company, covering the above described real property will be issued on the promulgated Texas Form which contains the standard printed exceptions and those special exceptions set out on Schedule B of the above referenced Owner's Title Policy Commitment.

BUYER:

THE COUNTY OF HIDALGO, TEXAS

BY: **VALDE GUERRA, Executive Officer**

Date: April 28, 2015



NOTIFICATION OF TAXING AUTHORITIES

GF#139700

RE: A 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

Please be advised that tax statements will continue to be sent to the previous owner. In order for tax statements to be sent to you, upon receipt of the recorded Warranty Deed which is mailed to you directly from the Hidalgo County Clerk's office, you need to take it to the following office so that they can change their records accordingly:

Hidalgo County Appraisal District  
4405 S. Professional Drive  
Edinburg, Texas 78539  
www.HIDALGOAD.ORG

This information will also need to be given to any Water District which affects the property.

PLEASE NOTE THAT IT IS THE NEW OWNERS RESPONSIBILITY TO NOTIFY THE APPRAISAL DISTRICT AND WATER DISTRICT OF THE CHANGE OF OWNERSHIP. FAILURE TO DO SO MAY RESULT IN PENALTY AND INTEREST CHARGES BEING ADDED TO YOUR TAX STATEMENTS FOR LATE PAYMENT.

The undersigned hereby acknowledges receipt of this notice on \_\_\_\_\_, 2015.

BUYER:

THE COUNTY OF HIDALGO, TEXAS

BY:  VALDE GUERRA, Executive Officer

**BUYER'S ACCEPTANCE OF DEED**

The undersigned Buyer hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges that same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

**BUYER:**

**THE COUNTY OF HIDALGO, TEXAS**

**BY:** VALDE GUERRA, Executive Officer

**DATED:** April 28, 2015

030H  
0516

**WAIVER OF INSPECTION**

**PLEASE SIGN & RETURN THIS WAIVER**

**GF NO: 139700**

**TO: VALLEY LAND TITLE CO.**

**AGENT FOR: ALLIANT NATIONAL TITLE INSURANCE COMPANY**

**Gentlemen:**

**I/We, THE COUNTY OF HIDALGO, TEXAS, has this day purchased from CRIMINAL DISTRICT ATTORNEY OF HIDALGO COUNTY, TEXAS, & THE HIDALGO COUNTY HIGH INTENSITY DRUG TRAFFICKING AREA "HIDTA" the following described property in Hidalgo County, Texas, to-wit:**

**A 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.**

**I/We waive inspection and hereby accept a policy showing the exception "Right of Parties in Possession".**

**EXECUTED on \_\_\_\_\_, 2015.**

**BUYER:**

**THE COUNTY OF HIDALGO, TEXS**

**BY: \_\_\_\_\_  
VALDE GUERRA, Executive Officer**



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: April 28, 2015

TO: SELLER: CRIMINAL DISTRICT ATTORNEY OF HIDALGO COUNTY, TEXAS, & THE  
HIDALGO COUNTY HIGH INTENSITY DRUG TRAFFICKING AREA "HIDTA"

BUYER: THE COUNTY OF HIDALGO

FROM: VALLEY LAND TITLE CO.

PROPERTY: A 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

This is to give you notice that VALLEY LAND TITLE CO. has a business relationship with HIDALGO COUNTY PROPERTY TAX SERVICE. The shareholders of VALLEY LAND TITLE CO. composes a majority of the shareholders of HIDALGO COUNTY PROPERTY TAX SERVICE. Because of this relationship, this referral may provide VALLEY LAND TITLE CO. a financial or other benefit. HIDALGO COUNTY PROPERTY TAX SERVICE is contracted to obtain tax information and guarantee taxes to VALLEY LAND TITLE CO. on all real estate related closings.

HIDALGO COUNTY PROPERTY TAX SERVICE will charge \$55.00 for the first tax account and \$20.00 for each additional tax account from the various taxing authorities, plus tax. THERE MAY BE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES OR YOU MAY SECURE TAX CERTIFICATES FROM THE VARIOUS TAXING AUTHORITIES ON YOUR OWN AND DELIVER THEM TO VALLEY LAND TITLE CO. THE NORMAL FEE PAID TO EACH TAXING AUTHORITY IS \$10.00 FOR EACH TAX ACCOUNT AND THERE ARE USUALLY 2 TO 4 TAXING AUTHORITIES TAXING YOUR PROPERTY. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

I/WE HAVE READ THIS DISCLOSURE FORM, AND UNDERSTAND THAT VALLEY LAND TITLE CO. IS REFERRING ME/US TO HIDALGO COUNTY PROPERTY TAX SERVICE AND MAY RECEIVE A FINANCIAL OR OTHER BENEFIT AS THE RESULT OF THIS REFERRAL.

