



HIDALGO COUNTY PRECINCT 2



Eduardo "Eddie" Cantu
COUNTY COMMISSIONER

MEMO

TO: Commissioner's Court

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

TE: July 30, 2015

RE: South McColl Road Project (Parcel # 8)
Daniel Dillard

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

Appraised Value:	\$ 1,905.00
Settlement Request:	\$ 3,000.00
Difference to Landowner	\$ 1,095.00

Commissioners Court August 4, 2015

Approved; _____

Not Approved; _____

7-23-15

10 Hidalgo County Precinct #2

Dear Mr. Salinger

In regards to Parcel #8 on S. McCall Rd.

I would like to counter the offer that you

have made to me for The amount of \$1905.

The amount that I would consider selling

the property that you are interested in is

\$3000. Considering the fact that I have

been paying the taxes for said property for

a number of years and now it is property

that is going to be next to a busy

road, I feel that in the least that I

can take on it

Thank You

Bill Black



REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located along the western side of South McColl Road, south of Whalen Road, Hidalgo County, Texas.

District: Pharr

Property Owner: Daniel Dillard

ROW CSJ: 0921-02-288

Address of Property Owner: P.O. Box 4213 Hidalgo, Texas 78577

Parcel: 8

Occupant's Name: Vacant

Federal Project No: N/A

Whole: Partial: Acquisition

Highway: South McColl Road

County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$1,905.00 as of March 31, 2015, based upon my independent appraisal and the exercise of my professional judgment; on March 31, 2015 and September 15, 2011, (date)(s), I personally inspected in the field the property herein appraised; I afforded Dan Dillard, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on September 15, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, County of Hidalgo, Texas Department of Transportation, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

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

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

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

Leonel Garza III
Appraiser Signature

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

May 6, 2015
Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.	
<hr style="border: none; border-top: 1px solid black;"/> District Reviewing Appraiser	<hr style="border: none; border-top: 1px solid black;"/> Date



Certificate of Appraisal

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

Client & Intended User

The client for this report is identified as Hidalgo County Right-of-Way under the direction of Precinct No. 2 Honorable Hidalgo County Commissioner Hector "Tito" Palacios and the Texas Department of Transportation, Southern Region. The part to be acquired is for the expansion of the existing road right-of-way of South McColl Road. The intended use of the report is to assist Jaime Salinas, Right-of-Way Agent of Hidalgo County, for future negotiations of acquiring a portion of said property as fee simple in the name of Hidalgo County. This report is not intended for any other use, unless specified by the client. The clients have identified that the report shall be a summary appraisal report, which is to conform to the ROW-A-6 Form Rev. 9/2011. The intended user of the report is defined as Hidalgo County Right-of-Way Department, and may include governmental entities which may be participating in the project. Jaime Salinas shall be the project manager for this project under the direction of Honorable Hector "Tito" Palacios, County Commissioner of Precinct No. 2. Mr. Salinas has a local office located at 300 West Hall Acres, Suite G, Pharr, Texas and can be contacted at (956) 787-1891.

Scope of the Assignment

By work order number 722564 dated March 11, 2015 on behalf of the Hidalgo County Right-of-Way Department and Hidalgo County Precinct No. 2, requested for Leonel Garza Jr. & Associates LLC to prepare an appraisal report of the part to be acquired as described by survey and metes and bounds created by R. Gutierrez Engineering Corporation located at 317 East Park Avenue, Pharr, Texas.

Leonel Garza III is the owner of Leonel Garza Jr. & Associates, LLC located at 1419 Dove Avenue Ste 1, McAllen, Texas. The office of Leonel Garza Jr. & Associates has been in operation for over 30 years of which Leonel Garza III, became owner of the family operation after the passing of Leonel Garza Jr. in 1998. Creating Leonel Garza Jr. & Associates LLC, Leonel Garza III specialized in right-of-way acquisition field for over 13 years. Various right-of-way projects have been performed in the following County's: Cameron County, Hidalgo County, Starr County, Zapata County, Webb County, Nueces County and Brooks County.

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

Purpose of the Appraisal Report

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property in order to determine the value of the proposed right-of-way to be acquired in the name of Hidalgo County. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and or ground lease), or operating agreements and project influence (if any exist). The area to be acquired may contain personal property items which are not compensable and or may be handled through the Texas Department of Transportation Relocation Program. These items deemed compensable shall be included within the body of the report and itemized for clarity by the appraiser. Any improvements not located within the part to be acquired and outside of the permissibility of inspection as defined by the subject owner, shall be given a stated value based on the assessment established by the corresponding Appraisal District and or by off-site estimation by appraiser as they are not affected by the acquisition.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." As per scope of the assignment, this is the manor of which the subject property shall be appraised for purposes of this report. If there are any questions or concerns as to this definition of fee simple estate, please feel free to contact Leonel Garza III at (956) 687-7295 or leonel3@garza-associates.com for further explanation.

Accessibility To Subject Property

As per scope of the assignment, the subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. In the event the remainder after the acquisition is affected by the proposed acquisition, the remainder shall be inspected in order to determine damages (diminution) to market value if any exist. The property owner of record shall be sent a letter of intent to inspect and offer the opportunity for an on-site inspection in the presence of the appraiser, Leonel Garza III. The owner of record, as per the Hidalgo County Appraisal District was sent a letter of intent to inspect the subject property on the week of March 30, 2015. A copy of the certified letter is located within the addenda of this report. In the event no written or verbal permission was granted to the office of Leonel Garza Jr. & Associates LLC prior to date of inspection, the inspection proceeded off-site along existing road right-of-way as per scope. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates LLC (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in their presence with appraiser, Leonel Garza III.

Analysis of Subject As A Whole

A survey of the property owners entire tract was not performed as the part to be acquired incorporates a portion of land located along the western frontage of South McColl Road, south of Whalen 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 7.46 acre tract of land as indicated by survey. The area for the subject property as a whole is indicated as per survey provided by R. Gutierrez Engineering Corporation dated April 13, 2011 and revised April 29, 2011. The comparable sales used for the analysis of the subject property as whole and as the partial acquisition indicated a range of economic units of 35.55 acre to 92.61 acres. These indicated economic unit values are used for the valuation of the proposed acquisition as the part to be acquired does not constitute an economic unit. Therefore, the pro-rata part of the whole is applied as the market valuation of the part to be acquired.

