

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: North side of U.S. Business Highway 83, in- District: N/A
 between Bentsen Palm Drive and Breyfogle Road, within the ETJ of
 Palmview, Texas
 Property Owner: Efrain Jaime Sanchez Parcel: 1
 Address of Property Owner: 4306 Canadiana Lane, Mission, Texas 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 \$1,966 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 Efrain Jaime Sanchez, 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 County of Hidalgo 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 circuitry 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.

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 1**

**Efrain Jaime Sanchez
4306 Canadiana Lane
Mission, 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 Efrain Jaime Sanchez. 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

7014 2120 0004 1382 2984

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

Postage	\$.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage	6.74

Postmark Here
 NOV 10 2015
 MISSION TEXAS
 USPS 78504-9996

La Homa Bridge Project, Parcel 1

Send To
 Street & Apt. No.
 or PO Box No.
 City, State, ZIP+4

Efrain Jaime Sanchez
 4306 Canadiana Lane
 Mission, Texas 78572

PS Form 3800, July 2013 See Reverse for Instructions

CERTIFIED MAIL

 **GARZA & ASSOCIATES**
 1419 DOVE AVENUE SUITE 1 MCALLEN, TX 78504



7014 2120 0004 1382 2984

USPS
 US SERVICE MAIL US PSN AGT
 PERMIT NO. 100
 MISSION TX 78504
 \$ 06.74
 11/10/15
 78504-9996

11/12

Efrain Jaime Sanchez
 4306 Canadiana Lane
 Mission, Texas 78572

11/21 1.5

NIXIE 782 DE 1 0012/04/15
 RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

78572-9996-9007
 78504-9996-9997
 BC: 78504345901 *1416-03525-10-44

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. 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.

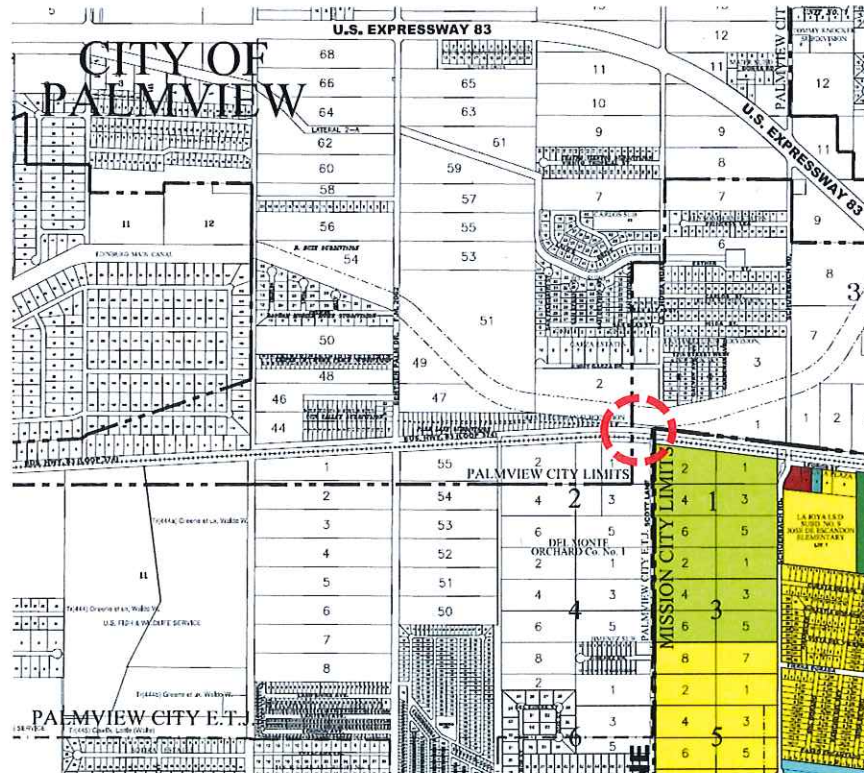
Palmview, Texas, is located within Hidalgo County, and is part of the McAllen-Edinburg-Mission metropolitan statistical area (MSA), and has a population of 5,460 as of the 2010 U.S. Census. Palmview is located south of La Homa, Texas, which is a census-designated place (CDP) with a population of 11,985 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 and is serviced by the Aqua Special Utility District. The subject property does not have access to sanitary sewer.