I  prefer to use HIDALGO COUNTY PROPERTY TAX SERVICE  PREFER TO OBTAIN TAX CERTIFICATES ON MY OWN AND AGREE TO DELIVER THE SAME TO VALLEY LAND TITLE CO. PRIOR TO CLOSING.

SELLER: BORROWER:

CRIMINAL DISTRICT ATTORNEY OF THE COUNTY OF HIDALGO

## NO PRORATION AGREEMENT

WHEREAS, CRIMINAL DISTRICT ATTORNEY OF HIDALGO COUNTY, TEXAS, & THE HIDALGO COUNTY HIGH INTENSITY DRUG TRAFFICKING AREA "HIDTA", TASK FORCE hereinafter referred to as SELLER has this day sold to THE COUNTY OF HIDALGO, TEXAS, hereinafter referred to as PURCHASER, the following described property, to-wit:

A 1.31 acre tract of land out of Lots 3 And 4, Block 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgment recorded under County Clerk's Document Number 868783, Official Records, Hidalgo County, Texas. Said 1.31 acre tract of land being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for any and all purposes.

SELLER and PURCHASER acknowledge that taxes will not be prorated through the date of closing and SELLER shall be fully and solely responsible for taxes for the year 2015 through the date of closing.

EXECUTED at Edinburg, Texas, this 28<sup>th</sup> day of April, 2015.

SELLER

CRIMINAL DISTRICT ATTORNEY OF  
HIDALGO COUNTY, TEXAS & THE  
HIDALGO COUNTY HIGH INTENSITY DRUG  
TRAFFICKING AREA "HIDTA" TASK FORCE

BY:

  
RICARDO RODRIGUEZ, JR., District Attorney

BUYER

THE COUNTY OF HIDALGO, TEXAS

[Download PDF Packet](#) [Print Agenda](#) [Return](#)



AGENDA  
HIDALGO COUNTY  
COMMISSIONERS COURT MEETING *pg 5*  
November 5, 2013  
9:30 A.M.

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

1. Roll Call
2. Pledge of Allegiance
3. Prayer
4. Approval of Consent Agenda
5. Open Forum
6. County Judge's Office:
  - A. Resolution honoring Veterans Treatment Court Program and Veterans Day
  - B. Resolution honoring the UTPA Pharmacy Program
  - C. Discussion, consideration, and action to amend the Hidalgo County Tax Increment Reinvestment Zone (TIRZ) Policy.
  - D.
    1. Presentation by American Traffic Solutions
    2. Discussion, consideration, and possible action regarding installation of safety cameras in Hidalgo County School Zones.

2. Acceptance and approval of the Interlocal Cooperation Agreement Project Shary Road (FM494) from FM 1924 (Mile 3) to SH 107 pursuant to the approval of the Interlocal Agreement as stated above.

**12. Head Start Program - Teresa Flores:**

A. Discussion, Approval and Appointment of One (1) Community Representative by Each Member of the Commissioners' Court to Serve on the Hidalgo County Head Start Program Policy Council, for a One (1) Year Term According to 45 CFR Chapter XIII, 1304.50(b)(7) Beginning October 2013 (Commissioner Hector "Tito" Palacios)

**13.**

**Precinct #4 - Comm. J. Palacios:**

A. Resolution honoring the Edinburg Consolidated Independent School District Board of Trustees for being recognized as the 2013 Texas Outstanding School Board of the Year by the Texas Association of School Administrators

**B.**

Consideration and Approval to purchase a certain tract of land also known as Parcel 9 for the Trenton Drainage Project (Pct.4).

