

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Southwest corner of La Homa Road and Jimmy Garza Drive, within the ETJ of Palmview, Texas District: N/A
 Property Owner: Rogelio Rodriguez Lozano Parcel: 3 & 4
 Address of Property Owner: P.O. Box 5343, McAllen, Texas 78502 ROW CSJ: N/A
 Occupant's Name: Vacant Federal Project No: N/A
 Whole: Partial: Acquisition Highway: La Homa Road Bridge 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 \$15,060 as of January 6, 2016, based upon my independent appraisal and the exercise of my professional judgment;

That on January 6, 2016, (date)(s), I personally inspected in the field the property herein appraised; that I afforded Rogelio Rodriguez Lozano (fee holder) and La Joya Water Supply Corporation/Agua Special Utility District (easement holder), the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on January 6, 2016 (date)(s);

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Hidalgo County Precinct No. 3, the Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

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

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

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;

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

That my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are 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 for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

 Leonel Garza III
 Appraiser Signature
 General Real Estate Appraiser (TX 1328375 – General)
 Certification Number

 January 12, 2016
 Date

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



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 permission 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, he is currently seeking designation.

The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, i.e., 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. This assignment was engaged in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:

(d) "In estimating injury or benefit under Subsection (c), the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property, including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owner experiences in common with the general community, including circuity of travel and diversion of traffic. In this subsection, "direct access" 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, 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

Assumptions and Limiting Conditions

No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable, unless otherwise stated.

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

Responsible ownership and competent property management are assumed.

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

All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that the property is 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.

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 for which the value estimate contained in this report is based.

It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass, unless noted in the report.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property and 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 the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Any allocation of the total value in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question, unless arrangements have been previously made.

No part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser. Possession of this report, or a copy thereof, does not carry with it the right of publication.

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

Exposure to the Open Market: Listing the property on the market for sale with a Realtor, member of Multiple Listing Service, or a licensed Real Estate Broker, that will properly expose the property to the Market. This appraiser does not consider a sign placed by a bank on the property as proper marketing. If the property is presently listed for sale on the market, this appraiser must be notified prior to the completion of the appraisal.

Exposure Time: The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Jurisdictional Exception

Jurisdictional Exception is defined in the Uniform Standards of Professional Appraisal Practice (2014-2015 Edition) as an assignment condition established by applicable law or regulation which precludes an appraiser from complying with a part of USPAP. Project impact/influence is disregarded in the appraisal of the subject whole property. This is a departure from Standards Rule 1-4(f), which states that "when analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such improvements to the extent they are reflected in market actions." (U-20, Lines 618-620). This report has been prepared in such a manner that any market influences projected by the proposed development shall not be taken into consideration.

Client for Appraisal

The client for this report is Hidalgo County Precinct No. 3 under the direction of the Hidalgo County Urban County Program, located at 724 North Breyfogle, Mission, Texas 78574. Victor Gallardo is the project manager and can be contacted at (956) 585-4509.

Intended Use and User

The appraisal report is intended for use solely by Hidalgo County Precinct No. 3 and the Hidalgo County Urban County Program and others involved in the project. The purpose of this report is to provide a current market value of the part to be acquired in order for Hidalgo County Precinct No. 3 to begin negotiations for the purchase of the subject property, in part or as a whole, as described by the survey provided. The report, in part or as a whole, is to be used solely for the acquisition of said property in the name of the County of Hidalgo. The acquisition of the subject property (whole or part) shall be utilized for the expansion and extension of La Homa Bridge. The project limits begin on the northern side of U.S. Business Highway 83 and continues north to the intersection of La Homa Road and Jimmy Garza Drive. This report is not intended for any other use, unless specified by the client, Hidalgo County Precinct No. 3.

Scope of the Assignment

By contract and written authorization to proceed, Hidalgo County Precinct No. 3 requested that Garza & Associates prepare an appraisal report of the part to be acquired for the proposed right-of-way project. The subject property shall be valued in the fee simple estate in its present condition. The scope of the assignment makes the extraordinary assumption that the subject property is free from contamination and/or other environmental conditions, which would affect the overall market value. In addition, the subject property shall be valued with the Jurisdictional Exception that the subject property shall be valued without project influence. The owner-of-record shall be contacted by letter affording the right to be present on-site with the appraiser at the time of on-site visit. In the event that confirmation cannot be made with the owner-of-record, the appraiser is to proceed from an existing public road right-of-way. During the appraisal process, other sales in the area shall be analyzed for comparability and reliability in determining the market value of the subject property. Any site or building improvements located within the acquisition area shall be measured and photographed. These improvements shall be itemized for purposes of compensation and/or cost to cure (if any). The report shall establish the market value of the whole, part to be acquired, and the remainder before and after the acquisition. The appraiser shall also review the remainder before and after to determine if there is any diminution of market value. This report shall be prepared and conform with the Texas Department of Transportation ROW A-5 Form Rev. 08/2011.

Property Rights

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee simple is defined as:

"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."

Dictionary of Real Estate Appraisal, Fifth Edition, Copyright 2010, page 78

Market Value

The following is the basis for which the determination of market value is established for the subject property. In addition, these factors are used for the selection of comparables in the Direct Sales Analysis.

"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."

City of Austin v. Cannizzo, 267 S.W. 2d 808 (Tex 1954)

Exposure & Marketing Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, there is a twelve (12) to eighteen (18) month exposure time and marketing time period for the subject property. This was estimated based on current and past listings located within the market area, which were reviewed during the sales search for comparables similar to the subject property. However, it is noted that the subject properties may not have active utilities available to the site, which may extend the overall exposure and marketing time period.

Personal Property

Pursuant to the scope of the assignment, no personal property located within the proposed right-of-way and the remainder before and after the acquisition shall be included for compensation. Any and all personal property and/or realty located within the existing road right-of-way shall be deemed non-compensable. In the event the selected items are determined to be compensable, they shall be included within the cost approach section of this report.

Extraordinary Assumptions & Hypothetical Conditions

1. *The subject property is owned in fee simple and shall be appraised as such. Any fractional interest involved in the subject property shall not be analyzed, as dictated by the scope of the assignment, for purposes of determining market value.*
2. *It is assumed that the subject property owner can obtain a building permit upon completion or extension of utilities within the subdivision.*

Accessibility To Site

The owner-of-record was sent a certified letter asking for permission to enter the subject property to measure and photograph the subject property. The property owner shall always reserve the right to contact the office of Leonel Garza Jr. & Associates, LLC, at (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in his/her presence with appraiser, Leonel Garza III. As of the date of the report, no contact has been made with the property owner; therefore, the inspection was conducted from off-site within an existing road right-of-way. This office met on-site with Rogelio Rodriguez on January 6, 2016, and can be contacted at 956-313-4086.

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

November 10, 2015

Project: La Homa Bridge Project
Parcel 3

La Joya Water Supply (Agua Special Utility District)
3120 North Abram Road
Palmview, Texas 78572

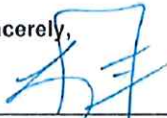
To Whom It May Concern:

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo Urban County Program, to appraise various properties along La Homa Bridge. This appraisal is to determine the fee simple market value of the part to be acquired by Hidalgo Urban County Program. Hidalgo County Precinct No. 3 is working in conjunction with the Hidalgo County Urban County Program, to purchase a portion of your property in the name of the State of Texas. The proposed acquisition is for additional road right-of-way, needed for the renovation of La Homa Bridge. This also includes utility relocations along the roadway. Attached is a survey of the area to be acquired along the frontage of your property. This office shall be inspecting the part to be acquired on your property from existing road right-of-way until verbal or written permission from you is granted to enter your property. Hidalgo County Precinct No. 3 shall be negotiating the purchase of such proposed right-of-way believed to be in the name of La Joya Water Supply (Agua Special Utility District). We would like to extend the opportunity to meet with our appraisers at your property in order to explain the project and the purpose of the appraisal report.

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 you have sold said property, please notify our office as soon as possible so that the proper ownership identification can be performed. If you have any questions please call the office of Leonel Garza Jr. & Associates LLC at (956) 687-7295 or leonel3@garza-associates.com.

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

Sincerely,



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

Cc: Hidalgo County Precinct No. 3
Victor Gallardo
Right of Way Agent
724 North Breyfogle
Mission, Texas 78574
(956) 585-4509

Leonel Garza Jr. & Associates LLC

U.S. Postal Service™
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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	\$ 4.49	Postmark Here NOV 10 2015 PALMVIEW, TEXAS 78504-9072
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	6.74	

Sent To: La Homa Bridge Project, Parcel 3
 Street & Apt. No. or PO Box No.: La Joya Water Supply (Agua Special Utility District)
 City, State, ZIP+4: 3120 North Abram Road Palmview, Texas 78572

PS Form 3800, July 2013

7014 2120 0004 1382 2960

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

La Homa Bridge Project, Parcel 3

La Joya Water Supply
 (Agua Special Utility District)
 3120 North Abram Road
 Palmview, Texas 78572



9590 9401 0097 5168 4519 04

2. Article Number (Transfer from service label)

7014 2120 0004 1382 2960

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Claudia Trevino

C. Date of Delivery

11/2/15

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes
 No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Registered Mail Restricted Delivery (\$500) | |

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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

November 10, 2015

Project: La Homa Bridge Project
Parcel 4

Rogelio Rodriguez Lozano
P.O. Box 5343
McAllen, Texas 78502

To Whom It May Concern:

Leonel Garza Jr. & Associates LLC has been contracted by Hidalgo Urban County Program, to appraise various properties along La Homa Bridge. This appraisal is to determine the fee simple market value of the part to be acquired by Hidalgo Urban County Program. Hidalgo County Precinct No. 3 is working in conjunction with the Hidalgo County Urban County Program, to purchase a portion of your property in the name of the State of Texas. The proposed acquisition is for additional road right-of-way, needed for the renovation of La Homa Bridge. This also includes utility relocations along the roadway. Attached is a survey of the area to be acquired along the frontage of your property. This office shall be inspecting the part to be acquired on your property from existing road right-of-way until verbal or written permission from you is granted to enter your property. Hidalgo County Precinct No. 3 shall be negotiating the purchase of such proposed right-of-way believed to be in the name of Rogelio Rodriguez Lozano. We would like to extend the opportunity to meet with our appraisers at your property in order to explain the project and the purpose of the appraisal report.

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 you have sold said property, please notify our office as soon as possible so that the proper ownership identification can be performed. If you have any questions please call the office of Leonel Garza Jr. & Associates LLC at (956) 687-7295 or leonel3@garza-associates.com.