Zoning

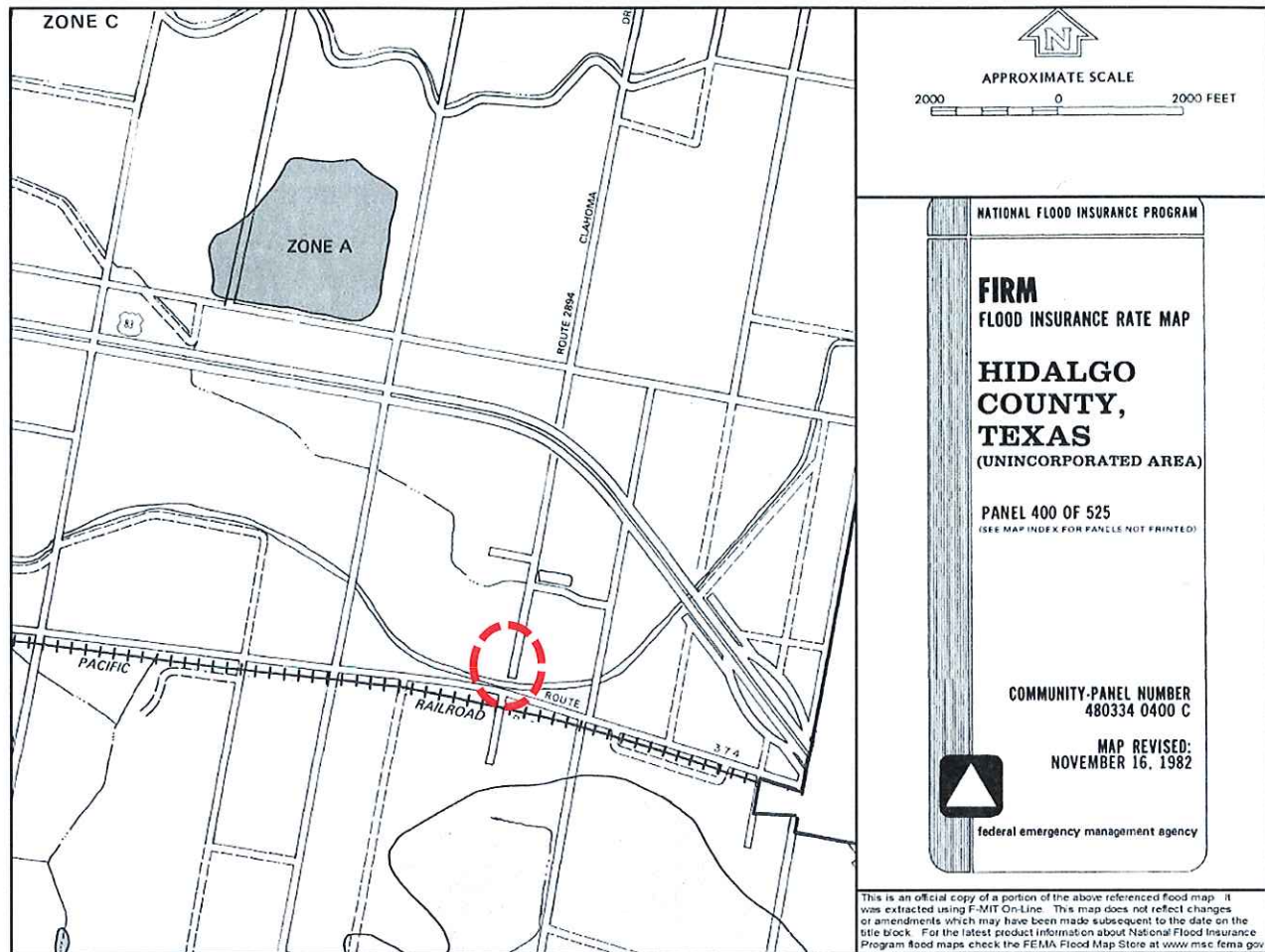
The property is located within the ETJ of Palmview, which does not enforce municipal zoning within the ETJ. Therefore, the subject property is currently un-zoned by the City of Palmview.