Part To Be Acquired

The proposed acquisition is comprised of fee land in which the net land area to be acquired is 0.45 acres. The proposed acquisition has approximately 320.15 lineal feet of frontage along the western side of South McColl Road. The proposed acquisition, which is the subject of this report, shall be evaluated as a whole as determined by the approaches to market value selected. The subject shall be valued based on the highest and best use as an agricultural use tract of land. The highest and best use is based on the local market trends along South McColl, and restrictions set forth by the International Boundary & Water Commission. This highest and best use is further explained on page 3.1 of this report.

To Be Acquired	0.45 Acres
	19,062 Square Feet

Legal Description: Part To Be Acquired

Being a 0.45 of an acre of land out of a 7.46-acre tract out of Lot 2, Block 21, Steele & Pershing Subdivision, Hidalgo County Texas, as per map recorded in Volume 8, Pages 114-115, Deed Records of Hidalgo County, Texas

Remainder Before and After Acquisition

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

Property Tax Data

The 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 Daniel Dillard with a mailing address of 4213 Box, Hidalgo, Texas 78557. The subject property has been under this ownership since July 6, 1998, at which time the property was transferred from Daniel Dillard for an undisclosed amount. No other transactions within a three (3) year period were discovered. 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 District office located at 4405 S. Professional Drive in Edinburg, Texas.

HIDALGO COUNTY APPRAISAL DISTRICT (2015)				
PROPERTY ID		842182	APPRAISAL DISTRICT	0.000000
OWNER OF RECORD		Daniel Dillard	DRAINAGE DISTRICT #1	0.095700
			HIDALGO COUNTY	0.590000
LAND AREA		7.55 / Acres	COUNTY-TRANSPORTATION REINVESTMENT ZONE	0.000000
LAND ASSESSEMENT	\$	15,478	NO. 2	0.185000
IMPROVEMENT ASSESSMENT	\$	-	SOUTH TEXAS COLLEGE	0.000000
TOTAL ASSESSED VALUE	\$	15,478	ROAD DISTRICT 12	1.359200
			PSJA INDEPENDENT SCHOOL DISTRICT	0.049200
HCAD LAND UNIT RATE	\$	2,050 / Acre	SOUTH TEXAS SCHOOL	
			TAX RATE	2.279100

General Site Assessment Statement

This appraiser has made an off-site inspection of the subject property, and no obvious adverse environmental concerns or potentially hazardous materials were observed. However, the subject is located within a floodway system. This system is activated during times of severe weather conditions of which have occurred in recent years. The development within the floodway is not permitted. Comparable located in similar locations have been selected for the subjects analysis. Based on the off-site visit of the site, this appraiser has made the hypothetical condition and extraordinary assumption that the subject property has not experienced any other adverse environmental issues of which may influence its marketability and or value. This appraiser is not an engineer and cannot certify to the topography or drainage of the subject property.

Utility Services Available

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

Identification of Personal Property

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

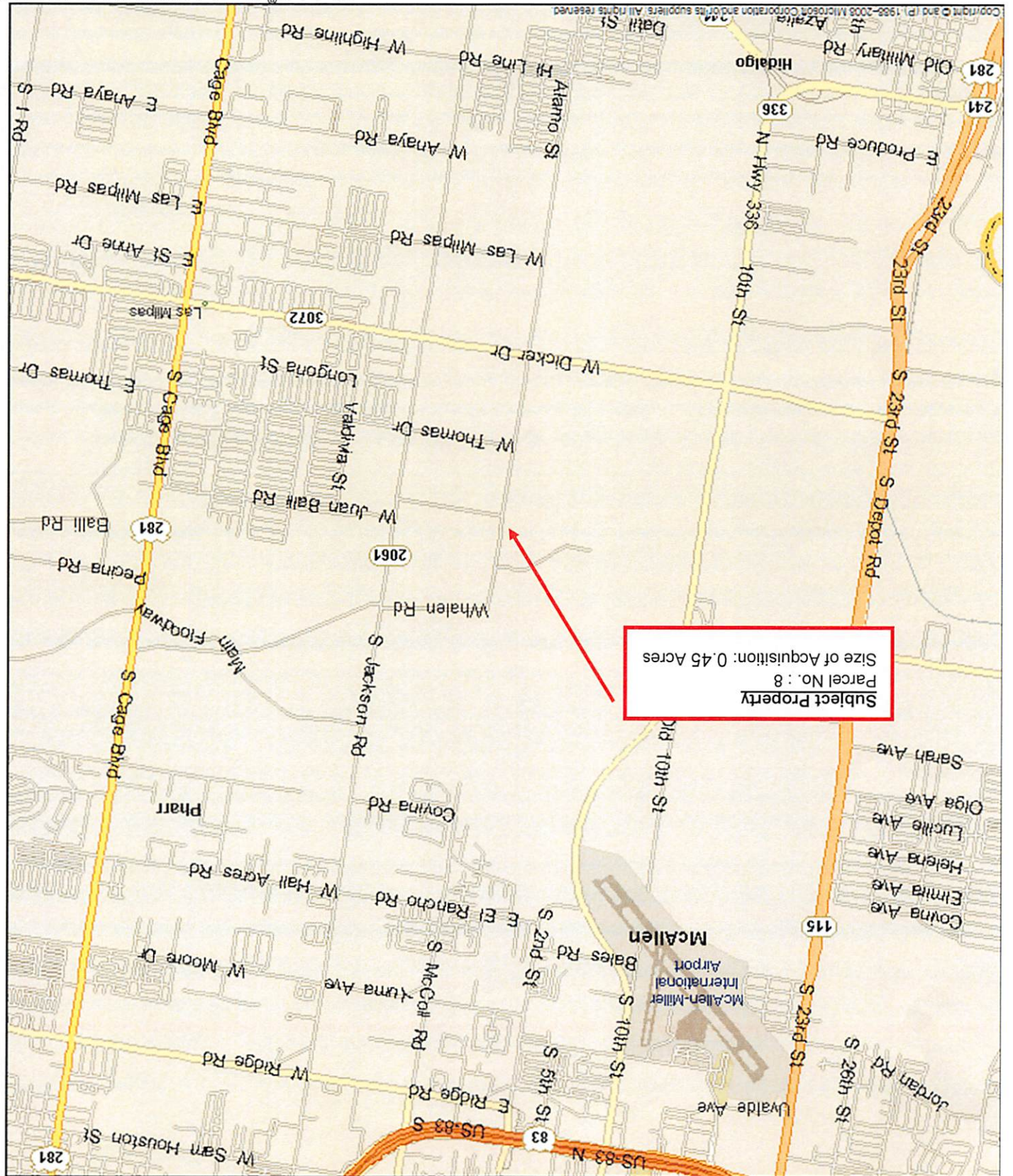
Current Listing Status

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

Exposure Time

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

LOCATION MAP OF SUBJECT PROPERTY



AERIAL PHOTOGRAPH OF SUBJECT PROPERTY

Google Earth



AERIAL PHOTOGRAPH OF PART TO BE ACQUIRED

Google Earth (Closer View of Subject Property)