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 II
State Certified General
Real Estate Appraiser
TX1328375-General

Cc: Hidalgo County Precinct No. 3
Victor Gallardo
Right of Way Agent
724 North Breyfogle
Mission, Texas 78574
(956) 585-4509

Leonel Garza Jr. & Associates LLC

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OFFICIAL USE

Postage	\$ 0.49	
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage	6.74	

La Homa Bridge Project, Parcel 4

Sent to: Rogelio Rodriguez Lozano
 P.O. Box 5343
 McAllen, Texas 78502

PS Form 3800, July 2014 See reverse for instructions.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

La Homa Bridge Project, Parcel 4

Rogelio Rodriguez Lozano
 P.O. Box 5343
 McAllen, Texas 78502

9590 9401 0097 5168 4519 11

2. Article Number (Transfer from service label)

7014 2120 0004 1382 2953

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X

B. Received by (Printed Name) C. Date of Delivery

ROGELIO RODRIGUEZ

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Registered Mail	
<input type="checkbox"/> Registered Mail Restricted Delivery (over \$500)	

AERIAL PHOTOGRAPH OF THE SUBJECT PROPERTY



www.googleearth.com

The subject property as a whole is outlined in yellow with the part to be acquired being highlighted in red. A survey of the whole property was not provided. Parcels 3 and 4 were combined for as they are both under the same ownership (Rogelio Rodriguez Lozano – fee simple owner), with Parcel 3 being encumbered by a utility easement owned by La Joya Water Supply Corporation (Agua Special Utility District). This exhibit is for illustrative use only.

AERIAL PHOTOGRAPH OF THE SMALLER ECONOMIC UNIT AREA



www.googleearth.com

The smaller 5.0 acre economic unit area is outlined in yellow with the part to be acquired being highlighted in red. A survey of the whole property was not provided. This exhibit is for illustrative use only.

Market Analysis

The subject property is located on the north side of U.S. Business Highway 83, in-between Bentsen Palm Drive and Breyfogle Road (Schuerbach Road), within the ETJ (extraterritorial jurisdiction) of Palmview, Texas. The ETJ is the legal ability of a government to exercise authority beyond its normal boundaries that is not within the city limits of another city. The ETJ is the territory where Palmview is authorized to annex land. The ETJ enables Palmview to extend regulations to adjacent land where development can affect quality of life within the city. ETJ regulations also help to ensure that subdivisions that may be annexed by Palmview in the future meet minimum standards for road access, lot size, and other factors. No municipal taxes are collected in the ETJ. Services such as public safety, road maintenance, and parks are provided by the county but not by Palmview. No Palmview zoning is enforced within the ETJ; therefore, the subject property is un-zoned and is legally permissible to utilized for any use.

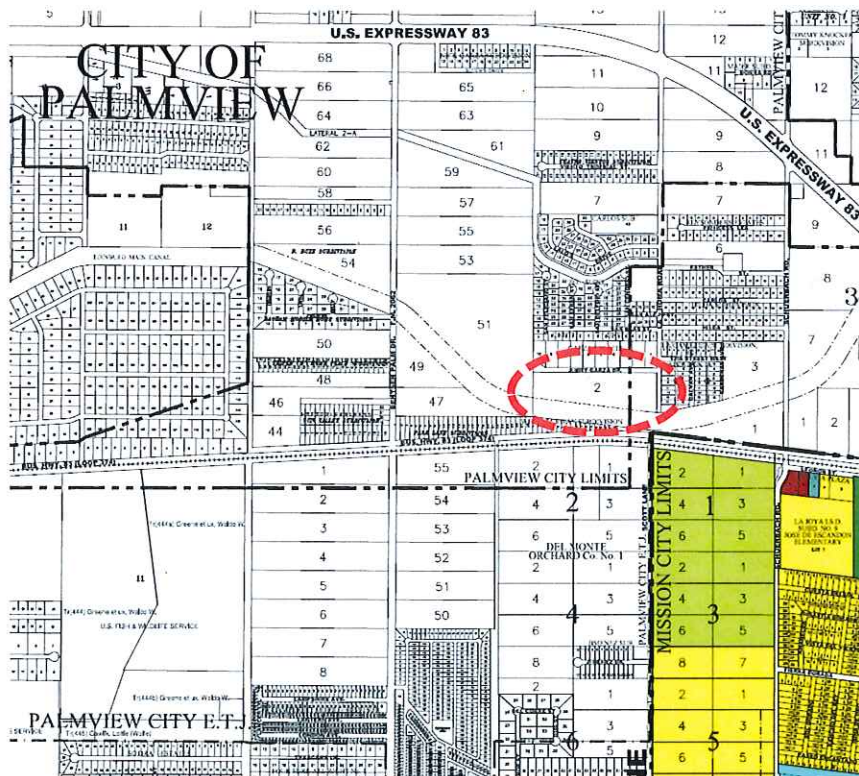
Palmview, Texas, is located within Hidalgo County, and is part of the McAllen-Edinburg-Mission metropolitan statistical area (MSA), and has a population of 5,460 as of the 2010 U.S. Census. Palmview is located south of La Homa, Texas, which is a census-designated place (CDP) with a population of 11,985 as of the 2010 U.S. Census, north of South Palmview, Texas, which is a census-designated place (CDP) with a population of 5,575 as of the 2010 U.S. Census, west of the City of Mission with a population of 80,452 as of the 2010 U.S. Census, and east of Abram-Perezville, Texas, which is a census-designated place (CDP). The subject property is located within the La Joya Independent School District, and has to potable water provided by Aqua Special Utility District.

Utilities

The subject property is located within the ETJ of Palmview, which has access to potable water which is serviced by the Aqua Special Utility District. The subject property does not have access to sanitary sewer.

Zoning

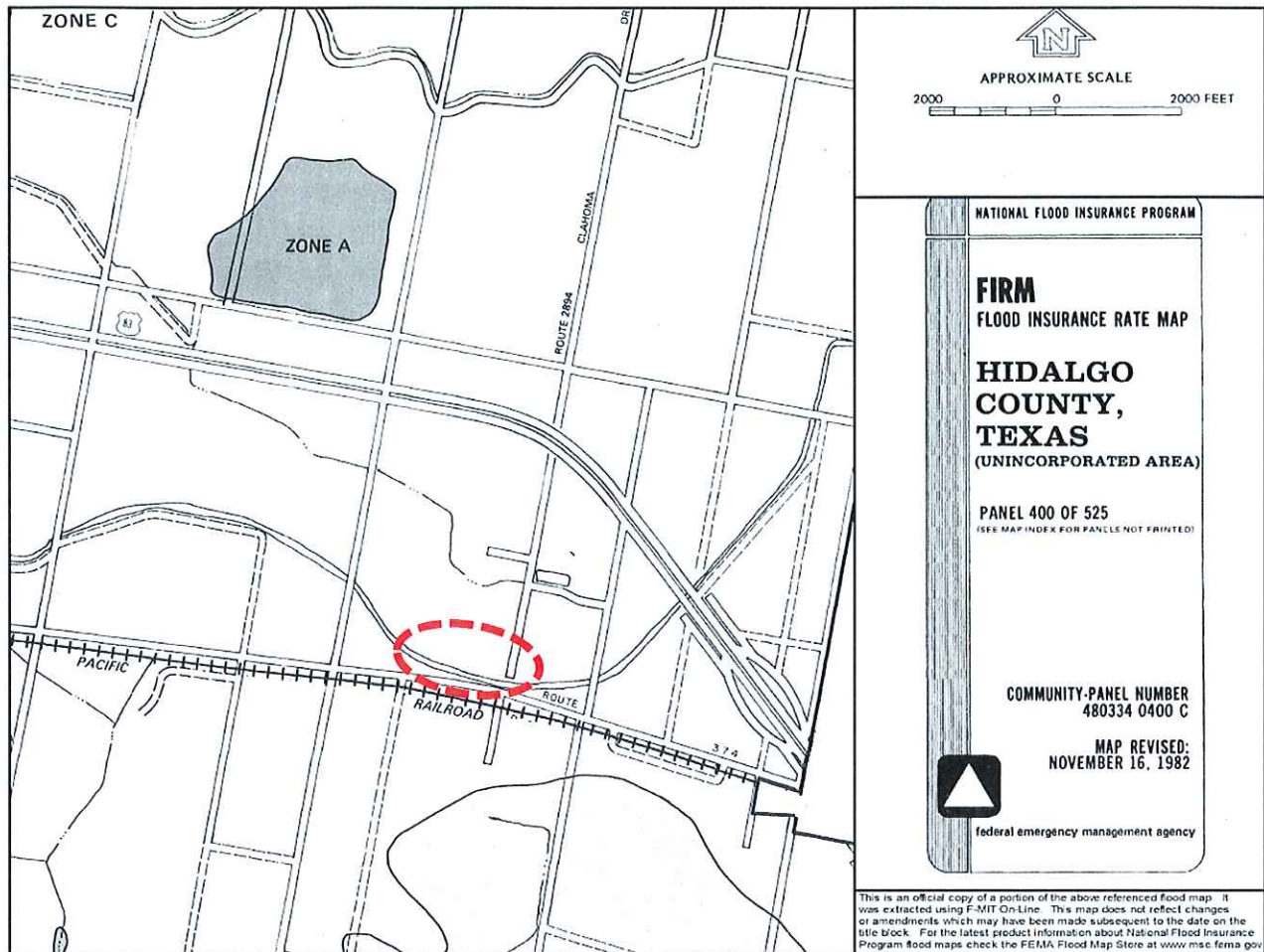
The subject property is located partially within the ETJ of Palmview and partially within the city limits of Palmview; therefore, the subject property is partially zoned A-O (Open Agricultural District) and un-zoned. Palmview zoning information was provided by Jaime Sanchez, Palmview City Inspector.



<http://www.missiontexas.us>

The subject property is outlined by a red dashed line and is for illustrative purposes only.

Flood Zone Designation



The subject property is located in Flood Zone C. Zone C is not designated as a Special Flood Hazard area. A flood hazard areas located on the Flood Insurance Rate Map is identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as areas that will be inundated by any flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

www.fema.gov

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 3 & 4

Date Taken: January 6, 2016

Point which taken: Photo 1: La Homa Road
Photo 2: La Homa Road

Local Address: Southwest Corner of La Homa Road and Jimmy Garza Drive, within the ETJ of Palmview, Texas
Taken By: Leonel Garza III & Mike Navarro

Looking: Photo 1: Southern View
Photo 2: Southwestern View



Photo 1
Southern view of Parcel 4



Photo 2
Southwestern view of Parcel 3

Point which taken: Photo 3: Jerry Garza Drive
Photo 4: La Homa Road

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



Photo 3
Western view of Jerry Garza Drive



Photo 4
Southern view of La Homa Road

Property Description

The subject property is located at the southwest corner of La Homa Road and Jimmy Garza Drive, partially located within the ETJ as well as the city limits of Palmview, Texas. The subject property is located partially within the ETJ of Palmview and partially within the city limits of Palmview; therefore, the subject property is partially zoned A-O (Open Agricultural District) and un-zoned. The subject property is a 5.0 acre irregular shaped tract of land, with approximately 575.0' lineal feet of frontage along the south side of Jimmy Garza Drive and 419.01' lineal feet of frontage along the west side of La Homa Road. For the purposes of this report Parcels No. 3 and No. 4 were combined in this report. Both parcels are under the ownership of Rogelio Rodriguez, with Parcel No. 3 being a La Joya Water Supply Corporation (Agua Special Utility District) utility easement to be utilized as a future lift station. Potable water is available to the subject property; however, sanitary sewer is not available or provided. The subject property is identified as Lot 25, Block 1, Mission Groves Estates.



The subject property as a whole is outlined in yellow with the part to be acquired being highlighted in red. A survey of the whole property was not provided. This exhibit is for illustrative use only.

Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that 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. Alternatively, the probable use of land or improvement property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.

“Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.”

The Dictionary of Real Estate Appraisal. 5TH Edition Chicago: Appraisal Institute, 2010

Legally Permissible

After a conversation with the City of Palmview, the subject property is partially located within the ETJ as well as within the city limits of Palmview. According to the City of Palmview, the portion located within the ETJ is not subject to Palmview zoning; however, the portion located within the city limits is zoned A-O (Open Agricultural District). Therefore, the subject property is partially un-zoned and partially zoned A-O, and will require rezoning for any future use other than an agricultural use.

Physically Possible

The subject property is located at the southwest corner of La Homa Road and Jimmy Garza Drive. The subject property is an irregular shaped tract of land with the approximately 575.0' lineal feet of frontage on the south side of Jimmy Garza Drive and 419.01' lineal feet of frontage along the west side of La Homa Road. The provided survey is of the proposed acquisition area and not of the whole property; therefore, the whole property area is estimated to be 5.0 acres. Based on the size and dimensions of the subject property, the subject property appears to have sufficient land area for a residential use or development.

Financially Feasible

Based on the surrounding uses, size and dimension, the most financially feasible use is determined to be for residential use or development.

Maximally Productive

The subject property is a vacant tract of land currently being utilized for an agricultural use. The overall site would be at its maximally productive state if utilized for residential use or development.

The overall highest and best use is confirmed to be for residential use or development, based on the overall location, size, dimension, access, and available utilities of the subject property.

Property Tax Assessment

The Hidalgo County Appraisal District is currently reviewing and re-assessing property values for Year 2015. As such, the assessed value may be subject to change for the 2015 tax year. Property tax protests typically begin on or about May 31st annually. The Hidalgo County Appraisal District provides general information about the District and the property tax system in Texas, as well as general information regarding properties assessed for taxes. This data source does not replace the use of a title search, but will inform the appraiser of the current owner-of-record. The Appraisal District will annually appraise properties according to the Texas Property Tax Code and the Uniform Standards of Professional Appraisal Practices (USPAP). Research concerning the derivation of the following assessed value was not conducted during the course of this appraisal and is used for data collection purposes only. The following information can be found at www.hidalgoad.org and/or the District office located at 4405 S. Professional Drive, Edinburg, Texas.

Hidalgo CAD

Property Search Results > 238118 LOZANO ROGELIO RODRIGUEZ for Year 2016

Property

Account
 Property ID: 238118 Legal Description: MISSION GROVES ESTATE LOT 2 BLK 1
 Geographic ID: M5000-00-001-0002-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:
 Location
 Address: JIMMY GARZA DR Mapsco:
 TX
 Neighborhood: Map ID: CPM
 Neighborhood CD:
 Owner
 Name: LOZANO ROGELIO RODRIGUEZ Owner ID: 957722
 Mailing Address: PO BOX 5343 % Ownership: 100.000000000000%
 MCALLEN, TX 78502-5343
 Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$41,712
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$20,500 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$185,730 \$2,120
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$247,942
 (-) Ag or Timber Use Value Reduction: - \$183,610

 (=) Appraised Value: = \$64,332
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$64,332

Taxing Jurisdiction

Owner: LOZANO ROGELIO RODRIGUEZ
 % Ownership: 100.000000000000%
 Total Value: \$247,942

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$64,332	\$64,332	\$0.00
CPM	CITY OF PALMVIEW	0.479000	\$64,332	\$64,332	\$308.15
DR1	DRAINAGE DISTRICT #1	0.095700	\$64,332	\$64,332	\$61.57
GHD	HIDALGO COUNTY	0.590000	\$64,332	\$64,332	\$379.56
JCC	SOUTH TEXAS COLLEGE	0.185000	\$64,332	\$64,332	\$119.01
R05	ROAD DIST 05	0.000000	\$64,332	\$64,332	\$0.00
SLJ	LA JOYA ISD	1.311000	\$64,332	\$64,332	\$843.39
SST	SOUTH TEXAS SCHOOL	0.049200	\$64,332	\$64,332	\$31.65
Total Tax Rate:		2.709900			
				Taxes w/Current Exemptions:	\$1,743.33
				Taxes w/o Exemptions:	\$1,743.33

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E1 Living Area: 2465.0 sqft Value: \$41,712

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	CBKFA	CCBK	1981	1764.0
ENC	ENCLOSED ADD	CBKFA		1981	437.0
CPT	CARPORT	CBKFA		1981	476.0
STG	STORAGE	CBKFA		1981	336.0
ADD	ADDITION	CBKFA		1981	192.0
ADD	ADDITION	CBKFA		1981	72.0
PAT	PATIO	CBKFA		1981	636.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	1.0000	43560.00	0.00	0.00	\$20,500	\$0
2	P	GRAZING 1PASTWET	9.0600	394653.60	0.00	0.00	\$185,730	\$2,120

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$41,712	\$206,230	2,120	64,332	\$0	\$64,332
2015	\$41,712	\$206,230	4,213	66,425	\$0	\$66,425
2014	\$41,637	\$206,230	4,050	66,187	\$0	\$66,187
2013	\$42,524	\$206,230	3,878	66,902	\$0	\$66,902

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/11/2011 12:00:00 AM	WDV WARRANTY DEED/VENDORS LIEN	REPO HOUSES A &	LOZANO ROGELIO			2194059
2	6/14/2010 12:00:00 AM	STD SUB TRUSTEE DEED	DE LA FUENTE JU/	REPO HOUSES A &			2111243
3	9/26/2007 12:00:00 AM	GWD GEN. W/D	DE LA FUENTE JU/	DE LA FUENTE JU/			1810121

www.hidalgoad.org

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

The highest and best use of the subject property is for residential use or development. This classification shall be utilized for the determination of value for the whole property.

VALUATION APPROACHES

Cost Approach \$ Not Applicable
 Sales Comparison Approach..... \$ 169,185
 Income Approach..... \$ Not Applicable

RECONCILIATION OF APPROACHES TO VALUE

Contributory Value of Improvements	
Ranch Style Hog Fence (1,591' lineal feet x \$4.35/lf @ 50% Depreciation)	\$ 3,460
(2) Mesquite Trees (\$425 / Tree)	\$ 850
(80) Palm Trees (\$185 / Tree)	\$ 14,800
(1) Water Spigot (\$150 / Spigot @ 50% Depreciation)	\$ 75
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Contributory Value of Improvements	\$ 19,185

Parcel 4 - Fee Value	4.6800 AC	@ \$ 30,000 / ACRE	\$ 140,400
Parcel 3 - Encumbered Value	0.3200 AC	@ \$ 15,000 / ACRE	\$ 4,800
Parcel 3 - Easement Value	0.3200 AC	@ \$ 15,000 / ACRE	\$ 4,800
Total Land Value			\$ 150,000
Reconciled Final Value			\$ 169,185

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

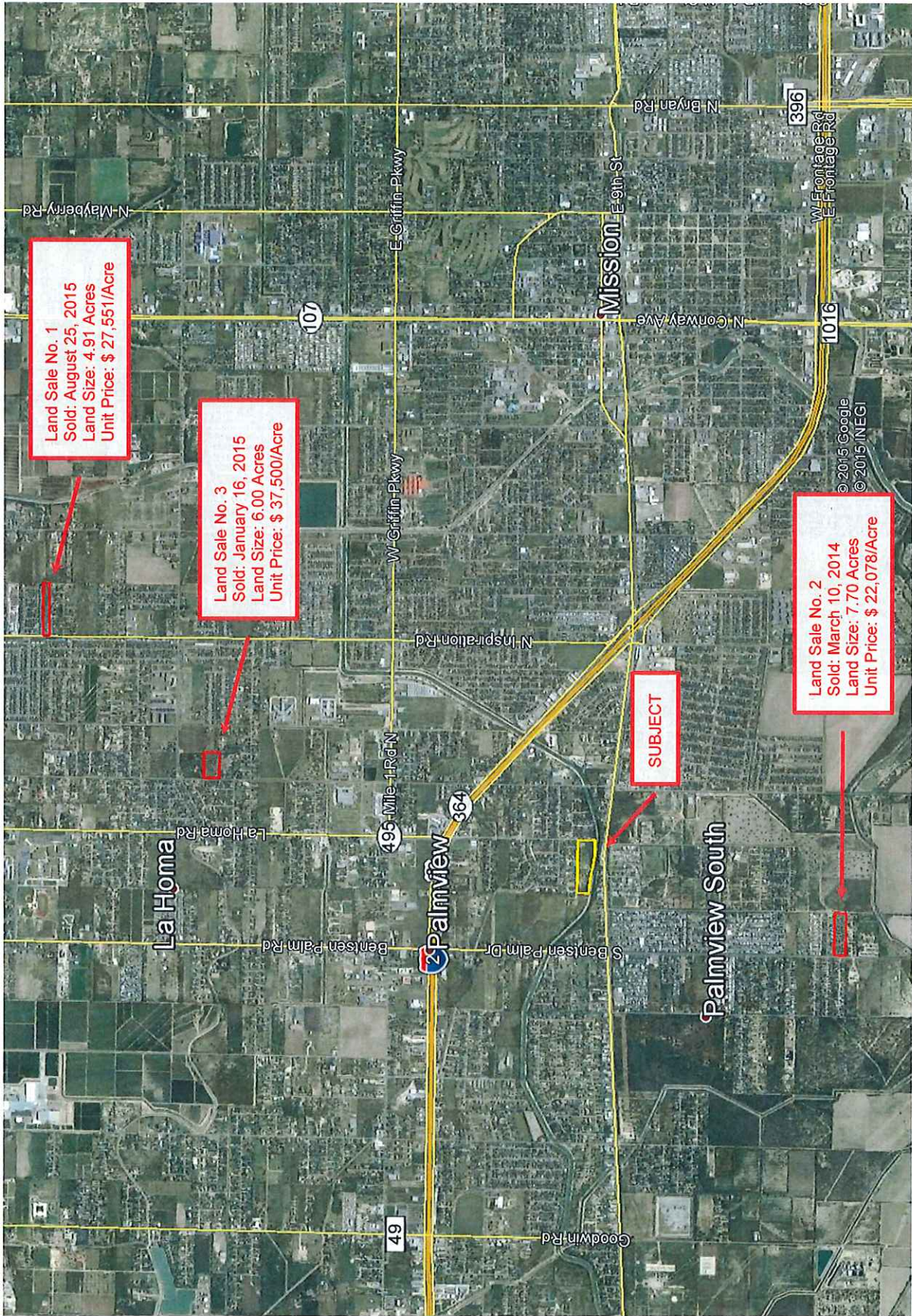
Land Value, pg 3.1 Cost Approach, pg 3.7 Sales Comparison Approach, pg 3.8 Income Approach, pg 3.9

SALES COMPARISON APPROACHWhole: Part to be Acquired: Remainder After: Land: Improved: **VALUATION GRID****REPRESENTATIVE COMPARABLE SALES**