**14. Budget & Management - Sergio Cruz:**

**A. Budget Appropriations:**

**1. Precinct No.1(1303):**

A. Approval of certification of revenues, as certified by the County Auditor, for proceeds from the Raymondville Drainage project to Hidalgo County DD No.1

B. Approval of 2013 appropriation of funds in the amount of \$1,455,877.00 for purchase of heavy equipment.

**2. Precinct No.4 Road Projects (1303):**

A. Approval of certification of revenues, as certified by the County Auditor, for proceeds from the Raymondville Drainage Project sale to Hidalgo County DD No.1 for the following appropriations.

B. Approval of 2013 appropriation of funds in the total amount of \$139,595.61 for Tex-Mex road project.

C. Approval of 2013 appropriation of funds in the total amount of \$81,415.35 for Trenton road project.



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

MEMORANDOM

**To:** Hidalgo County Commissioners Court  
**From:** Joe Ochoa  
Right of Way Agent *J.*  
**Date:** October 29, 2013  
**Subject:** Parcel 9-Trenton Drainage Project (HIDTA)  
High Intensity Drug Trafficking Area Task Force



**Appraised Value**                      \$24,103.00

**Accepted Appraised Value Price**

**\*\*\*See attached supporting documents**

**Discussed in Hidalgo County Commissioner's Court Executive Session  
on October 29, 2013, will proceed as directed**



**RENE GUERRA**

October 17, 2013

Mr. Jose Ochoa  
Right of Way Agent  
Hidalgo County Right of Way  
Hidalgo County Precinct #4  
Edinburg, Texas 78539

Re: San Carlos Drainage Improvements Project  
Trenton Drain: Parcel #9

Mr. Ochoa.

This will confirm receipt of the Hidalgo County Right of Way Department's offer in connection with the above mentioned property. *See attached.* On behalf of the Hidalgo County District Attorney's Office HIDTA (High Intensity Drug Trafficking Area) Task Force, please note that the offer of \$24,103.00 has been accepted for the taking of the above referenced property.

Should you have any questions or need additional information, please feel free to contact me or Assistant District Attorney, Josephine Ramirez Solis, at (956) 318-2313.

Respectfully yours.

A handwritten signature in cursive script that reads "Rene Guerra".

RENE GUERRA

Hidalgo County Criminal District Attorney  
On behalf of HIDTA Task Force



# HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

Jose N. Peña  
Director  
May 16, 2011

VIA HAND DELIVERY

Hidalgo County High Intensity Drug ("HIDTA")  
Trafficking Area Task Force  
C/O Mr. Rene Guerra, District Attorney  
Hidalgo County  
3100 S. Clossner  
Edinburg, Texas 78542

RE: San Carlos Drainage Improvements Project  
Trenton Drain : Parcel # 9

Dear Mr. Guerra,

The Commissioners' Court of Hidalgo County have authorized me to make an offer for the property to be acquired under the above captioned parcel for drainage right of way purposes in connection with the Trenton Drain as part of the San Carlos Drainage Improvements Project.

Based on an Appraisal by Mr. Leonel Garza, III with Leonel Garza, Jr., & Associates LLC, a State Certified General Real Estate Appraiser, Commissioners' Court of Hidalgo County have authorized me to make an offer of \$ 24,103.00 for a taking of your property. The offer represents total compensation for land and improvements. We are prepared to negotiate with you to acquire this parcel of land at its full-appraised value.

Land:

BREAKDOWN

Total Offer:

\$ 24,103.00

We would appreciate if you took the time to review the package of information sent. If this offer is not accepted or feel that you may need additional time to consider the offer, please contact our office, otherwise, within ten working days from the date receipt of this letter, condemnation proceedings will be instituted for the acquisition of right of way. Thereafter, the County Court at Law will appoint three disinterested freeholders to serve as Special Commissioners, a date will be set for the hearing and you will be notified of the time and place set for the hearing at which the Special Commissioners will hear the evidence presented and arrive at an award at which will be filed with the court. The Commissioners' Court may then deposit the amount of the award, at which time the County of Hidalgo may take possession of the property involved. If either you or the Commissioners' Court is dissatisfied with the amount of the award, objections may be filed within the time prescribed by law, and the case subsequently tried before the County Court at Law as in other civil cases.

Should you have any questions or comments, please feel free to contact me at (956) 283-8134.