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

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

COUNTY: HIDALGO

**Eng03.024B
March 31, 2011**

HIGHWAY: South McColl Road

Sheet 1 of 3

PROJECT LIMITS: Dicker Road to Orangewood Drive

RCSJ: 0921-02-288

CCSJ: 0921-02-171

**EXHIBIT - A
FIELD NOTES FOR PARCEL – 8**

Being a 0.45 of an acre of land out of a 7.46-acre tract out of of Lot 2, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as recorded in Volume 8, Pages 114~115, Deed Records, Hidalgo County of Texas. Said 7.46-acre tract of land is vested to Daniel Dillard from Carl F. Schuster and wife, Wilma E. Schuster, by virtue of a Warranty Deed with Vendor's Lien dated May 11, 1998, and recorded in Document No. 690590, Official Records of Hidalgo County, Texas. Save and Except: Two tracts of land conveyed to Francisco Castro, Juan Contreras, Pedro Huerta Jr., and Moises Castro, by virtue of a Warranty Deed with Vendor's Lien recorded in Document No. 706603, Official Records Hidalgo County, Texas, a tract of land containing 10.0-ares of land conveyed to Celedonio Luna Jr. and wife, Martha Elva Luna, by virtue of Warranty Deed with Vendor's Lien recorded in Document No. 679177, Official Records of Hidalgo County, Texas, A tract of land containing 5.00-acres of land conveyed to Miguel Angel Gonzalez, by virtue of Warranty Deed with Vendor's Lien recorded in Document No. 683982, Official Records Hidalgo County, Texas. Said 0.45-acre tract of land being more particularly described by metes and bounds as follows;

Commencing at a No. 4 rebar set at the Southwest corner of Lot 2, Block 21, Steele and Pershing Subdivision; **Thence**, South 81 degrees 20 minutes 13 seconds East, with the South line of Lot 2, Block 21, a distance of 1320.00 feet to a No. 4 rebar set (with a plastic cap stamped "RGEC"); **Thence** North 08 degrees 39 minutes 47 seconds East, with the East line of Lot 2, Block 21, a distance of 961.92 feet to a No. 4 rebar set (with a plastic cap stamped "RGEC"); **Thence**, North 81 degrees 20 minutes 13 seconds West, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped "RGEC") at the existing West Right of Way line of South McColl Road for the Southeast corner of this tract of land and **POINT OF BEGINNING**; having surface coordinates of N: 16575909.05 and E: 1074997.01 All bearings and coordinates are based on the State Plane Coordinates System of Texas, South Zone, North American Datum 1983, (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by multiplying by a combined scale factor of 0.999960;

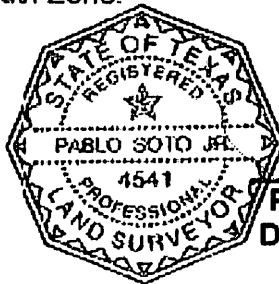
1. **THENCE**, North 19 degrees 25 minutes 50 seconds West, with the Proposed West Right of Way line of said South McColl Road, a distance of 63.70 feet to a No. 4 rebar set for an interior corner of this tract of land;
2. **THENCE**, South 80 degrees 06 minutes 51 seconds West, with the Proposed South Right of Way line of said South McColl Road, a distance of 45.87 feet to a No. 4 rebar set (with a plastic cap stamped "RGEC") for the Southwest corner of this tract of land;

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

PARCEL 8
Sheet 2 of 3

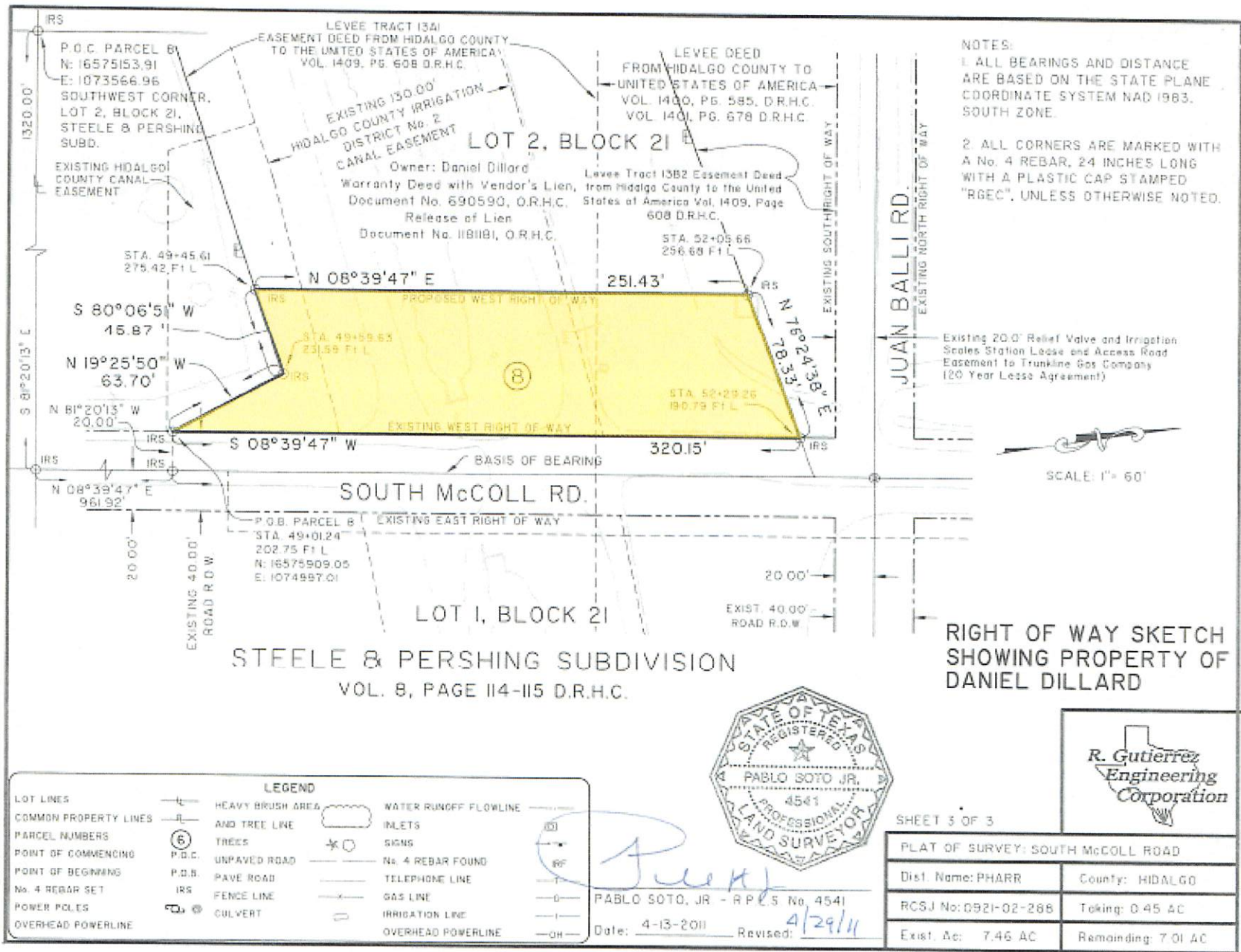
3. **THENCE**, North 08 degrees 39 minutes 47 seconds East, continuing with the Proposed West Right of Way line of said South McColl Road, a distance of 251.43 feet to a No. 4 rebar set (with plastic cap stamped "RGEN") for the Northwest corner of this tract of land;
4. **THENCE**, North 78 degrees 24 minutes 38 seconds East, with the Proposed North Right of Way line of said South McColl Road, a distance of 78.33 feet to a No. 4 rebar set (with plastic cap stamped "RGEN") at the existing West Right of Way line of said South McColl Road for the Northeast corner of this tract of land;
5. **THENCE**, South 08 degrees 39 minutes 47 seconds West, with the existing West Right of Way line of said South McColl Road, a distance of 320.15 feet to the POINT OF BEGINNING and containing 0.45 of an acre of land more or less.