<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. 1

Local Address: North side of U.S. Business Highway 83, in-between Bentsen Palm Drive and Breyfogle Road, within the ETJ of Palmview, Texas

Date Taken: January 6, 2016

Taken By: Leonel Garza III & Mike Navarro

Point which taken: Photo 1: U.S. Business Hwy 83
Photo 2: U.S. Business Hwy 83

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



Photo 1

Photo 2

View of the proposed acquisition from U.S. Business Highway 83

View of the food trailer located outside of the proposed acquisition

Point which taken: Photo 3: U.S. Business Hwy 83
Photo 4: U.S. Business Hwy 83

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



Photo 3

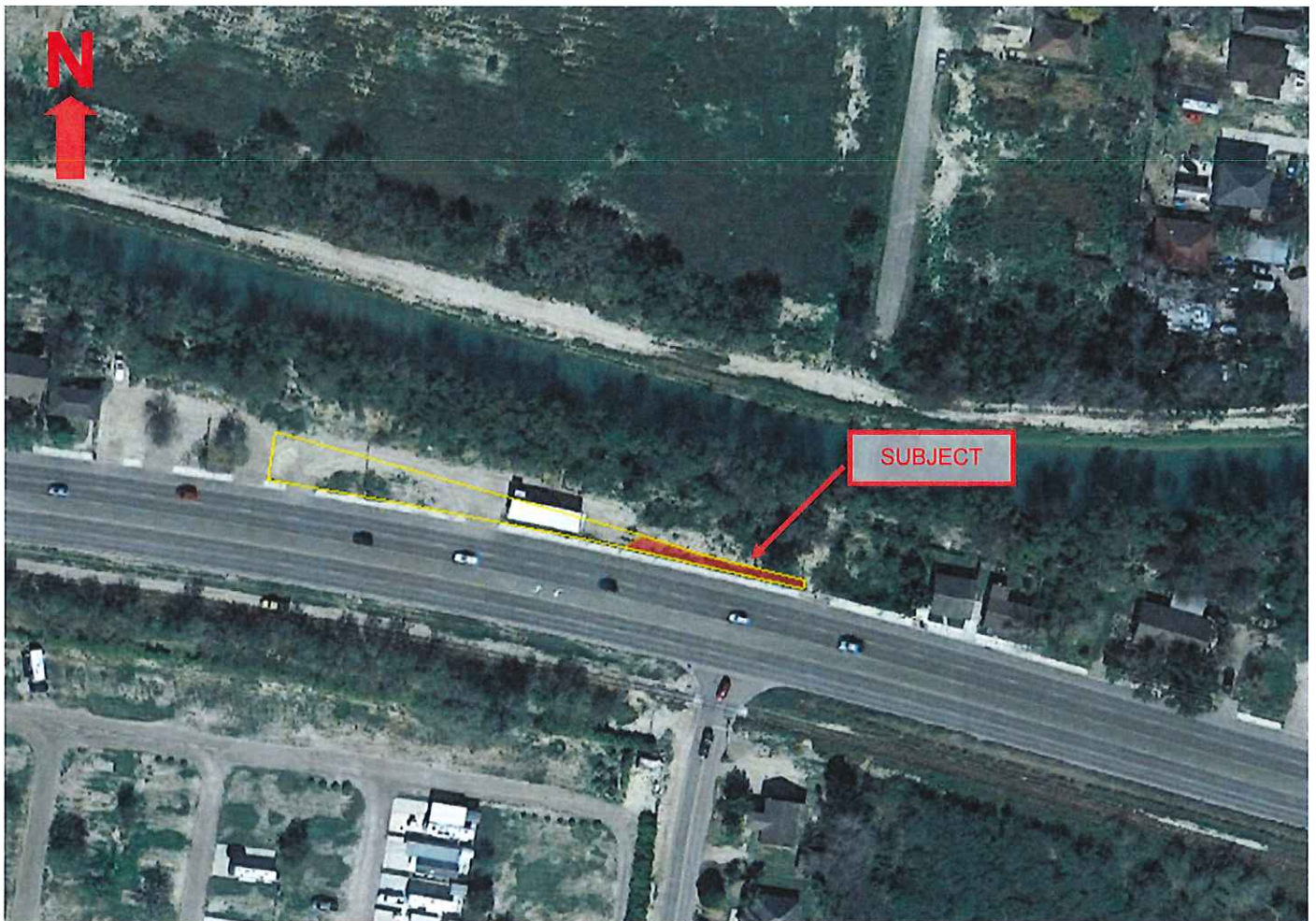
Photo 4

Eastern view of the food stand located outside of the proposed acquisition

Eastern view of U.S. Business Highway 83

Property Description

The subject property is located on the north side of U.S. Business Highway 83, in-between Bentsen Palm Drive and Breyfogle Road, within the ETJ of Palmview, Texas. The subject property is estimated to have a whole land area of 8,984 square foot (0.21 acres) and is a highly irregular shaped tract of land. The Hidalgo County Appraisal District indicates the land area to be 1,253 square feet (0.0288 acres); however, the estimated land area from google earth was utilized for the whole land area. Therefore, the extraordinary assumption was made that the whole land area is 8,984 square feet, as a survey of the whole was not provided. The subject property was improved with a 300 square foot food stand with a 660 square foot canopy over a wood deck at the time of the off-site inspection. The food stand is 37.0' lineal feet west of the proposed acquisition. The subject property is located within the ETJ of Palmview, therefore the subject property is currently un-zoned. Potable water is available to the subject property, but sanitary sewer is not available. The subject property is identified as Lots 18 and 19, West Highway Subdivision with approximately 420.0' lineal feet of frontage along the north side of U.S. Highway 83.



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 review of the Mission Zoning Map and a conversation with the City of Palmview, the subject property is located within the ETJ of Palmview, outside of the Palmview city limits. According to the City of Palmview, no municipal zoning is enforced within the ETJ or within the county; therefore, the subject property is un-zoned and any use would be considered legally permissible.