Respectfully,



Mr. J. Benito Rodriguez, Agent  
Hidalgo County Right Of Way Department

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

**Address of Property:** Located along Trenton Road, 0.19 Miles East of Tower Road, Hidalgo County, Texas. District: N/A  
**Property Owner:** Hidalgo County HIDTA Task Force ROW CSJ: N/A  
**Address of Property Owner:** P.O. Box 5719 McAllan, Texas 78502-5719 Parcel: 9  
**Occupant's Name:** N/A Federal Project No: N/A  
**Whole:**  **Partial:**  **Acquisition** Highway: Trenton Drain County: Hidalgo

**Purpose of the Appraisal**

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and 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 \$24,103.00 as of April 19, 2011, based upon my independent appraisal and the exercise of my professional judgment; on April 19, 2011, (date)(s), I personally inspected in the field the property herein appraised; I afforded Hidalgo County HIDTA Task Force, 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 April 19, 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, Hidalgo County Precinct No. 4, officials of the Federal Highway Administration until authorized by County officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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.

#### Scope of Appraisal

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

#### Identification of Client & Intended User of Appraisal Report

The client for this report is identified as Hidalgo County Precinct No. 4 under the direction of Honorable Hidalgo County Commissioner Joseph Palacios. Commissioner Palacios and others which would be involved with the acquisition of said proposed right-of-way. The part to be acquired is for the use as a portion of a drainage improvement project with the project limits: Being an area of land located between Alberta Road and Trenton Road, from Alamo Road to east of Tower Road, in Hidalgo County, Texas.

The intended use of the report is to assist Mr. Benito Rodriguez, Right-of-Way Agent and others involved with the project, for future negotiations of acquiring a portion of said property as fee simple in the name of the County of Hidalgo. 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. 7/2004. The intended user of the report is defined as Hidalgo County Precinct No. 4, and may include other governmental entities which may be participating in the project. Benito Rodriguez, Right-of-Way Agent of the Hidalgo County Right-of-Way Department, shall be the project manager for this project under the direction of Commissioner Joseph Palacios, Jr. Mr. Rodriguez has a local office located at 2401 N Moorefield Road, Mission, Texas and can be contacted at (956) 283-8134.

#### Scope of the Assignment

By purchase order no. 628724 dated January 11, 2010, on behalf of Hidalgo County Precinct No. 4, Benito Rodriguez, 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 Quintanilla, Headley and Associates, Inc Engineering located at 124 E. Siubbs Street, Edinburg, Texas. Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue Ste 1, McAllen, Texas. This office 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. Leonel Garza III has specialized in right-of-way acquisition field for over 10 years of which has performed projects in the following County's: Cameron County, Hidalgo County, Starr County, Zapala County, Webb County, Nueces County and Brooks County. Leonel Garza III, shall inspect each property personally along with staff member and General Certified Appraiser Luis C. Garza License No. 1338051 who has worked under the direction of Leonel Garza III for over five (5) years. Luis C. Garza will aid in the preparation of the report, however, all analysis, determination of comparables and the determination of compensable items shall be performed by Leonel Garza III. 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. Each 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 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 comparables 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 Trenton Road and Alberta Road were also reviewed in order to determine the current market asking price 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

#### 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 by the Hidalgo County Precinct No. 4, as defined within this report. 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 and or real estate items, which may be compensable for the purpose of right-of-way acquisition only. These items deemed compensable shall be included within the body of the report and itemized for clarity. 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

As per scope of the assignment 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." The subject property is encumbered with an active irrigation easement. As per scope of the assignment a value estimate for the easement is also to be determined. According to the Dictionary of Real Estate Appraisal "An easement is the conveyance of certain property rights, but not ownership, to a parcel of real estate." By definition, the ownership of real estate is endowed with a bundle of rights.

#### 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 April 18, 2011. A copy of the certified letter is located within the addenda of this report. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection proceeded off-site along existing road right-of-way as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

#### Analysis of Subject As A Whole

A survey of the property owners entire tract was not performed as the part to be acquired incorporates a portion of land located along the southern property line of the subject property, south of Trenton 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 10.00 Acres tract of land as indicated by survey. The area for the subject property as a whole is indicated as per revised survey provided by Quintanilla, Headley and Associates, Inc dated August 4, 2010. 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 3.9 acres to 10.555 acres. These indicated economic unit values are

To Be Acquired

The proposed acquisition is comprised of fee land in which the gross land area to be acquired is 1.31 acres (57,064 square feet). The part to be acquired is encumbered by an 0.11 acre H.C.I.D. No. 2 Irrigation easement, leaving a net 1.20 acre (52,272 square feet) of land owned in fee simple. The proposed acquisition has approximately 316.04' lineal feet of frontage along the southern property line of the subject property, south of Trenton Road. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use as a residential use tract of land, which is based on the local market trends along Trenton Road. This highest and best use is further explained on page 3.2 of this report.