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



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

Revised: 9/29/11



PHOTOGRAPHS OF SUBJECT PROPERTY
Include Each Major Improvements

Parcel No: 8

Date Taken: March 31, 2015

Point which taken: Photo 1: McColl Road ROW

Point which taken: Photo 2: McColl Road ROW

Local Address: Located along the western frontage of McColl Road, South of Whalen Road, Hidalgo County, Texas.

Taken By: Leonel Garza III

Looking: Photo 1: Southwestern View

Looking: Photo 2: Northwestern View



Photo 1

General view of the subject property along the western boundary of South McColl Road.

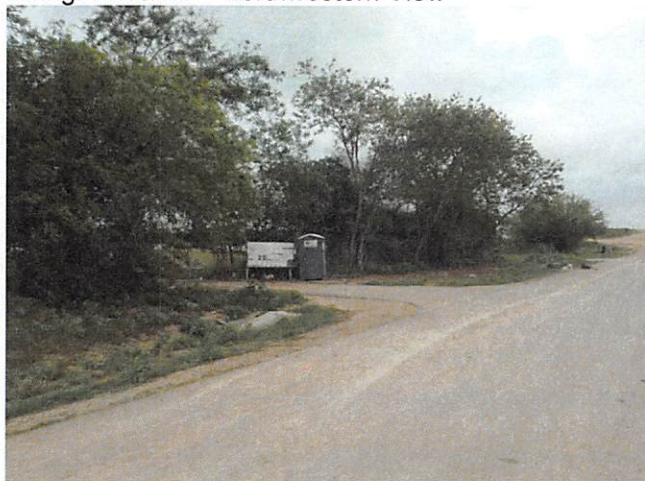


Photo 2

View of the proposed acquisition area along the eastern boundary of the subject property.

Point which taken: Photo 3: McColl Road ROW

Point which taken: Photo 4: McColl Road ROW

Looking: Photo 3: Western View

Looking: Photo 4: Southern View



Photo 3

View illustrating the entrance to the subject property along the western boundary of South McColl Road.



Photo 4

Street view of South McColl Road. The subject property is on the right side in this photo.

DESCRIPTION OF PROPERTY:

The subject property, as a whole, is a 7.46 acre vacant tract of land located along the western frontage of South McColl Road, south of Whalen Drive. The subject property is part of the International Water and Boundary Commission Main Floodway levee system. The subject property is currently utilized for as part of the southern levee for the IBWC Main Floodway. The developmental properties of the subject property are limited due to restrictions set forth by the IBWC. According to the survey provided by R. Gutierrez Engineering Corporation, dated April 29, 2011, the part to be acquired is approximately 0.45 acres (19,602 square feet). This land area currently in fee simple shall be calculated at 100% of the unit value derived from the sales comparison approach as vacant. This is performed in order to determine the unit value for the proposed acquisition for the purchase of said tract in the name of Hidalgo County.

AREA OR NEIGHBORHOOD ANALYSIS:

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

SITE ANALYSIS:**Five Year Sales History:**

During the course of the appraisal, research was performed through the Hidalgo County Appraisal District to verify the current ownership of the subject property along with title information provided by the client. The property was transferred from Carl F. Schuster and wife, Wilma E. Schuster to Daniel Dillard on May 1, 1998 and recorded under Warranty Deed Document No. 690590 for an undisclosed consideration.

Legal Description: (Whole Property)

A 7.46 acre tract out of Lot 2, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 114-115, Deed Records of Hidalgo County, Texas. Said 7.46 acre tract is vested to Daniel Dillard from Carl F. Schuster and wife, Wilma E. Schuster, by virtue of a Warranty Deed with Vendor's Lien dated May 11, 1998, and recorded in Document No. 690590, Official Records of Hidalgo County, Texas.

Legal Description: (Part to be Acquired)

Being a 0.45 of an acre of land out of a 7.46 acre tract out of Lot 2, Block 21, Steele & Pershing Subdivision, Hidalgo County, Texas, as per map recorded in Volume 8, Pages 114-115, Deed Records of Hidalgo County, Texas. Said 7.46 acre tract is vested to Daniel Dillard from Carl F. Schuster and wife Wilma E. Schuster, by virtue of a warranty Deed with Vendor's Lien dated May 11, 1998, and recorded in Document No. 690590, Official Records of Hidalgo County, Texas.