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Repo Houses A & C, LLC	Raul Saenz and wife, Esther Saenz	Jaime Cordova and Cesar Rosales	Ramiro Guerra and spouse, Maria Del Carmen Guerra
Grantee	Rogelio Rodriguez Lozano	David Alberto Escalera and wife Monica Guerrero	Francisco Piña, Jr. and Cora Elizabeth Piña	Pedro Hernandez Santiago
Date	March 22, 2011	August 25, 2015	March 10, 2014	January 16, 2015
Sales Price	\$ -	\$ 135,000	\$ 170,000	\$ 225,000
Unit Price	\$ - / AC	\$ 27,551 / AC	\$ 22,078 / AC	\$ 37,500 / AC
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Superior -5%	Inferior 15%	Superior -10%
Corner Influence/Frontage	La Homa Road & Jerry Garza Drive	Inspiration Road 5%	Bentsen Palm Drive 5%	North Schuerbach Road 5%
Physical Characteristics	Average	Similar 0%	Similar 0%	Superior -10%
Topography	Level	Similar 0%	Similar 0%	Similar 0%
Available Utilities	Water / No Sewer	All Utilities -5%	Water / No Sewer 0%	Water / No Sewer 0%
Size of Tract	5.00 AC	4.90 0%	7.70 0%	6.00 0%
	Net Adjustment	\$ (1,378) -5%	\$ 4,416 20%	\$ (5,625) -15%
	Indicated Unit Value	\$ 26,173 / AC	\$ 26,494 / AC	\$ 31,875 / AC
Estimated Unit Value of Fee Simple Area				\$ 30,000 / AC

Estimated Value by Sales Comparison Approach**\$ 150,000**

LOCATION MAP OF SALES



Explanation of Adjustments with Reconciliation:

The sales comparison approach utilizes three (3) sales with similar highest and best uses as the subject property. Each of these sales was gathered through various sources, including but not limited to, the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various property owners in the surrounding market area. Each sale was confirmed with at least two sources, which include the Hidalgo County Deed Records and the Hidalgo County Appraisal District. The sites associated with these were visited to determine the true comparability toward the subject property. They were reviewed for items recognized by the market that affect market value, including but not limited to, conditions of the sale, market conditions, relative location, physical characteristics, and available utilities. These and other factors that are recognized for arms-length transactions are examined and may require adjustments for any differences found in comparison to the subject property. After adjustments were made to each sale, an adjusted unit range of value of \$26,173 per acre to \$31,875 per acre was determined. Based on the surrounding market, a unit rate near the upper-end of the adjusted range was selected, i.e., \$30,000 per acre.

As for the portion of the part to be acquired which is encumbered by a 0.32 acre La Joya Water Supply Corporation (Agua Special Utility District) which encumbers the proposed acquisition, a 50% adjustment of the fee simple unit rate is applied for this area only. The purpose of such discount is that the fee simple owner of record does not contain the full bundle of right to this portion of the subject property as La Joya Water Supply Corporation (Agua Special Utility District) has the right to construct, repair any lines located within their designated easement area. This area reserved for such use will not be able to be built upon with structures without the explicit permissibility of the La Joya Water Supply Corporation (Agua Special Utility District). However, upon the permissibility of the La Joya Water Supply Corporation (Agua Special Utility District), the fee simple owner may cross, farm, and utilize the surface of said tract of land. Since the fee simple owner does not contain full control or bundle of rights, a discount of -50% is applied. Therefore, the area located within the La Joya Water Supply Corporation (Agua Special Utility District) easement, shall have a unit rate calculated at 50% of the \$30,000/acre value determined for the fee simple area.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Buildings					\$ -
Accessory Improvements					
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Ranch Style Hog Fence	1,591	\$ 4.35	\$ 6,921	50%	\$ 3,460
Mesquite Tree	2	\$ 425	\$ 850	0%	\$ 850
Palm Tree	80	\$ 185	\$ 14,800	0%	\$ 14,800
Water Spigot	1	\$ 150	\$ 150	50%	\$ 75
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Site Improvements					\$ 19,185
Contributory Value of All Improvements					\$ 19,185
	Net Land Area		Price / Unit		
Parcel 4 - Fee Land Value	4.6800	AC @	\$ 30,000 / AC		\$ 140,400
Parcel 3 - Encumbered Land Value	0.3200	AC @	\$ 15,000 / AC		\$ 4,800
Parcel 3 - Easement Land Value	0.3200	AC @	\$ 15,000 / AC		\$ 4,800
Estimated Value By Cost Approach					\$ 169,185

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

SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

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

Estimated Value by Sales Comparison Approach _____ N/A

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

Potential Gross Income	.....			\$	-
Vacancy	%			\$	-
Effective Gross Income	.....			\$	-
Expenses				\$	-
Fixed: Taxes.....		\$	-	\$	-
Insurance.....		\$	-	\$	-
Variable: Management.....		\$	-	\$	-
Other		\$	-	\$	-
		\$	-	\$	-
		\$	-	\$	-
Total Expenses	.....			\$	-
Net Operating Income	.....			\$	-
Income Capitalized @		%	.....	\$	-
Plus: Value of Excess Land (If Any)			.....	\$	-
			\$	-
Estimated Value By Income Approach			.....		Not Applicable

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

The highest and best use of the subject property is for residential use or development. This shall be utilized for the determination of value for the part to be acquired.

VALUATION APPROACHES

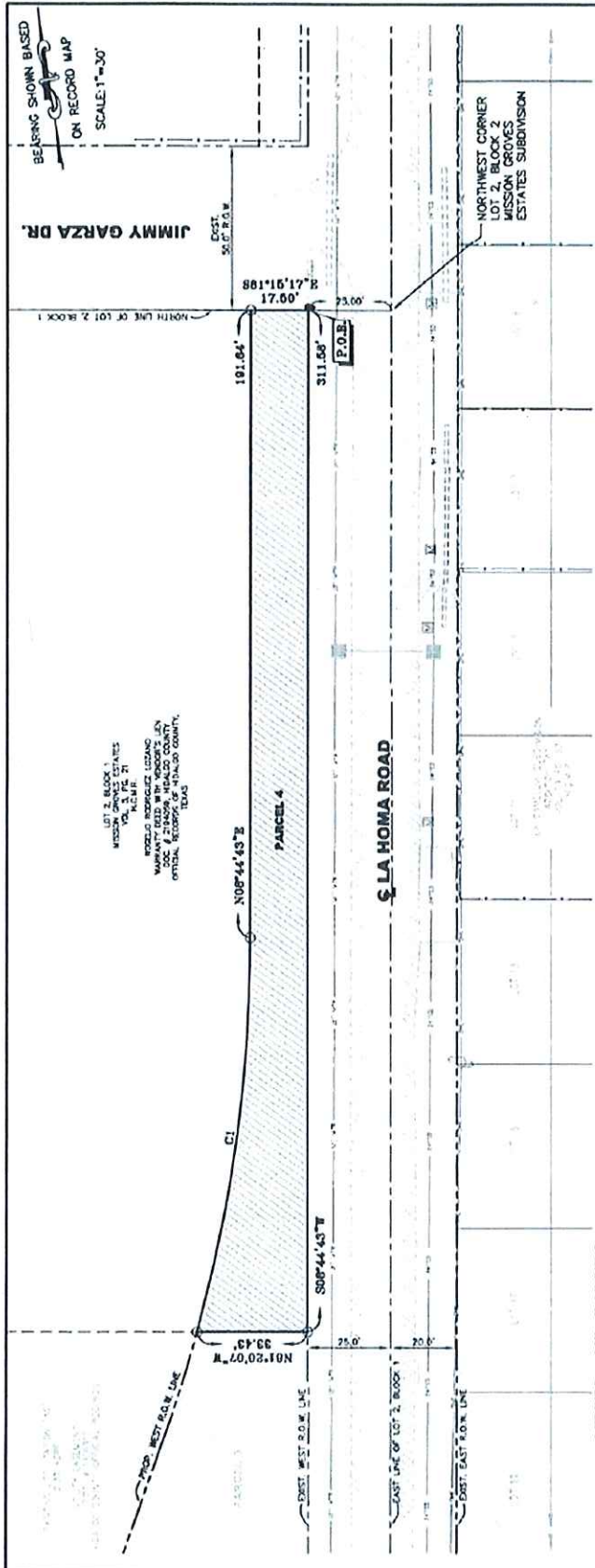
Cost Approach \$ Not Applicable
 Sales Comparison Approach..... \$ 14,302
 Income Approach..... \$ Not Applicable

RECONCILIATION OF APPROACHES TO VALUE

Since the subject property is a vacant tract with no contributory improvements, the Sales Comparison Approach "as vacant" is the only reliable method to value the pro-rata part of the whole.

Contributory Value of Improvements	
Ranch Style Hog Fence (495' lineal feet x \$4.35/lf @ 50% Depreciation)	\$ 1,077
(2) Mesquite Trees (\$425 / Tree)	\$ 850
(24) Palm Trees (\$185 / Tree)	\$ 4,440
(1) Water Spigot (\$150 / Spigot @ 50% Depreciation)	\$ 75
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Contributory Value of Improvements	\$ 6,442

Parcel 4 - Fee Value	0.1400 AC	@ \$ 30,000 / ACRE	\$ 4,200
Parcel 3 - Encumbered Value	0.1220 AC	@ \$ 15,000 / ACRE	\$ 1,830
Parcel 3 - Easement Value	0.1220 AC	@ \$ 15,000 / ACRE	\$ 1,830
Total Land Value			\$ 7,860
Reconciled Final Value			\$ 14,302



BEARING SHOWN BASED ON RECORD MAP
SCALE: 1" = 30'

JIMMY GARZA DR.

LOT 2, BLOCK 1
MISSION GROVES ESTATES
VOL. 14, P. 21
ROZELLO RODRIGUEZ LOZANO
WARRANTY DEED WITH ADDRESS IN
OPTIONAL RECORDS OF HIDALGO COUNTY,
TEXAS

LA HOMA ROAD

NORTHWEST CORNER
LOT 2, BLOCK 2
MISSION GROVES
ESTATES SUBDIVISION

**METES AND BOUNDS
RIGHT-OF-WAY DEDICATION**

BEING A 0.140 (6,085.223 S.F.) ACRES TRACT OF LAND OUT OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOL. 05, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2, TRACT 1, MISSION GROVES ESTATES SUBDIVISION AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89°44'43" WEST, A DISTANCE OF 311.64 FEET WITH THE EXISTING WEST RIGHT OF WAY LINE OF LA HOMA ROAD, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 01°20'07" WEST, A DISTANCE OF 33.43 FEET TO A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 121.40 FEET, CHORD DISTANCE OF 121.04 FEET, WITH A CHORD BEARING OF NORTH 12°04'00" WEST, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET FOR A POINT OF TANGENCY;

THENCE PARALLEL TO THE EAST LINE OF SAID LOT 2, BLOCK 1 AND THE CHORDING WEST RIGHT OF WAY LINE OF LA HOMA ROAD, NORTH 05°44'43" EAST, A DISTANCE OF 191.64 FEET TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET ON THE NORTH POINT OF TANGENCY OF THE RIGHT-OF-WAY LINE OF THIS TRACT OF LAND;

THENCE SOUTH 89°44'43" WEST, A DISTANCE OF 191.64 FEET WITH NORTH LINE OF SAID LOT 2, BLOCK 1, AND THE EXISTING SOUTH RIGHT OF WAY LINE OF JIMMY GARZA DRIVE, TO THE POINT OF BEGINNING, CONTAINING 0.140 OF AN ACRE (6,085.223 SQ.FT.) TRACT OF LAND MORE OR LESS

GENERAL NOTES:

1) LA HOMA RD ADDRESS 3, LA HOMA RD SURVEYED MARCH 04, 2015 FLORES TRAIL DESIGNATION "C" COMMUNITY-JAVEL NUMBER 490234 0400 C MAP REVISED NOVEMBER 16, 1982

SURVEY NOTES:

1) BASES OF BEARING EAST LINE OF LOT 2 SUBDIVISION, AS PER MAP RECORDED IN VOLUME 5, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS

2) THIS SURVEY WAS COMPLETED WITHOUT THE ASSISTANCE OF ANY INSTRUMENTS, AND BE BASED ON OTHER MATTERS THAT WERE NOT SHOWN.