Physically Possible

The subject property is located along the north side of U.S. Business Highway 83, which is a four-lane asphalt paved road, with a dedicated turning land and paved shoulders. The subject property is an irregular shaped tract of land with the approximately 420.0' lineal feet of frontage and a depth that ranges from +/-5.0' lineal feet to +/-45.0' lineal feet. The provided survey is of the proposed acquisition area and not of the whole property; therefore, the whole property area is estimated to be 8,984 square feet (0.21 acres). Based on the size and dimensions of the subject property, the subject property appears to have limited land area and shall be for limited commercial use or assembled with the neighboring property. The existing use would be grandfathered in to municipal code as the existing building set backs do not conform with typical municipal requirements of either the City of Mission and or Palmview.

Financially Feasible

Based on the surrounding uses, size and dimension, the most financially feasible use is determined to be for assemblage with the neighboring property.

Maximally Productive

The subject property is currently improved with a building that appears to be encroaching on the canal right-of-way; however, a survey of the whole property was not provided, and shall not be affected by the proposed acquisition. The overall site would be at its maximally productive state if utilized for limited commercial use or assembled with the neighboring property.

The overall highest and best use is confirmed to be for limited commercial use or assemblage with the neighboring property, based on the overall size and dimension 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 > 323912 SANCHEZ EFRAIN JAIME for Year 2016

Property

Account			
Property ID:	323912	Legal Description:	WEST HIGHWAY LTS 18 & 19
Geographic ID:	W3400-00-000-0018-00	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			
Location			
Address:	W BUS HWY 83 TX	Mapsc0:	
Neighborhood:	WEST HIGHWAY	Map ID:	
Neighborhood CD:	W340000		
Owner			
Name:	SANCHEZ EFRAIN JAIME	Owner ID:	582041
Mailing Address:	4306 CANADIANA LN MISSION, TX 78572-9448	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$2,250	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,386	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$6,636	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$6,636	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$6,636	