Improvements:

During the off-site inspection of the subject property no building improvements were indicated within the part to be acquired. However, several site improvements were indicated which include fencing and gates. Site improvements located within an area of acquisition are valued based on their depreciated cost value. In the event site improvements must be re-established within the remainder, a cost to cure shall apply and be added to the total compensation. In addition, any utilities located within the part to be acquired of which are affected by the acquisition, shall be relocated as an item of construction and shall not be included within the compensation of the subject property.

Highest & Best Use Analysis:

The subject's highest and best use as vacant and as if improved is indicated for continued agricultural use. This type of use is concurrent with the restricted use of properties located within the International Boundary and Water Commission (IBWC) Floodway. This highest and best use is based on the determined economic unit of the subject property as whole which is being acquired in the name of Hidalgo County. When a property is evaluated, the highest and best use must always be considered. In the current case, the highest and best use of the whole is determined to be for commercial use based on several factors. Factors taken into consideration are defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, by the Appraisal Institute as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and there results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity." The scope of the assignment is to evaluate the subject property as a whole, part to be acquired, and the remainder before and after the acquisition, while excluding project influence as required by the Texas Department of Transportation and is reported under the conditions set forth by Standards Rule 1-4(f) under the Jurisdictional Exception provision as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). The highest and best use is analyzed for each of these scenarios as each parcel shall be evaluated before and after the proposed acquisition.

VALUATION OF PART TO BE ACQUIRED

LAND VALUATION

Representative Comparable Sales

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Carl F. & Wilma E. Schuster	Roberta Earlene Wessing, aka Roberta Wessling and Opal Funke, fka Opal Darlene Wessing	Sue Bakhaus Bentivogli	Carolee Cipriano, FKA Carolee C. Cavazos
Grantee	Daniel Dillard	Jaime Vazquez	Francisco De Alba and wife, Ana T. De Alba and Jorge De Alba and Wife, Maria De Lourdes Del Alba	Jaime Vasquez and Ruby C. Vasquez
Date	May 1, 1998	November 19, 2009	September 17, 2008	April 25, 2008
Sales Price	\$ -	\$ 75,000	\$ 232,800	\$ 100,000
Unit Price	\$ - /Sf	\$ 2,110 /Ac	\$ 2,514 /Ac	\$ 2,092 /Ac
Relative Location	Average	Similar 0%	Similar 0%	Similar 0%
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Lot Location	interior tract	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Physical Characteristics	Typical of Market	Similar 0%	Similar 0%	Similar 0%
Financing	Conventional	Similar 0%	Similar 0%	Similar 0%
Available Utilities	Elec/Phone	Similar 0%	Similar 0%	Similar 0%
Frontage	South McColl Road	East of Cage Boulevard 0%	Western side of 23rd Street 0%	East of Fm 493, South of Vetrees Road 0%
Size of Tract	7.46 Acres	35.55 Ac 0%	92.61 Ac 0%	47.792 Ac 0%
Net Adjustments		0%	0%	0%
Indicated Unit Value		\$ 2,110 /Acre	\$ 2,514 /Acre	\$ 2,092 /Acre
Estimated Unit Value of Fee Simple Area				\$ 2,250 /Acre
Estimated Value by Sales Comparison Approach		(0.45 Acre x \$2,250/Acre)		\$ 1,013
		<i>(Includes Part To Be Acquired Only)</i>		

Note: Due to the location of the part to be acquired, sales were researched outside the City of McAllen of similar tracts sold within or partially within the International Boundary Water Commission (IBWC) system and or the Hidalgo County Levee System for the determination of value.



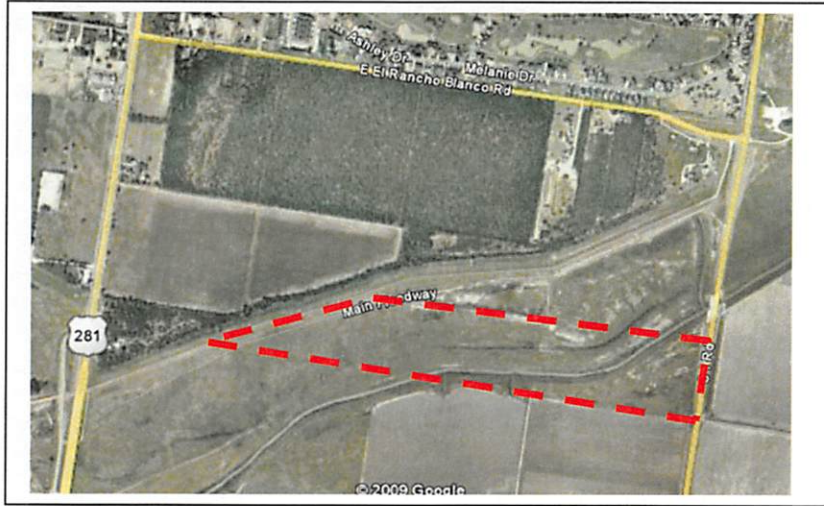
COMPARABLE DATA SUPPLEMENT

District: Parcel No.: 8 Highway: South McColl Road
 County: Hidalgo ROW CSJ: 0921-02-288

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Roberta Earlene Wessling, aka Roberta Wessling and Opal Funke, fka Opal Darlene Wessling
 Date: November 19, 2009 Grantee/Lessee: Jaime Vasquez
 Recording Information: Document# 2055562 Key Map: N/A
 Address: Located east of the eastern frontage of Cage Boulevard, south of Rancho Blanco Road, Pharr, Texas. Zip Code: 78577

Legal Description: The south 660.00 feet of Lot Two Hundred Fifty-Eight (258), and those parts of Lot Two Hundred Fifty-nine (259) and Lot Two Hundred Sixty (260) lying south of the IBWC levee right-of-way, Kelly Pharr Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 3, Page 133-134, Deed Records, Hidalgo County, Texas.
 Confirmed Price \$: 75,000 Verified with: MLS# A122513s

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 35.55 Acres (Gross)

Unit Price as Vacant \$: 2,110 per acre

Type Street: Asphalt

Utilities: Electricity & Phone

Improvement(s) Description: N/A

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

Unit Price as Improved \$: N/A

Condition and Functional Design: N/A

Current Use: Agricultural Use

Highest & Best Use: Agricultural Use

Date of Inspection: September 15, 2011

Zoning: N/A

Flood Plain: Yes

Attach additional information as necessary.