To Be Acquired (Net)	1.20 Acres
	52,272 Square Feet

Legal Description: Part To Be Acquired

A 1.31 of an acre tract of land out of Lot 3 and 4, Block 53, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 24-26, Map Records, Hidalgo County, Texas, and according to Final Judgement Recorded Under County Clerk's Document Number 868783, Official Records, 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. As for the remainder, it was determined that the highest and best use before and after the acquisition shall remain and not be damaged or changed as a result of the proposed acquisition.

Property Tax Data

The property tax assessment was reviewed at the Hidalgo County Appraisal District and can also be accessed via [www.hidalgoad.org](http://www.hidalgoad.org). According to the information provided by the Hidalgo County Appraisal District located at located at N. Chaparral, Suite 206 in McAllen, Texas. Under the Districts web-site, [www.hidalgoad.org](http://www.hidalgoad.org), the subject property was confirmed to be under the ownership of HIDALGO COUNTY HIDTA TASK FORCE.

OWNER OF RECORD	HIDALGO COUNTY HIDTA TASK FORCE
PROPERTY TAX IDENTIFICATION NO.	R113202
IMPROVEMENT VALUE	\$ 0
LAND VALUE	\$32,400
ASSESSED VALUE	\$32,4003
EXEMPTIONS	EXEMPT

OWNER OF RECORD	HIDALGO COUNTY HIDTA TASK FORCE
PROPERTY TAX IDENTIFICATION NO.	R113204
IMPROVEMENT VALUE	\$ 0
LAND VALUE	\$104,400
ASSESSED VALUE	\$104,400
EXEMPTIONS	EXEMPT

#### Off-site Assessment Statement

The 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. Leonet Garza Jr. & Associates LLC has performed this appraisal report under the hypothetical condition and extraordinary assumption that the subject property has not experienced any adverse environmental concerns which may influence its marketability and or value. A survey of the remainder of the subject property was not provided or necessary due to the acquisition being a partial taking. The extraordinary assumption is that neither adverse easements nor encroachments are located within the subject property which would affect the value of the whole. The subject property was observed that the property is 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, which contains, water, electricity, cable, and phone service, which is typical of the market area. The client, as per previous agreement with the public utility provider, informed the appraiser that all private utilities will be relocated, if affected by the part to be acquired and all necessary reconnections will be the responsibility of the utility provider. As such said relocation and reconnection cost shall not be included in the valuation of the part to be acquired.