STANDARD SYMBOLS

- - 1/2" 1/2" IRON ROD
- - 1/2" 0-0 NAIL
- - 1/2" 1/2" IRON PIPE
- - SET 1/2" IRON ROD

CURVE TABLE

CHORD BEARING	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
CI	480.00	121.40	121.04
		150.71°	121.04
			N12°04'00"



I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE DATA AND CALCULATIONS THEREON WERE FOUND TO BE CORRECT AND ACCURATE AT THE TIME OF THE SURVEY AND METES THE USUAL SURVEY STANDARDS.

DATE: 4/29/2015
DATE RECORDED: 5/15/2015

SAMUEL DAVID MALDONADO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

**PLAT SHOWING
PARCEL 4**

BEING A 0.140 (6,085.223 S.F.) ACRES TRACT OF LAND OUT OF LOT 2, BLOCK 1, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOL. 05, PAGE 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

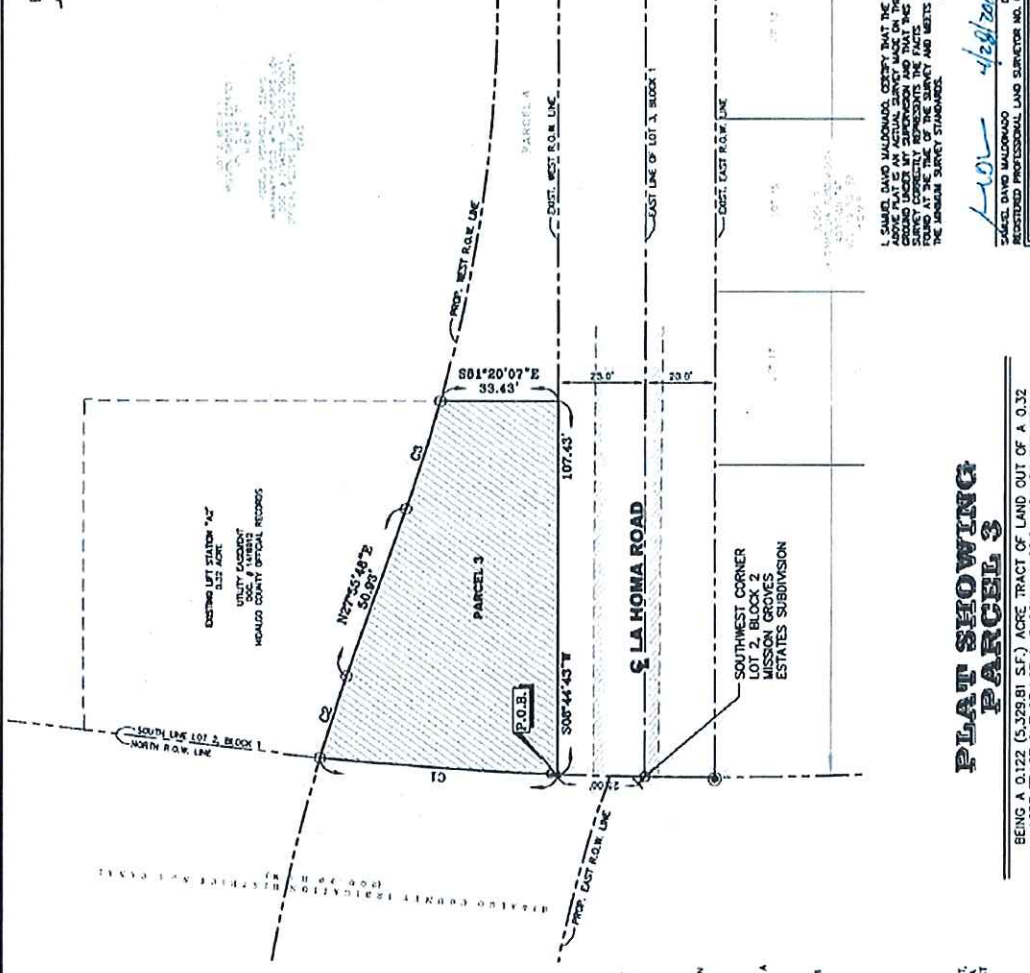
JOB NUMBER
ENG 14.004

SAMES SM Engineering & Surveying, Inc.
200 S. GAGE ROAD
PEARL, TEXAS 79077
TEL: (800) 785-8888
FAX: (800) 785-8888
WWW.SAMES-ENGINEERING.COM

BEARING SHOWN BASED
ON RECORD MAP
SCALE: 1" = 30'



SAMES SM Engineering & Surveying, Inc.
 200 S. GAGE RD
 PALMER, TEXAS 75077
 SURVEY PERMITS RESOLUTIONS & RECORDS



**PLAT SHOWING
PARCEL 3**

BEING A 0.122 (5,329.81 SF.) ACRE TRACT OF LAND OUT OF A 0.32 ACRE TRACT OUT OF LOT 2, BLOCK 2, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOL. 05, PG. 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL NOTES:
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1929.
 2. THE SURVEY WAS CONDUCTED UNDER THE CLOSEST OF THE DAY.
 3. THE SURVEY WAS CONDUCTED UNDER THE CLOSEST OF THE DAY.
 4. THE SURVEY WAS CONDUCTED UNDER THE CLOSEST OF THE DAY.

STANDARD LEGEND
 - 1/2" 1/2" IRON ROD
 - 1/2" IRON PIPE
 - 1/2" IRON PIPE
 - 1/2" IRON PIPE

CURVE TABLE

CURVE	RADIUS (FEET)	ARC LENGTH (FEET)	CHORD (FEET)	CHORD BEARING
C1	325.48	67.25	67.51	N27°18'31"W
C2	540.00	24.65	23.70	S44°00'E
C3	460.00	23.62	47.03	S22°52'E

**METES AND BOUNDS
RIGHT-OF-WAY DEDICATION**

BEING A 0.122 (5,329.81 SF.) ACRE TRACT OF LAND OUT OF A 0.32 ACRE TRACT OUT OF LOT 2, BLOCK 2, MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOL. 05, PG. 21, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONTAINED TO LA HOMA WATER SUPPLY CORPORATION (LAWA) SPECIAL UTILITY DISTRICT IN DOCUMENT NUMBER 149162, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AS A HALF (1/2) INCH IRON ROD FOUND ON A CORNER ON THE SOUTH LINE OF LOT 2, BLOCK 2, MISSION GROVES ESTATES SUBDIVISION AND THE NORTH LINE OF LA HOMA WATER SUPPLY CORPORATION (LAWA) SPECIAL UTILITY DISTRICT, BEING A 200.00 FEET RIGHT OF WAY, AND ALSO BEING ON SAID 0.32 ACRE TRACT OF LAND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND.

THENCE ALONG A CURVE TO THE RIGHT, WITH THE NORTH POINT AS THE CENTER, HAVING A RADIUS OF 325.48 FEET, AN ARC LENGTH OF 67.25 FEET, AND ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 24.65 FEET, AND ALSO BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 23.62 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND, BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 24.65 FEET, AN ARC LENGTH DISTANCE OF 24.65 FEET, WITH A CHORD BEARING OF NORTH 28°27'18" EAST, TO A HALF (1/2) INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES" SET FOR A POINT OF BEGINNING;

THENCE NORTH 27°25'46" EAST, A DISTANCE OF 50.03 FEET TO A HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" SET FOR A POINT OF BEGINNING;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 23.62 FEET, AND ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 24.65 FEET, AND ALSO BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 325.48 FEET, AN ARC LENGTH OF 67.25 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND, BEING THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID 0.32 ACRE TRACT OF LAND, SOUTH 87°20'07" EAST, A DISTANCE OF 33.43 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF SAID LA HOMA WATER SUPPLY CORPORATION (LAWA) SPECIAL UTILITY DISTRICT, BEING THE WEST BOUNDARY CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID 0.32 ACRE TRACT OF LAND, SOUTH 87°20'07" EAST, A DISTANCE OF 33.43 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF SAID LA HOMA WATER SUPPLY CORPORATION (LAWA) SPECIAL UTILITY DISTRICT, BEING THE WEST BOUNDARY CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID 0.32 ACRE TRACT OF LAND, SOUTH 87°20'07" EAST, A DISTANCE OF 33.43 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF SAID LA HOMA WATER SUPPLY CORPORATION (LAWA) SPECIAL UTILITY DISTRICT, BEING THE WEST BOUNDARY CORNER OF THIS TRACT OF LAND;

JOB NUMBER
ENG 14-004

Part To Be Acquired

In order to determine the unit market value of the subject property as a whole, the Sales Comparison Approach "as vacant" is utilized to determine the subject land value. Once this is completed, the appraiser shall utilize the unit rate (value per square foot or per acre) for the determination of the pro-rata valuation. This determination of market value is based on the fee simple estate for the property with the current highest and best use. During the analysis of the unit rate, the appraiser has been instructed by jurisdictional exception to disregard any decreases or increases in the market value that are directly caused by the public improvement or its likelihood, prior to the date of valuation. This is applied to the valuation of the property as a whole, part to be acquired and the remainder before acquisition. In the remainder after scenario, the determination of market value must consider the effect of the proposed acquisition on the remainder after, in order to determine if any damages (diminution in value) were incurred, as required by State Law. Based on the size and location of the proposed acquisition, there shall not be a diminution of market value.

The determination of market value of the part to be acquired is based on the comparability to other single family residential tracts within the market area, by utilizing the Sales Comparison Approach "as vacant". Upon the valuation of the part to be acquired, a valuation of the remainder before and after the acquisition shall be analyzed to determine the diminution in market value (if any). The following pages shall determine the market value of each segment, in order to determine the total compensation for the part to be acquired.

PART TO BE ACQUIRED

Highest and Best Use:

The highest and best use of the subject property is for residential use or development.