The subject property is 35.55 acres, more or less, with approximately 10.88 acres within the IBWC Floodway and Levee System.

Appraiser: Leonel Garza III
(Typed, not signed)

May 6, 2015
Date

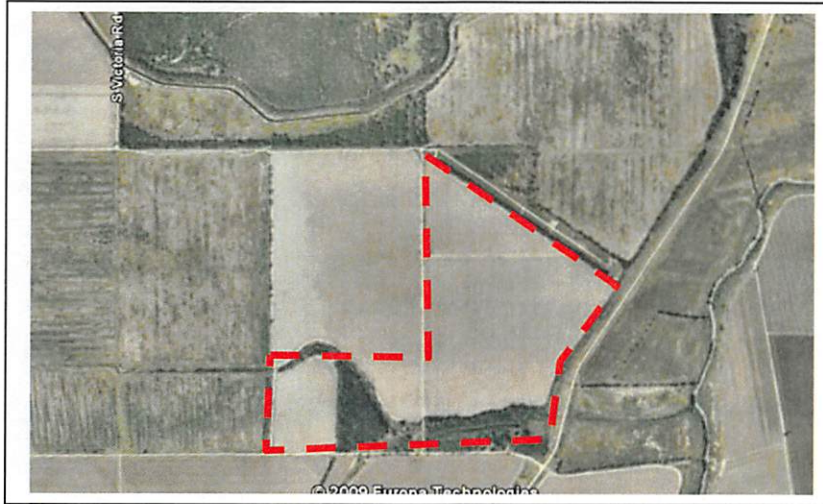
COMPARABLE DATA SUPPLEMENT

District: Parcel No.: 8 Highway: South McColl Road
 County: Hidalgo ROW CSJ: 0921-02-288

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Carolee Cipriano, FKA Carolee C. Cavazos Grantee/Lessee: Jamie Vazquez and Ruby C. Vazquez

Date: April 25, 2008 Recording Information: Document #1884991 Key Map: N/A

Address: East of Fm 493 and South of Vetrees Road, Donna, Texas. Zip Code: 78537

Legal Description: Tract One: A 41.996 acre tract of land, more or less, being 14.101 acres out of Lot One (1), and 27.895 acres out of Lot Four (4), Block Forty-Two (42), The "La Donna" Plat, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 51, Map Records, Hidalgo County, Texas. Tract Two: A 5.796 acre tract, more or less, out of Lot Three (3), Block Forty-Two (42), The "La Donna" Plat, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 51, Map Records, Hidalgo County, Texas

Confirmed Price \$: 100,000 Verified with: MLS# A110884s

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 47.792 Acres (Gross) Unit Price as Vacant \$: 2,092 per acre

Type Street: Asphalt (FM 493) Utilities: Electricity & Phone

Improvement(s) Description: N/A

Improvement(s) Size: N/A (GBA): N/A (NRA): N/A Unit Price as Improved \$: N/A

Condition and Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Agricultural Use

Date of Inspection: September 15, 2011

Zoning: N/A

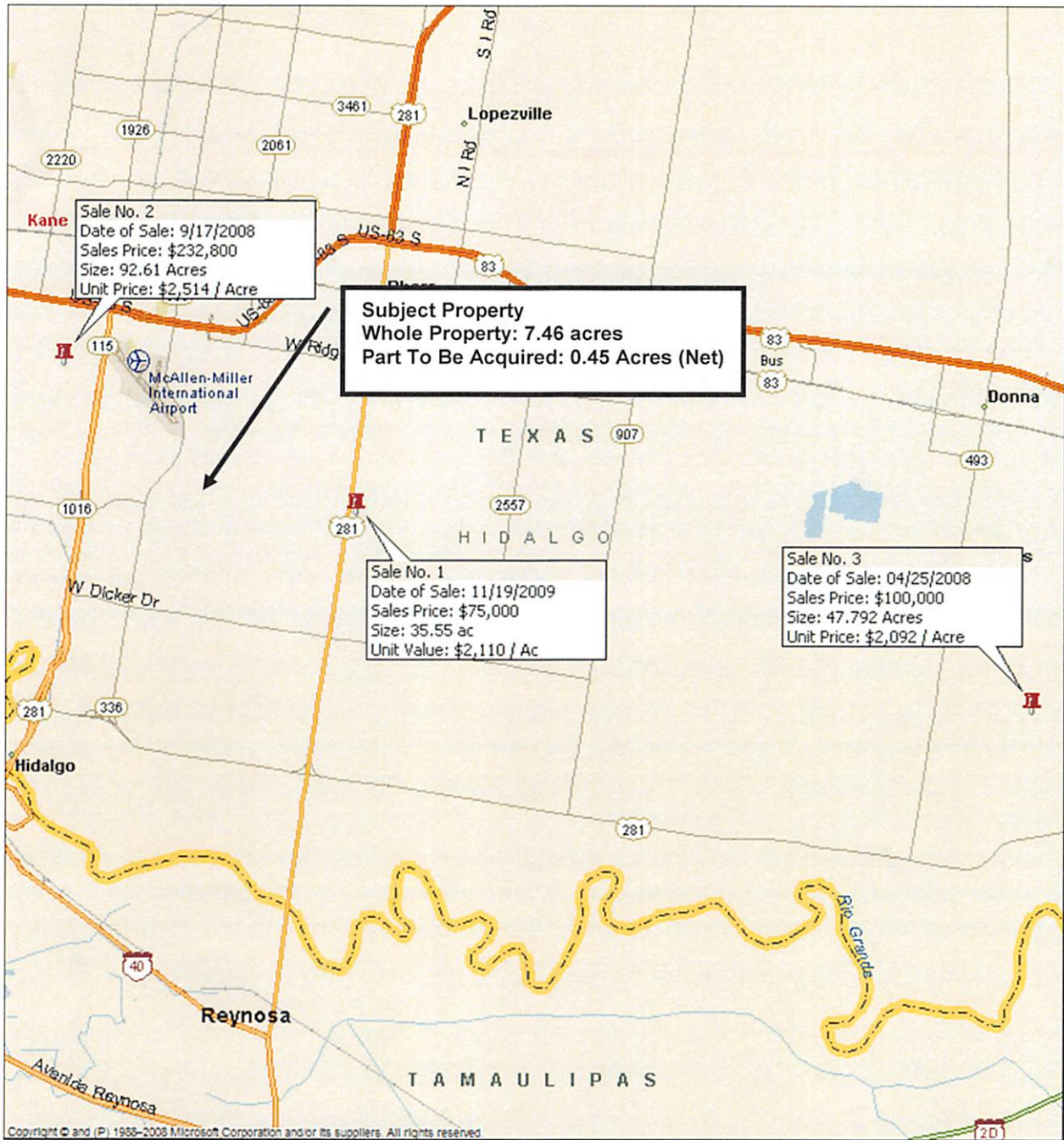
Flood Plain: Yes

Attach additional information as necessary.