Taxing Jurisdiction

Owner: SANCHEZ EFRAIN JAIME
 % Ownership: 100.0000000000%
 Total Value: \$6,636

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$6,636	\$6,636	\$0.00
CPM	CITY OF PALMVIEW	0.479000	\$6,636	\$6,636	\$31.79
DR1	DRAINAGE DISTRICT #1	0.095700	\$6,636	\$6,636	\$6.35
GHD	HIDALGO COUNTY	0.590000	\$6,636	\$6,636	\$39.15
JCC	SOUTH TEXAS COLLEGE	0.185000	\$6,636	\$6,636	\$12.28
R05	ROAD DIST 05	0.000000	\$6,636	\$6,636	\$0.00
SLJ	LA JOYA ISD	1.311000	\$6,636	\$6,636	\$87.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$6,636	\$6,636	\$3.26
Total Tax Rate:		2.709900			
				Taxes w/Current Exemptions:	\$179.83
				Taxes w/o Exemptions:	\$179.83

Improvement #1: **COMMERCIAL** State Code: **F1** Living Area: **200.0 sqft** Value: **\$2,250**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OBL	OUT BUILDING	*	DWD	2010	200.0
STG	STORAGE	*		2010	64.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0288	1253.25	50.13	25.00	\$4,386	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$2,250	\$4,386	0	6,636	\$0	\$6,636
2015	\$2,250	\$4,386	0	6,636	\$0	\$6,636
2014	\$1,940	\$19,989	0	21,929	\$0	\$21,929
2013	\$1,940	\$19,989	0	21,929	\$0	\$21,929

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/7/2008 12:00:00 AM	WD	WARRANTY DEED	SANCHEZ JAMES	SANCHEZ EFRAIN			1907193
2	1/17/2007 12:00:00 AM	WDV	WARRANTY DEED/VENDORS LIEN	WATERPLEX INC	SANCHEZ JAMES			1710137
3	3/7/2006 12:00:00 AM	DD	DISTRIBUTION DEED	WATERPLEX INVE	WATERPLEX INC			1586726

Tax Due

Property Tax Information as of 10/01/2015

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.2

Database last updated on: 9/30/2015 11:45 PM

© 2015 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

www.hidalgoald.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 limited commercial use or assemblage with the neighboring property. This classification shall be utilized for the determination of value for the whole property.

VALUATION APPROACHES

Cost Approach \$ Not Applicable
 Sales Comparison Approach \$ 24,172
 Income Approach \$ Not Applicable

RECONCILIATION OF APPROACHES TO VALUE

Contributory Value of Improvements	
Food Stand (300 sf x \$24.62/sf @ 60% Depreciation)	\$ 2,954
Canopy w/ Deck (660 sf x \$12.31/sf @ 60% Depreciation)	\$ 3,250
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Contributory Value of Improvements	\$ 6,204

Land Value	8,984 SF @ \$ 2.00 / SF	\$ 17,968
Total Land Value		\$ 17,968
Reconciled Final Value		\$ 24,172

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 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	James J. Sanchez	Victor Manuel Maldonado		Maria M. Orosco and husband Salvador Orosco and Leticia Rico		Noel A. Zamora and wife Maria C. Zamora	
Grantee	Efrain Jaime Sanchez	JCON Investments, LLC		Jesus Alberto Garcia, Jr.		Jorge A. Licon, Jr. and wife Alejandra Alanis	
Date	July 7, 2008	April 30, 2015		June 5, 2015		June 10, 2015	
Sales Price	\$ -	\$ 113,500		\$ 65,000		\$ 88,000	
Unit Price	\$ - / SF	5.21 / SF		2.98 / SF		4.03 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Relative Location	Average	Similar	0%	Inferior	15%	Similar	0%
Corner Influence / Frontage	Interior	Corner	-10%	Similar	0%	Similar	0%
Physical Characteristics	Irregular Shaped Limited Depth	Superior	-50%	Superior	-50%	Superior	-50%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / No Sewer	All Utilities	-10%	All Utilities	-10%	All Utilities	-10%
Size of Tract	8,984 SF	21,780	10%	21,780	10%	21,828	10%
	Net Adjustment	\$ (3.13)	-60%	\$ (1.04)	-35%	\$ (2.0150)	-50%
	Indicated Unit Value	\$ 2.08	/ SF	\$ 1.94	/ SF	\$ 2.02	/ SF
Estimated Unit Value of Fee Simple Area						\$ 2.00 / SF	