#### Identification of Personal Property

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

#### Current Listing Status

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

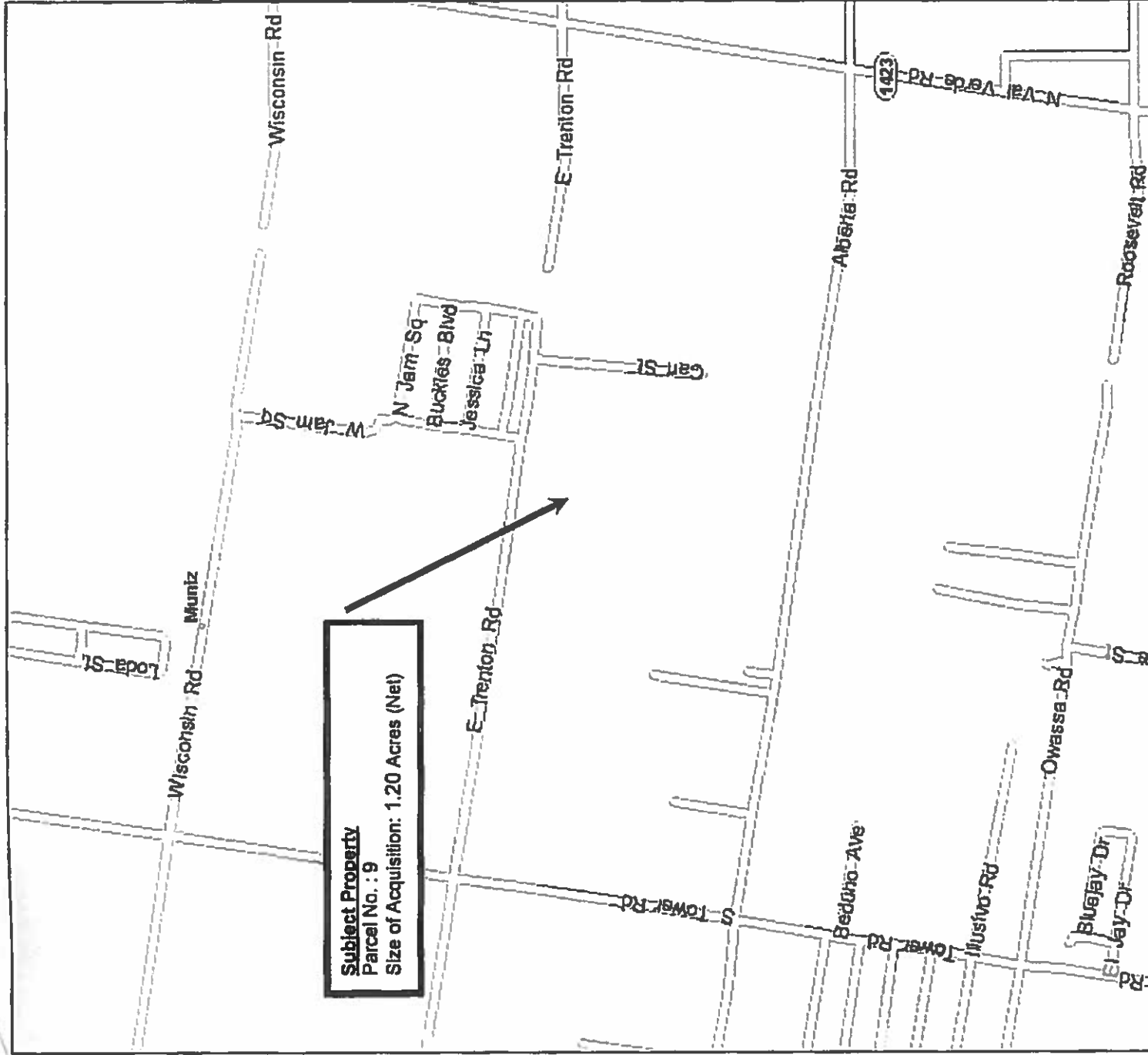
#### Exposure Time

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) to twenty-four month (24) 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.

#### Estimated Marketing Time Period

The indicated marketing period is based on the marketing periods of the comparable sales used in the Sales Comparison Approach and the surrounding sales found. Based on the research performed, a twelve (12) to twenty-four month (24) marketing time period appears to be adequate. This time period was selected after a review of multiple land sales within the Hidalgo County markets along Trenton Road and neighboring thoroughfares. The analysis included the indicated "DOM" Days on Market as shown on the several multiple listing service which provides local Realtors® an avenue to advertise properties located in the Rio Grande Valley with the focus within Hidalgo County.

LOCATION MAP OF SUBJECT PROPERTY



**AERIAL PHOTOGRAPH OF SUBJECT PROPERTY**

Google Earth



Subject Property  
Parcel No. : 9  
Size of Acquisition: 1.20 Acres (Net)

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

## METES AND BOUNDS

HIDALGO COUNTY PRECINCT No. 4  
SAN CARLOS DRAINAGE IMPROVEMENTS  
TRENCH DRAIN  
PARCEL: No. 8 PER SIMPL

A 1.31 ACRE TRACT OF LAND OUT OF LOTS 3 AND 4, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO FINAL JUDGMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 868783, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 3 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°28'09" E, 1,013.50 FEET FROM THE SOUTHWEST CORNER OF LOT 3.