Contributory Value of Improvements		
Ranch Style Hog Fence (495' lineal feet x \$4.35/lf @ 50% Depreciation)		\$ 1,077
(2) Mesquite Trees (\$425 / Tree)		\$ 850
(24) Palm Trees (\$185 / Tree)		\$ 4,440
(1) Water Spigot (\$150 / Spigot @ 50% Depreciation)		\$ 75
		\$ -
		\$ -
		\$ -
		\$ -
Total Contributory Value of Improvements		\$ 6,442
Parcel 4 - Fee	0.1400 AC @ \$ 30,000 / ACRE	\$ 4,200
Parcel 3 - Encumbered	0.1220 AC @ \$ 15,000 / ACRE	\$ 1,830
Parcel 3 - Easement	0.1220 AC @ \$ 15,000 / ACRE	\$ 1,830
Total Land		\$ 7,860
TOTAL AS A UNIT		\$ 14,302

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements		
Ranch Style Hog Fence (1,096' lineal feet x \$4.35/lf @ 50% Depreciation)		\$ 2,384
(56) Palm Trees (\$185 / Tree)		\$ 10,360
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
Total Contributory Value of Improvements		\$ 12,744
Parcel 4 - Fee	4.5400 AC @ \$ 30,000 / ACRE	\$ 136,200
Parcel 3 - Encumbered	0.1980 AC @ \$ 15,000 / ACRE	\$ 2,970
Parcel 3 - Easement	0.1980 AC @ \$ 15,000 / ACRE	\$ 2,970
Total Land		\$ 142,140
TOTAL AS A UNIT		\$ 154,884

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

The subject property is analyzed to determine if the acquisition area affects the highest and best use of the subject property in the remainder after. Based on the land area remaining, the highest and best use shall continue to be for residential use or development. The overall site and functionality of the remainder shall not be damaged due to the proposed acquisition located along the frontage of La Homa Road.

Valuation Approaches

Cost Approach \$ Not Applicable
 Sales Comparison Approach..... \$ 154,884
 Income Approach..... \$ Not Applicable

Reconciliation of Approach to Value:

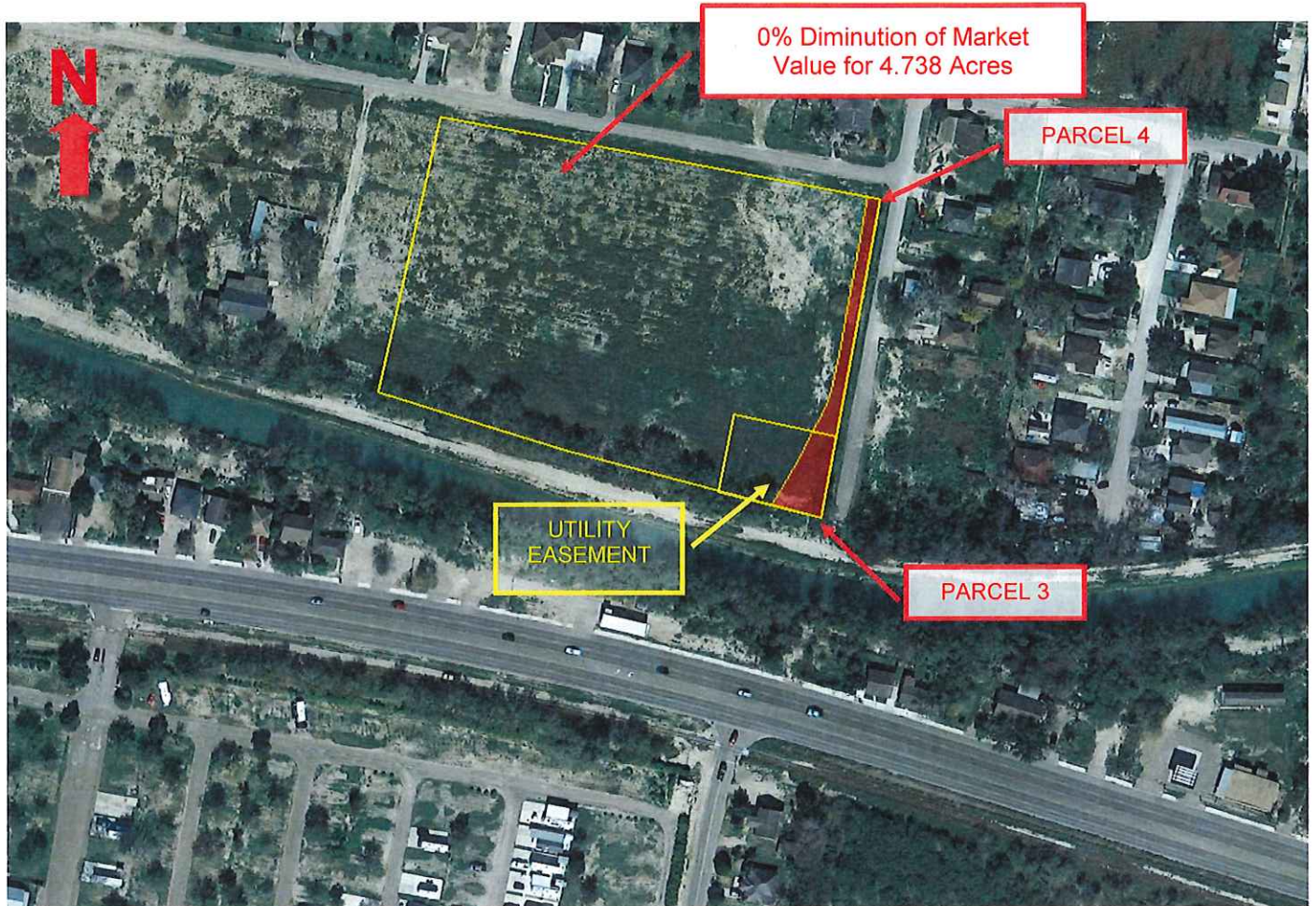
Each approach to market value was considered for the determination of market value for the remainder after. The subject property is a vacant tract of land for which there are no improvements. The Income Approach and Cost Approach are not applicable to determine the remainder land after the part to be acquired. Therefore, the Sales Comparison Approach "as vacant" is the only applicable approach to determine the market value of the remainder after.

Contributory Value of Improvements		
Ranch Style Hog Fence (1,096' lineal feet x \$4.35/lf @ 50% Depreciation)		\$ 2,384
(56) Palm Trees (\$185 / Tree)		\$ 10,360
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
Total Contributory Value of Improvements		\$ 12,744

Parcel 4 - Fee Value	4.5400 AC	@ \$ 30,000 / ACRE	\$ 136,200
Parcel 3 - Encumbered Value	0.1980 AC	@ \$ 15,000 / ACRE	\$ 2,970
Parcel 3 - Easement Value	0.1980 AC	@ \$ 15,000 / ACRE	\$ 2,970
Total Land Value			\$ 142,140
Reconciled Final Value			\$ 154,884

Remainder After Acquisition

The proposed acquisition is located along the western frontage of La Homa Road. Based on the highest and best use and the remaining land area, no diminution or damages shall be applied to the subject property. A survey of the whole property was not provided; therefore, the whole land area is estimated and outlined in yellow.



SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Repo Houses A & C, LLC	Raul Saenz and wife, Esther Saenz	Jaime Cordova and Cesar Rosales	Ramiro Guerra and spouse, Maria Del Carmen Guerra
Grantee	Rogelio Rodriguez Lozano	David Alberto Escalera and wife Monica Guerrero	Francisco Piña, Jr. and Cora Elizabeth Piña	Pedro Hernandez Santiago
Date	March 22, 2011	August 25, 2015	March 10, 2014	January 16, 2015
Sales Price	\$ -	\$ 135,000	\$ 170,000	\$ 225,000
Unit Price	0	\$ 27,551 / AC	\$ 22,078 / AC	\$ 37,500 / AC
Conditions of Sale	Cash To Seller	Similar 0%	Similar 0%	Similar 0%
Market Conditions	Average	Similar 0%	Similar 0%	Similar 0%
Relative Location	Average	Superior -5%	Inferior 15%	Superior -10%
Corner Influence/Frontage	La Homa Road & Jerry Garza Drive	Inspiration Road 5%	Bentsen Palm Drive 5%	North Schuerbach Road 5%
Physical Characteristics	Average	Similar 0%	Similar 0%	Superior -10%
Topography	Level	Similar 0%	Similar 0%	Similar 0%
Available Utilities	Water / No Sewer	All Utilities -5%	Water / No Sewer 0%	Water / No Sewer 0%
Size of Tract	4.7380 AC	4.90 0%	7.70 0%	6.00 0%
	Net Adjustment	\$ (1,378) -5%	\$ 4,416 20%	\$ (5,625) -15%
	Indicated Unit Value	\$ 26,173 / AC	\$ 26,494 / AC	\$ 31,875 / AC
Estimated Unit Value of Fee Simple Area				\$ 30,000 / AC

Estimated Value by Sales Comparison Approach

\$ 142,140

Explanation of Adjustments with Reconciliation

The sales comparison approach utilizes three (3) sales with similar highest and best uses as the subject property. Each of these sales was gathered through various sources, including but not limited to, the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various property owners in the surrounding market area. Each sale was confirmed with at least two sources, which include the Hidalgo County Deed Records and the Hidalgo County Appraisal District. The sites of these sales were visited to determine the true comparability with the subject property. They were reviewed for items recognized by the market that affect market value, including, but not limited to, conditions of sale, market conditions, relative location, physical characteristics, and available utilities. These and other factors that are recognized for arms-length transactions may require adjustments for any differences found when compared to the subject property. After adjustments were made, an adjusted unit range of value of \$23,173 per acre to \$31,875 per acre was determined. Based on the surrounding market, a unit rate near the upper end of the adjusted range was selected, i.e., \$30,000 per acre.

As for the portion of the part to be acquired which is encumbered by a 0.32 acre La Joya Water Supply Corporation (Agua Special Utility District) which encumbers the proposed acquisition, a 50% adjustment of the fee simple unit rate is applied for this area only. The purpose of such discount is that the fee simple owner of record does not contain the full bundle of right to this portion of the subject property as La Joya Water Supply Corporation (Agua Special Utility District) has the right to construct, repair any lines located within their designated easement area. This area reserved for such use will not be able to be built upon with structures without the explicit permissibility of the La Joya Water Supply Corporation (Agua Special Utility District). However, upon the permissibility of the La Joya Water Supply Corporation (Agua Special Utility District), the fee simple owner may cross, farm, and utilize the surface of said tract of land. Since the fee simple owner does not contain full control or bundle of rights, a discount of -50% is applied. Therefore, the area located within the La Joya Water Supply Corporation (Agua Special Utility District) easement, shall have a unit rate calculated at 50% of the \$30,000/acre value determined for the fee simple area.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Buildings					\$ -
Accessory Improvements					
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Ranch Style Hog Fence	1,096	\$ 4.35	\$ 4,768	50%	\$ 2,384
Palm Tree	56	\$ 185	\$ 10,360	0%	\$ 10,360
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Site Improvements					\$ 12,743.80
Contributory Value of All Improvements					\$ 12,743.80
	Net Land Area		Price / Unit		
Parcel 4 - Fee Land Value	4.5400	AC @	\$ 30,000 / AC		\$ 136,200
Parcel 3 - Encumbered Land Value	0.1980	AC @	\$ 15,000 / AC		\$ 2,970
Parcel 3 - Easement Land Value	0.1980	AC @	\$ 15,000 / AC		\$ 2,970
Estimated Value By Cost Approach					\$ 154,884

The cost approach to value was not appropriate as the site is vacant land and has no site or building improvements.

SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

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

Estimated Value by Sales Comparison Approach _____ Not Applicable

The Sales Comparison Approach (As Improved) is not an applicable approach to value, as the subject property is vacant land.

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

Potential Gross Income	.....			\$	-
Vacancy	%			\$	-
Effective Gross Income	.....			\$	-
Expenses				\$	-
Fixed: Taxes.....		\$	-	\$	-
Insurance.....		\$	-	\$	-
Variable: Management.....		\$	-	\$	-
Other		\$	-	\$	-
		\$	-	\$	-
		\$	-	\$	-
Total Expenses	.....			\$	-
Net Operating Income	.....			\$	-
Income Capitalized @		%	.....	\$	-
Plus: Value of Excess Land (If Any)			.....	\$	-
			\$	-
Estimated Value By Income Approach	.....			Not Applicable	

The Income Approach (As Improved) to value is not an applicable approach, as the subject property is vacant land.

Explanation of Damages

The remainder after shall be left with sufficient land area and site utility for residential use or development. Therefore, no diminution or damages shall be applied to the subject property.

Explanation of Cost To Cure

The cost to cure is the cost to compensate the subject owner for the difference in the amount compensated and the cost to replace the ranch style fencing, in order to make the site whole again. Approximately 495' lineal feet of ranch style hog fencing is located within the proposed acquisition; however approximately 422' lineal feet shall be required in-order to replace the lost fencing. This is done in order for the subject property to maintain functional utility similar to its functional utility prior to the acquisition. See chart below for calculation:

Replacement / Cost To Cure Item	Units	\$ Per Unit	Replacement Cost New	Depreciated Market Value	Cost To Cure
Ranch Style Hog Fence	422	\$ 4.35	\$ 1,836	\$ 1,077	\$ 759
	0	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -
	0	\$ -	\$ -	\$ -	\$ -
Total Cost To Cure					\$ 759

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 169,185

PART TO BE ACQUIRED

Considered as severed land, the fee simple title to the part being
acquired for highway purposes (less oil, gas and sulphur and subject
if any, which are not to be extinguished) \$ 14,302

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 154,884

Considering the uses to which the part taken is to be subjected, to
the market value of the remainder immediately after acquisition is \$ 154,884

NET DAMAGES OR ENHANCEMENTS (if any) \$ -

ACCESS

The lack of any access denial or the material impairment of direct
access on or off the remaining property affects the market value of
the remaining property in the sum of \$ -

COST TO CURE \$ 759

TOTAL COMPENSATION \$ 15,060

QUALIFICATIONS OF APPRAISER

Leonel Garza III

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, transmission line easements, drainage or irrigation easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support.

Education & Licensure

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

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

State Certified Property Tax Consultant
Number TX - 00003181

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Texas 78711-2188 Certified General Real Estate Appraiser		
Number:	TX 1328375 G	
Issued:	12/31/2014	Expires: 12/31/2016
Appraiser:	LEONEL GARZA III	
<small>Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.</small>		
		 Douglas E. Oldmixon Commissioner

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

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.

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.

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.

McAllen Ambulance Advisory Committee (Former Member & 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.

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.

WARRANTY DEED

CHARGE San Jacinto Title Services-McAllen

2194059

GF # 20959 Closer CDRA

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.

Warranty Deed with Vendor's Lien

Date: MARCH 22, 2011

Grantor: REPO HOUSES A & C, LLC

Grantor's Mailing Address: 1530 W. HALL ACRES 3-D
PHARR, TEXAS 78577
HIDALGO COUNTY

Grantee: ROGELIO RODRIGUEZ LOZANO

Grantee's Mailing Address: P.O. BOX 4353
MCALLEN, TEXAS 78502
HIDALGO COUNTY

Consideration:

Cash and a first lien note of even date executed by Grantee and payable to the order of REPO HOUSES A & C, LLC in the principal amount of FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Grantor and by a first-lien deed of trust of even date from Grantee to CHANNING SLUSHER, trustee.

Property (including any improvements):

Lot Two (2), Block One (1), MISSION GROVES ESTATES out of Porciones 51 and 52, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 5, Page 21, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 477, Page 437, Deed Records, Hidalgo County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2011, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 6, pursuant to applicable sections of the Texas Water Code.
- d. Rights or claims by Hidalgo County Irrigation District No. 6 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- e. Easements and reservations as shown according to the map or plat thereof recorded in Volume 5, Page 21, Map Records of Hidalgo County, Texas.
- f. Easement dated March 12, 1959 granted to Central Power & Light Co., recorded in Volume 941, Page 221, Deed Records, Hidalgo County, Texas.

- g. Terms, conditions and stipulations as contained in Deed dated May 4, 1931, recorded in Volume 348, Page 228, Deed Records, Hidalgo County, Texas.
- h. Utility easement dated December 17, 2004, executed by Juan De La Fuente, Jr. to La Joya Water Supply Corporation, recorded under Document No. 1416912, Official Records, Hidalgo County, Texas.
- i. Memorandum of Oil and Gas Lease dated December 13, 2004, executed by Juan Delafuente, Jr. to Smith Production, Inc., recorded under Document No. 1458838, Official Records, Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- j. All leases, grants, exceptions or reservations of coal, ignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing the Public Records.
- k. Zoning and building ordinances in favor of the County of Hidalgo.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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 will become absolute.

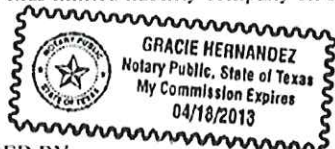
When the context requires, singular nouns and pronouns include the plural.

REPO HOUSES A & C, LLC
 BY: *[Signature]*
 ITS: Adolfo Ibarra
Managing Member

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
 COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 22nd day of March, 2011, by Adolfo Ibarra, Managing Member of REPO HOUSES A & C, LLC, a Texas limited liability company on behalf of said company.



[Signature]
 NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
 SLUSHER & ASSOCIATES, PLLC
 4900 N. 10TH, STE. F-3
 McALLEN, TEXAS 78504
 GF#112420959

AFTER RECORDING, RETURN TO:
 ROGELIO RODRIGUEZ LOZANO

EASEMENT DEED

1416912

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that ~~XXXXXXXXXXXXXXXXXXXX~~ Juan De La Fuente Jr., Hidalgo County, Texas 78595 (hereinafter called "Grantor"), in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the LA JOYA WATER SUPPLY CORPORATION, P.O. Box 518-A, La Joya, Hidalgo County, Texas 78560, (herein after called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement as hereinafter described and defined, hereinafter called the "Easement", to construct, install and lay and thereafter use, operate inspect, repair, maintain, replace, and remove water and sewer lines and/or other utilities over and across the entire length of

LIFT STATION A2

A TRACT OF LAND CONTAINING 13,790.00 SQUARE FEET OUT OF LOT TWO (2), BLOCK ONE (1), MISSION GROVES ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS; CONVEYED TO FRANCISCA T. DECKER AND JUAN DE LA FUENTE JR., RECORDED IN DOCUMENT #1059842, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A SET ½" INCH DIAMETER IRON ROD LOCATED ON A CURVE ON THE SOUTH LINE OF LOT TWO (2), BLOCK ONE (1), OF SAID MISSION GROVES ESTATES SUBDIVISION, CONVEYED TO FRANCISCA T. DECKER AND JUAN DE LA FUENTE JR., AND THE NORTH RIGHT OF WAY LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO.1 CANAL (200') R.O.W., AND ALSO BEING ON THE WEST RIGHT OF WAY LINE OF LA HOMA ROAD (45') R.O.W., FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1305.46 FEET, AN ARC DISTANCE OF 97.59 FEET, AND A CHORD DISTANCE OF 97.57 FEET, WITH A CHORD BEARING OF NORTH 76 DEGREES 29 MINUTES 49 SECONDS WEST, TO A POINT FOR AN ANGLE CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 74 DEGREES 25 MINUTES 33 SECONDS WEST, ALONG THE SOUTH LINE OF LOT TWO (2), BLOCK ONE (1), OF SAID MISSION GROVES ESTATES SUBDIVISION, CONVEYED TO FRANCISCA T. DECKER AND JUAN DE LA FUENTE JR., AND THE NORTH RIGHT OF WAY LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO.1 CANAL (200') R.O.W., A

DISTANCE OF 38.01 FEET, TO A POINT FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 54 MINUTES 27 SECONDS EAST, LEAVING THE SOUTH LINE OF LOT TWO (2), BLOCK ONE (1), OF SAID MISSION GROVES ESTATES SUBDIVISION, CONVEYED TO FRANCISCA T. DECKER AND JUAN DE LA FUENTE JR., AND THE NORTH RIGHT OF WAY LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO.1 CANAL (200') R.O.W., A DISTANCE OF 95.00 FEET, TO A POINT FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

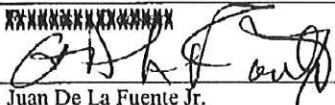
THENCE, SOUTH 81 DEGREES 10 MINUTES 41 SECONDS EAST, A DISTANCE OF 135.00 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID LA HOMA ROAD (45') R.O.W., FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 54 MINUTES 25 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID LA HOMA ROAD (45') R.O.W., A DISTANCE OF 107.39 FEET, TO THE POINT OF BEGINNING, CONTAINING 13,790.00 SQUARE FEET, MORE OR LESS.

TO HAVE AND TO HOLD the Easement for the purposes herein set forth and subject to the terms, limitations, covenants and agreements herein contained, unto Grantee, its successors and assigns, and Grantor hereby bind Grantor, Grantor's successors and assigns to warranty and forever defend all and singular said premises unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same by, through and under Grantor, but not otherwise.

The Grantors covenants that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens.

IN WITNESS WHEREOF the said Grantors have executed this instrument this 17th day of December, 2004

~~XXXXXXXXXXXXXXXXXXXX~~

Juan De La Fuente Jr.

Francisca Decker & Juan De La Fuente Jr./ LIFT STATION A2

RECEIVED

of APR 15 2016
**URBAN COUNTY
PROGRAM**

**APPRAISAL REVIEW SUBMISSION
FOR**

*Parcel Nos. 3 & 4 Update
RCSJ: N/A
Hwy: La Homa Road Bridge
County: Hidalgo*

CONSISTING OF:

- *Form ROW-A-10*
- *Appraisal Review Form USPAP*
- *Assumptions and Limiting Conditions*
- *Certification*
- *Evaluation Form ROW-A-19A*

PREPARED BY:



**Harvey L. Heerssen
Tx. State Certified General Appraiser
No. TX-1327190-G**

4-12-16
Effective Date of Review

4-13-16
Date of Review Report

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$6,442.00		

TABULATION OF VALUES (continued)

Parcel: 3 & 4 Update

Highway: La Homa Road Bridge

ROW CSJ: N/A

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$759.00	\$759.00

IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
N/A	N/A	N/A	N/A	N/A	N/A
Total			\$0.00	\$0.00	

V. Recapitulation

Date:	1-6-16	Recommended Value
Appraiser's Name:	Leonel Garza III	
Value of Whole Property	\$169,185.00	\$169,185.00
Parcel Area: 0.2620 acres		
VALUE FOR PARCEL		
Land: per ac\$30,000 Fee-Enc. Fee-\$15,000 ac	\$6,030.00	\$6,030.00
Easement \$15,000 per acre	\$1,830.00	\$1,830.00
Improvements	\$6,442.00	\$6,442.00
Net Damages or (Enhancements)	\$759.00	\$759.00
OAS Value(s)	\$0.00	\$0.00
TOTAL COMPENSATION	\$15,061.00	\$15,061.00

Calculations for Net Damages or (Enhancements) considers Direct Access Denial damages.