Appraiser: Leonel Garza III
(Typed, not signed)

May 6, 2015
Date

COMPARABLE SALES MAP



Explanation of Adjustments with Reconciliation:

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

The selection of the sales was pertinent to their relative location within the International Boundary and Water Commission (IBWC) Floodway and share the same restrictions and characteristics of such property, as the subject is a large tract of land located within the levee system of the IBWC Floodway System. Due to the similarity of the comparables to the subject property, no adjustments to the indicated unit price was indicated for the subject property. After reviewing the comparable sales, an unadjusted unit range of market value of \$2,092 per acre to \$2,514 per acre was indicated for the subject property as fee simple. Based on the limited development along the floodway and the continued surrounding land use a value within the mid range of the sales was selected for the subject property; \$2,250 per acre.

Calculation For Part To Be Acquired
0.45 Acres x \$2,250 / Acre = \$1,013

ADDENDUM

1. Certification of Appraisal
2. Assumption & Limiting Conditions
3. Qualification of Appraiser
4. Certified Letter
5. Certified Letter Tracking Information
6. Hidalgo County Appraisal Card
7. Warranty Deed
8. Questionnaire

Certification of Appraisal

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

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

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

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

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

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

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

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

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

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

Thomas M. Davis, State Certified General Real Estate Appraiser 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 City of Mission. 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 circuitry 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.

I have performed no other appraisal services, as an appraiser or in any other capacity in regarding the property that is the subject of this report within a three-year period immediately preceding acceptance of this assignment.



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:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

General Limiting Conditions:

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

Assumptions and Interpretations Made by Appraiser of the Marketing Period

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

Leonel Garza III
State Certified General Real Estate Appraiser

Company Profile

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. 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.

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. Leonel Garza III has undergone extensive training in this field of work. 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, transmission line easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support.

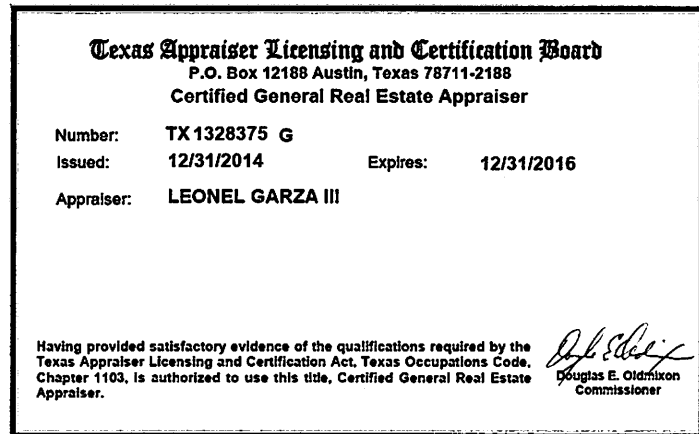
Education & Licenses

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

Licenses

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

State Certified Property Tax Consultant
Number TX – 00003181



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 through educational requirements and experience.

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

Public Service

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

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.

Hidalgo County Subdivision Advisory Board (Active Member / Chairman)

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)

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

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.

City of McAllen Traffic Commission Board (Former Member & Vice Chairman)

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

City of McAllen Zoning Board of Adjustments and Appeals (Former Member & Chairman)

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.

City of McAllen Ambulance Advisory Committee (Vice Chairman)

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

City of McAllen Building Board of Adjustments and Appeals (Former Member)

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.

McAllen Palm City Lions Club (Active Member)

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 raising funds to provided dinners to as many as 60 families (approximately 240 – 300 individuals) throughout the City of McAllen.

CERTIFIED LETTER OF INSPECTION SENT TO PROPERTY OWNER OF RECORD

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

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

March 30, 2015

Project: South McColl Road Project

Parcel No. 8
Daniel Dillard
P.O. Box 4213
Hidalgo, Texas 78557

To Whom It May Concern:

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

The Hidalgo County Precinct No. 2 shall be negotiating the purchase of this portion of your property believed to be in the name of Daniel Dillard. If you or your representative wish to meet with us to discuss the purpose of the appraisal and join me for an on-site inspection of your land, I can be reached at (956) 687-7295 or leonel3@garza-associates.com. I will be researching the market area for any and all real estate sales, and would appreciate any leads or information in which you may have. If this letter does not pertain to you and or you have sold said property, please notify our office as soon as possible so that the proper ownership identification can be preformed. If you have any further questions please call the office of Leonel Garza Jr. & Associates LLC at (956) 687-7295.

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

Sincerely,



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

Cc: Hidalgo County Precinct No. 2
Jaime Salinas
Co-Right of Way Agent
300 West Hall Acres, Suite G
Pharr, Texas 78577
(956) 787-1891

Leonel Garza Jr. & Associates LLC

CERTIFIED LETTER TRACKING INFORMATION

7014 2120 0004 1382 2168

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage*	
Sent To	Parcel No. 8
Street & Apt. No. or PO Box No.	Daniel Dillard
City, State, ZIP+4	P.O. Box 4213
	Hidalgo, Texas 78557
PS Form 3800, July 2014 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Daniel Dillard</u></p> <p>C. Date of Delivery <u>MAR 30 2015</u></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-top: 10px;"> <p>Parcel No. 8 (S. McColl Project)</p> <p>Daniel Dillard</p> <p>P.O. Box 4213</p> <p>Hidalgo, Texas 78557</p> </div>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>
<p>2. Article Number (Transfer from service label) <u>7014 2120 0004 1382 2168</u></p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, July 2013 Domestic Return Receipt</p>	