THENCE; N 08°30'37" E, A DISTANCE OF 132.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF BENEFICIA MANOR SUBDIVISION (RECORDED IN VOLUME 42, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°20'45" E, ALONG THE EAST LINE OF BENEFICIA MANOR SUBDIVISION, A DISTANCE OF 47.49 FEET TO A 1/2" IRON ROD WITH 24" IN LENGTH WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, A DISTANCE OF 316.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SAHARA ESTATES No.2 (RECORDED IN VOLUME 56, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

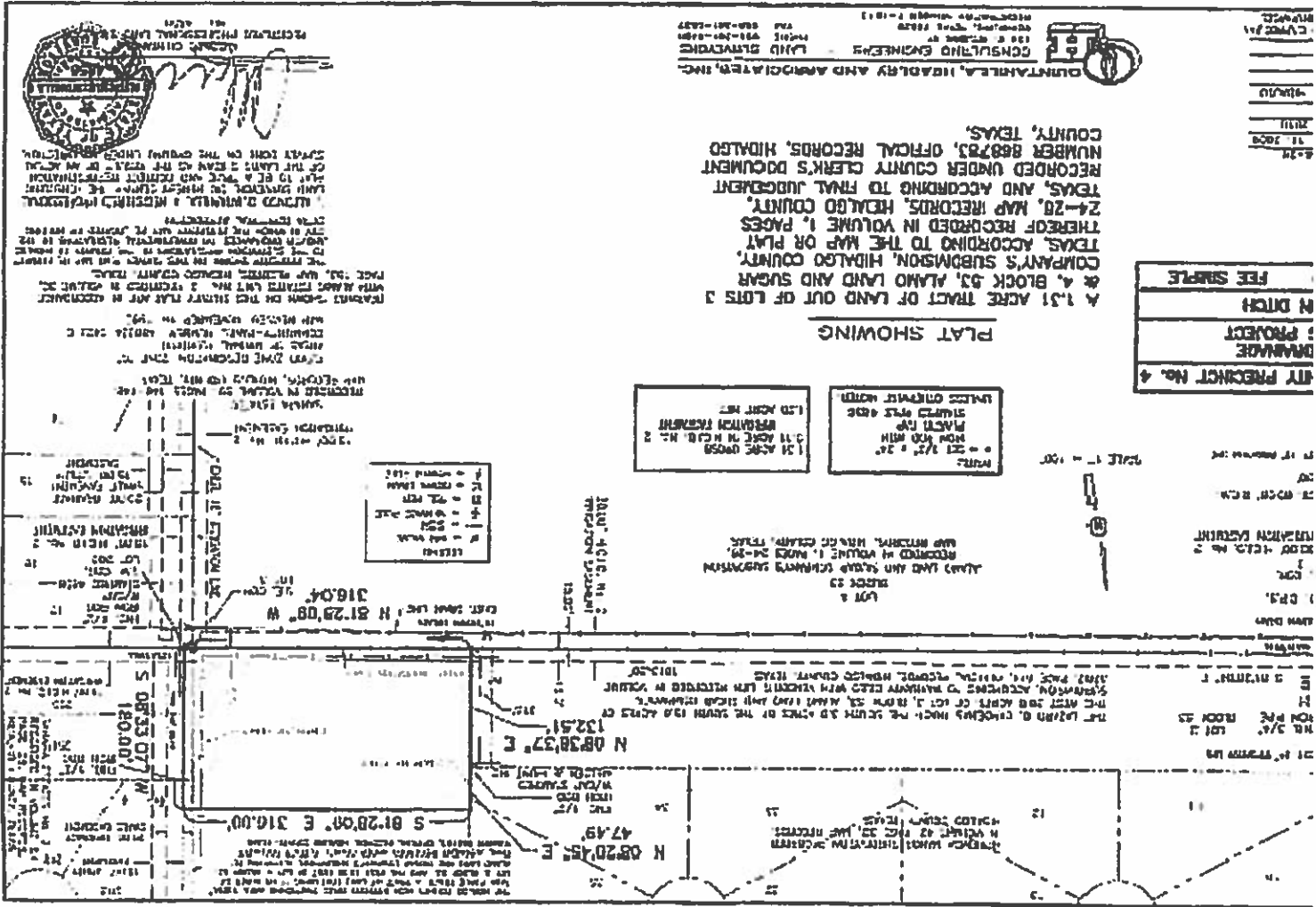
THENCE; S 08°33'07" W, ALONG THE WEST LINE OF SAHARA ESTATES No.2, A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 4 FOR THE SOUTHWEST CORNER OF SAHARA ESTATES No.2 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOTS 3 AND 4, A DISTANCE OF 315.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.31 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ALAMO ESTATES UNIT No.2, RECORDED IN VOLUME 30, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.



### PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.: 9

Local Address: Located along Trenton Road, 0.19 Miles East of Tower Road, Hidalgo County, Texas.  
Taken By: :Leonel Garza III

Date Taken: April 19, 2011

Point which taken: Photo 1: Haven Lane ROW  
Photo 2: HCID No.2 Easement

Looking: Photo 1: Western View  
Photo 2: Southwestern View



Photo 3

Western view of the subject property, and part to be acquired from Haven Lane.

Point which taken: Photo 3: HCID#2 ROW  
Photo 4: Trenton Road ROW

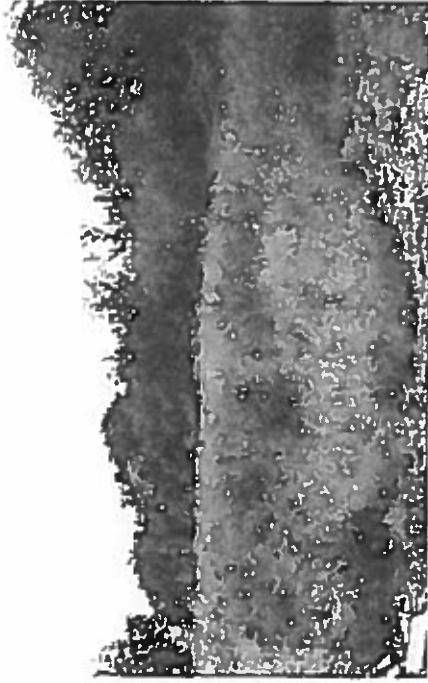
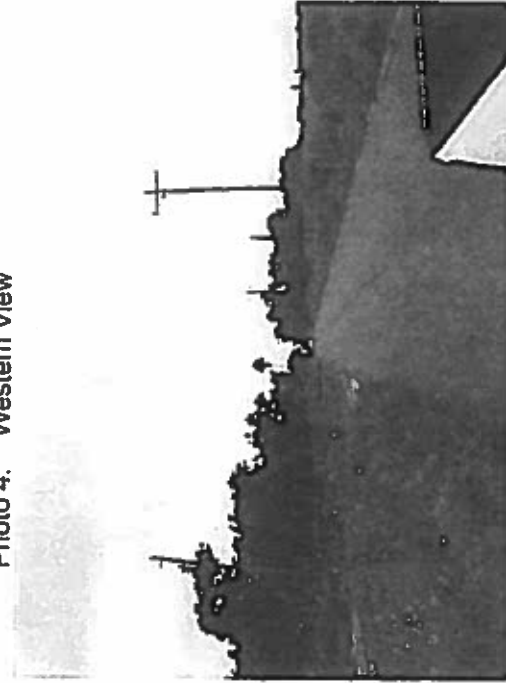


Photo 4

Southwestern view of the subject property, and part to be acquired from a HCID No.2 Easement

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



**DESCRIPTION OF PROPERTY:**

The subject property, as a whole, is a 10.0 acre tract of land located along the southern frontage of Trenton Road. Upon off-site inspection it was noted that the subject was utilized for single family use. Located on the property are the remains of a single family residence which was burnt down. The residential improvement and supporting site improvements are located centrally within the subject property north of the part to be acquired. Said improvements are located away from the proposed acquisition and are not negatively affected. As such they are not included in the assessment for compensation of the part to be acquired. According to the survey provided by Quintanilla, Headley and Associates, Inc, revised August 3, 2010 the part to be acquired is approximately 1.31 acres net (57,064 square feet) located along the most southern property boundary of the subject whole property. In order to determine the pro-rate part of the whole, the market value of the whole property must be evaluated in order to determine the market unit value of the part to be acquired. 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 total compensation for the proposed acquisition of said tract in the name of the County of Hidalgo, Texas.

**AREA OR NEIGHBORHOOD ANALYSIS:**

The subject neighborhood along Trenton Road, is a mixture of single family homes, single family residential developments and agricultural uses. Leonel Garza Jr. & Associates LLC has inspected the market area along Trenton Road and has found that the market contains stable growth. Limited subdivision development has been found in recent years in the area due to the current economic situation with the Lower Rio Grande Valley.