TABULATION OF VALUES (continued)

Parcel: **3 & 4 Update**

Highway: **La Homa Road Bridge**

ROW CSJ: **N/A**

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: Leonel Garza III
Effective Date of Updated Report: January 6, 2016
Updated Report Dated: January 12, 2016
Review Appraiser: Harvey L. Heerssen, TX. State Certified General Appraiser
Effective Date of Updated Review: April 12, 2016

Parcel 3 & 4 are updated to reflect accurate current market value. Parcels 3 & 4 are combined into one (1) appraisal report since both tracts are owned by the same owner.

Parcels 3 & 4 are partial fee takings of 0.2620 acres with parcel 3 being 0.1220 acres and parcel 4 being 0.1400 acres. acres out of a whole property of unknown acres in Lot 2, Block 1, Mission Groves Estates Subdivision, Hidalgo County, Texas and is within the ETJ of Palmview, Texas.

The whole property is residential in nature being at the southwest corner of La Homa Road and Jimmy Garza Drive within the ETJ of Palmview, Texas. The highest and best use is for residential purposes.

Since the acreage of the whole tract is unknown, the appraiser determines a smaller economic unit of 5 acres to be utilized for the whole tract. The appraiser selects three (3) sales similar to the subject in location and highest and best use to value the whole property. at \$30,000 per acre. The part taken of parcel 3 of 0.1220 acres is encumbered with a utility easement owned by La Joya Water Supply Corporation. Since the owner does not contain the full bundle of rights to the easement area, the appraiser estimates that the amount of rights taken amount to 50% of the fee value or \$15,000 per acre. Thus, the encumbered portion is appraised at 50% of the fee value or \$15,000 per acre. The La Joya Water Supply Corporation easement is also appraised at \$15,000 per acre for a total of \$1,830 for the easement owner. Site improvements within the acquisition are appraised accordingly. Cost to cure damages are estimated to compensate for the fencing that was depreciated in the acquisition in order to replace this item on the remainder to retain the same utility.

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. The result of the findings is that there is no denial of direct access nor material impairment of direct access on or off the remaining property that affects the market value of the remaining property. Therefore, there are no access damages to the remainder property.

The updated report prepared by the appraiser Leonel Garza III is an appraisal report and is presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' updated opinion and conclusions appear to be well supported by information contained within this updated appraisal report. It is recommended that the total updated value of \$15,061.00 be approved for negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions of \$1.00 are applied to each site improvement on this parcel in order to encourage retention.

TABULATION OF VALUES (continued)

Parcel: **3 & 4 Update**

Highway: **La Homa Road Bridge**

ROW CSJ: **N/A**

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.

Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.

The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser

Date



Contract Reviewing Appraiser (if applicable)

4-13-16
Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

County/City Representative

Date

ROW Staff Representative

Date

**APRAISAL REVIEW FORM USPAP REQUIREMENTS
LA HOMA ROAD BRIDGE-RCSJ: N/A
PARCEL NOS. 3 & 4 UPDATE**

REVIEWER'S CLIENT: Hidalgo County-Urban County Program

INTENDED USERS OF APPRAISAL REVIEW: Urban County Program and Hidalgo County Precinct No. 3.

INTENDED USE OF APPRAISAL REVIEW OPINIONS AND CONCLUSIONS: Quality Control and Confirmation

PURPOSE OF THE REVIEW ASSIGNMENT: (1) To evaluate compliance with USPAP, (2) To develop and communicate a conclusion of the quality of the fee appraiser's work, (3) To determine if the results of the work under review were credible for the intended user's intended use. The review assignment does not include the development of the reviewer's own opinion of value or review opinion related to the work under review. The review assignment does include the reviewer to recommend a value for approval and negotiations. In accordance with the Uniform Appraisal Standards for Federal Land Acquisitions, Section C-4. "An Opinion of Value Expressed by a Review Appraiser," "The review appraiser may accept, approve, recommend approval, or disapprove an appraisal report based upon compliance with these Standards and the appropriateness of the methods and analyses employed in the appraisal report. Such acceptance, approval, recommendation, or disapproval does not constitute an opinion of value on the part of the review appraiser, nor does it infer that the reviewing appraiser has taken ownership of, or is responsible for, the value opinion expressed in the appraisal report under review."

JURISDICTIONAL EXCEPTION: An assignment condition established by applicable law or regulation which precludes an appraiser from complying with a part of USPAP. This appraisal review has been completed in accordance with TxDOT standards, rules, regulations and policies. Therefore, if any part or portion of this appraisal review that precludes compliance to USPAP due to any specific standard, rule, regulation, or policy of the client or intended users, then the JURISDICTIONAL EXCEPTION RULE is invoked.

SCOPE OF THE APPRAISAL REVIEW - The Scope of Work for this appraisal review is to develop an opinion as to the completeness, accuracy, relevance, and reasonableness of the work under review, and that the appraisal report is appropriate and is in compliance with USPAP. The work under review is the updated appraisal report prepared by Mr, Leonel Garza III, that has an effective date of 1-6-16 and a report date of 1-12-16. The effective date of the updated appraisal review is 4-12-16 and the date of the updated appraisal review report is 4-13-16. The scope of work also includes the following:

- Technical compliance with the local agency standards.
- Check and review appraisal report for USPAP Compliance.
- Check and review appraisal report to determine quality of appraiser's work.
- Check report for mathematical calculations, approaches to value and accuracy of all statements.
- Check for consistency of value and appraisal methodology from parcel to parcel.
- Prepare appraisal review submission for Client that includes recommending a value for negotiations.
- Submit appraisal review report to Client electronically.

CONCLUSION: The updated appraisal report has been prepared based on recognized appraisal principles and standards, and thus conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser has presented good comparable sales that support the updated appraised value for this property. The appraiser's work is satisfactory and the analyses, opinions and conclusions in the updated appraisal report under review are appropriate and reasonable. **Based on the updated appraisal report and all supporting data, I approve the final updated value conclusion and recommend that the updated appraisal be released for negotiations and acquisition.**

ASSUMPTIONS AND LIMITING CONDITIONS

Client: Hidalgo County- Urban County Program
RCSJ: N/A
Parcel Nos. 3 & 4 Update

This appraisal review is made subject to the following:

The legal description as provided by the client is assumed to be correct.

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy. The right of way map and all other relevant data furnished by the client are assumed to be correct.

It is assumed that the property reviewed is unencumbered by adverse easements.

The property is reviewed as though free and clear from all liens and encumbrances in fee simple interest to the surface rights only.

No personal property including appliances not fixed to the realty, furnishing, vehicles, trade fixtures, or intangible items are included in the appraisal review.

Any allocation of the total value estimated in this review report between the land and improvements applies only to this parcel under review. The separate values allocated to the land and improvements must not be used in conjunction with any other appraisal report of another parcel and are invalid if so used.

The existence of potentially hazardous material and or toxic waste that may or may not be present on the property was not observed by the review appraiser. However, the review appraiser is not an expert on such matters and is not qualified to detect such substances, and no responsibility is assumed for any hazardous conditions, nor for any expertise required to discover them. The value conclusion of the appraisal review is based on the assumption that no significant environmental problems exist that would adversely affect the value or marketability of the subject property.

The professional competency of the review appraiser should not be presumed to include the knowledge or experience of a professional surveyor, architect, engineer, title lawyer or other specialist.

The appraiser was furnished comparable sale data and other data from sources considered reliable and the review appraiser assumes that all data furnished the appraiser is reliable and accurate but the reviewer does not assume responsibility for the accuracy of all items furnished by other parties.

The client is reminded that market value changes as the market changes with time. The value contained in this review report is as of the retrospective effective date of the appraisal review report. Any passage of time may render the value inaccurate and unsuitable.

The submission of the appraisal review does not include the requirement of publication, court testimony or court appearance. Special arrangements will have to be made for this purpose, including fees and time frames.

I do not authorize the out-of-context quoting from or partial reprinting of the appraisal review report. Further, neither all nor any part of the contents of this appraisal review shall be disseminated to the public through advertising media, public relations media, news media, sales media or any public means or communications without the prior written consent and approval of the undersigned.

The liability of the review appraisal is limited to the client and intended users only and does not extend to any third parties or to users not specifically designated or authorized. The total liability of the review appraiser is limited to the amount of the fee received by the review appraiser for the report.

CERTIFICATION

**RCSJ: N/A -PARCELS 3 & 4 UPDATE
LA HOMA ROAD BRIDGE PROJECT**

I certify that to the best of my knowledge and belief:

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

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

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

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three (3) year period immediately preceding acceptance of this assignment.

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


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

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

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

My analysis, opinions and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.

No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Harvey L. Heerssen
Texas State Certified General
Real Estate Appraiser, TX-1327190-G

4-13-16

Date



EVALUATION OF APPRAISER

Appraiser: Leonel Garza III
ROW CSJ: N/A -La Homa Road Bridge Project
Parcel: 3 & 4 Update
Whole Taking Partial Taking

District: Pharr
Type of Property: Vacant/Irrigation Canal
Date Due: 4-13-16
Date Received: 4-13-16

- | | <u>Adequate</u> | <u>Less Than Adequate</u> |
|---|---|--|
| 1) <u>Analysis of Report</u> | | |
| Neighborhood Discussion and Data | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Identification of Subject Property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Site Data Comments | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Description of Subject Improvements | <input type="checkbox"/> | <input type="checkbox"/> |
| Photographs of Subject | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Improvement Sketch | <input type="checkbox"/> | <input type="checkbox"/> |
| Sketch of Whole Property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Highest and Best Use | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Cost Approach | <input type="checkbox"/> | <input type="checkbox"/> |
| Analysis of Market Approach Data | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Income Approach Applicable? <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> | <input type="checkbox"/> |
| Reconciliation | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Appraisal of Part Taken | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Appraisal of Remainder Properties | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Estimation of Damages and Cost to Cure | <input type="checkbox"/> | <input type="checkbox"/> |
| Statement of Appropriate
& Limiting Conditions | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Is the report considered to be adequate overall? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 3) Is the report complete and mathematically correct? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 4) Were corrections required? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| If YES: | | |
| (A) Was appraiser available? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (B) Was appraiser cooperative? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| (C) Were corrections timely? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| 5) Did the appraiser comply with the appraisal assignment? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 6) Comments concerning appropriateness of appraisal methods and techniques used in the appraisal report being reviewed:
The appraiser utilized comparable sales in the immediate neighborhood that are very comparable to the subject and adequately support the final conclusion.. | | |
| 7) Additional Comments: None | | |
| 8) Does the appraisal comply with the provisions of the Uniform Standards of Professional Appraisal Practice as promulgated by The Appraisal Foundation with the exceptions of permitted departure and jurisdictional exception?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |

Date: April 13, 2016 Evaluator: Harvey L. Heerssen