HIDALGO COUNTY APPRAISAL CARD

Hidalgo CAD

Property Search Results > 842182 DILLARD DANIEL for Year 2015

Property

Account

Property ID: 842182 Legal Description: STEELE & PERSHING AN IRR TR S245.14'- N762.17' LOT 2 BLK 21 (LEVEE) 7.55AC NET
 Geographic ID: S5950-00-021-0002-06 Agent Code:
 Type: Real
 Property Use Code: NARB
 Property Use Description: NO ARB METHOD APPLIED

Location

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

Owner

Name: DILLARD DANIEL Owner ID: 385134
 Mailing Address: 4213 BOX % Ownership: 100.000000000000%
 HIDALGO, TX 78557-3330

Exemptions:

Values

(-) Improvement Homesite Value: + \$0
 (-) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$15,478 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$15,478
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$15,478
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$15,478

Taxing Jurisdiction

Owner: DILLARD DANIEL
 % Ownership: 100.000000000000%
 Total Value: \$15,478

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$15,478	\$15,478	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095700	\$15,478	\$15,478	\$14.81
GHD	HIDALGO COUNTY	0.590000	\$15,478	\$15,478	\$91.32
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT ZONE #2	0.000000	\$15,478	\$15,478	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.185000	\$15,478	\$15,478	\$28.63
R12	ROAD DIST 12	0.000000	\$15,478	\$15,478	\$0.00
SPA	PSJA ISD	1.359200	\$15,478	\$15,478	\$210.38
SST	SOUTH TEXAS SCHOOL	0.049200	\$15,478	\$15,478	\$7.62
Total Tax Rate:		2.279100			
				Taxes w/Current Exemptions:	\$352.76
				Taxes w/o Exemptions:	\$352.76

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	7.5500	328878.00	0.00	0.00	\$15,478	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
------	--------------	-------------	--------------	-----------	--------	----------

2015	\$0	\$15,478	0	15,478	\$0	\$15,478
2014	\$0	\$15,478	0	15,478	\$0	\$15,478
2013	\$0	\$33,975	0	33,975	\$0	\$33,975
2012	\$0	\$33,975	0	33,975	\$0	\$33,975

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/8/1998 12:00:00 AM	WDV	WARRANTY DEED/VENDORS LIEN	DILLARD DANIEL	DILLARD DANIEL			690590

WARRANTY DEED (Page 1 of 4)

GF#982159 - HCAT

WARRANTY DEED WITH VENDOR'S LIEN

Date: May 1, 1998

Grantor: Carl F. Schuster and wife, Wilma E. Schuster

690590

Grantor's Mailing Address (including county):

Rt. 2, Box 77A
San Juan, Texas 78589
Hidalgo County, Texas

Grantee: Daniel Dillard

Grantee's Mailing Address (including county):

Box 4213
Hidalgo, Texas 78557
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of One Hundred Sixty-five Thousand and 00/100 Dollars (\$165,000.00), and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to David A. Ewers, Trustee.

Property (including any improvements):

Lots Two (2) and Five (5), Block Twenty-One (21), Steele and Pershing Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 8, Page 115, Deed Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.

Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.

Rights or claims by Hidalgo County Irrigation District No. 2 to any portion of property lying within canal or drain ditch easements or rights-of-way.

WARRANTY DEED (Page 2 of 4)

Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.

Easements and reservations as shown according to the map and plat thereof recorded in Volume 8, Page 115, Deed Records, Hidalgo County, Texas.

Easements or claims of easements which are not recorded in the public records.

Right of Way Agreement granted to Trunkline Gas Co., recorded in Volume 841, Page 378, Deed Records, Hidalgo County, Texas.

Prior reservations or grants of the oil, gas and other minerals, and any oil, gas or mineral leases of record.

Rights of Parties in Possession.

Standby fees, taxes and assessments by any taxing authorities for the year 1998 and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description

WARRANTY DEED (Page 3 of 4)

of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

Wilma E. Schuster
Wilma E. Schuster

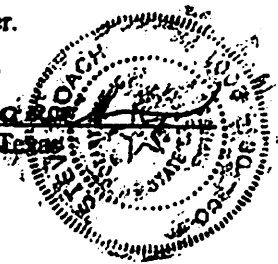
Carl F. Schuster
Carl F. Schuster

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 11 day of May, 1998 by Wilma E. Schuster.

[Signature]
Notary Public, State of Texas



(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 11 day of May, 1998 by Carl F. Schuster.

[Signature]
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Law Office of Armando Puente
5520 North 10th
McAllen, Texas 78504

PREPARED BY:

Law Office of David A. Ewers, P.C.
323 Nolana
McAllen, Texas 78504

File/GF Number: schuster.wd

WARRANTY DEED (Page 4 of 4)

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

On: Jul 06, 1998 at 02:39P

As a
Recording

Document Number:	690590
Total Fees :	13.00

Receipt Number - 160547
By,
MaryLou Cantu

QUESTIONNAIRE (Page 1 OF 2)

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

March 30, 2015

The following information is required in order to expedite the completion of appraisal reports requested by the Hidalgo County Right-of-Way Department. If there are any questions or concerns, you can contact Leonel Garza III of Leonel Garza Jr. & Associates LLC at (956) 687-7295 or by email at leonel3@garza-associates.com.

1. Parcel No. 8
2. Owner(s) of Record: Daniel Dillard
3. Who Is Authorized To Make Decisions For This Property? Daniel Dillard
4. Contact Numbers: 956 778-5878
5. Mailing Address: Box 4213
Hidalgo Tx 78557
6. Date of Purchase: 1990
7. Original Purchase Price of Property: _____
8. Number of Acres (SF) Purchased: 60
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 _____
11. Have There Been Any Recent Changes in Ownership In The Past Five Years?
 Yes No
Explain _____
12. Are There Any Leases and or Pending Subdivisions?
(building leases, farming leases, re-platting, proposed subdivision ect.)
 Yes No
Explain _____

QUESTIONNAIRE (Page 2 OF 2)

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

Yes No

?

Explain _____

14. Comments, Concerns or Special Request: _____

15. Does the Office of Leonel Garza Jr. & Associates LLC have permission to enter your property to photograph and measure any land and improvements which may be affected by the proposed acquisition?

Yes No

Would you like to be with the Appraiser for an on-site inspection of the subject property?

Yes No

If NO, do you acknowledge that the Appraiser has afforded you or representative the opportunity to inspect the subject property, but decline?

Yes No

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

Daniel Dillard
Authorized Signature

Date

4-4-15

Daniel Dillard
Print Name

What
- Dirt Grass hup with fence @ County east