Estimated Value by Sales Comparison Approach **\$ 17,968**



COMPARABLE DATA SUPPLEMENT

District: N/A Parcel No.: 1 Highway: La Homa Road Bridge Project
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Victor Manuel Maldonado, a single person Grantee/Lessee: JCON INVESTMENTS, LLC

Date: April 30, 2015 Recording Information: Deed No. 2607833 Key Map: Texas Map

Address: North Bentsen Palm Drive , Palmview, TX Zip Code: 78574

Legal Description: Lot 4, of Galvan Commercial Subdivision, an addition to the City of Palmview, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 52, page 64, map records of Hidalgo County, Texas.

Confirmed Price: \$113,500 Verified with: MLS No. E159220S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.500 Acres/ 21,780 Sq. Ft. Unit Price as Vacant: \$227,000 / Acre
 \$5.21 / Square Foot

Type Street: Asphalt Paved Utilities: All Utilities

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant Highest & Best Use: Commercial

Date of Inspection: January 6, 2016 Zoning: Commercial Flood Plain: N/A

Attach additional information as necessary.

Appraiser: Leonel Garza III January 12, 2016
 Date

COMPARABLE DATA SUPPLEMENT

District: N/A Parcel No.: 1 Highway: La Homa Road Bridge Project
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Maria M. Orosco and husband, Salvador Orosco, and Leticia Rico, a single pe
 Grantee/Lessee: Jesus Alberto Garcia, Jr.

Date: June 05, 2015 Recording Information: Deed No. 2620206 Key Map: Texas Map
 Address: 1322 Goodwin Road , Mission, TX Zip Code: 78572

Legal Description: Lot Three (3), The Hill Subdivision, Hidalgo County Texas.

Confirmed Price: \$65,000 Verified with: MLS No. L182085S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.500 Acres/ 21,780 Sq. Ft. Unit Price as Vacant: \$130,000 / Acre
 \$2.98 / Square Foot

Type Street: Asphalt Paved Utilities: All Utilities

Improvement(s) Description: N/A

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

Condition and Functional Design: N/A

Current Use: Vacant Highest & Best Use: Commercial

Date of Inspection: January 6, 2016 Zoning: Commercial Flood Plain: N/A

Attach additional information as necessary.

Appraiser: Leonel Garza III January 12, 2016
 Date

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 be for limited commercial use or assemblage with the neighboring property. The overall site and functionality of the remainder shall not be damaged due to the location of the proposed acquisition.

Valuation Approaches

Cost Approach \$ Not Applicable
 Sales Comparison Approach..... \$ 22,206
 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	
Food Stand (300 sf x \$24.62/sf @ 60% Depreciation)	\$ 2,954
Canopy w/ Deck (660 sf x \$12.31/sf @ 60% Depreciation)	\$ 3,250
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Contributory Value of Improvements	\$ 6,204

Land Value	8,001 SF @ \$ 2.00 / SF	\$ 16,002
Total Land Value		\$ 16,002
Reconciled Final Value		\$ 22,206

Remainder After Acquisition

The proposed acquisition is located out of the eastern section of the subject property, which is the narrowest section of the subject property. 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	James J. Sanchez	Victor Manuel Maldonado		Maria M. Orosco and husband Salvador Orosco and Leticia Rico		Noel A. Zamora and wife Maria C. Zamora	
Grantee	Efrain Jaime Sanchez	JCON Investments, LLC		Jesus Alberto Garcia, Jr.		Jorge A. Licona, Jr. and wife Alejandra Alanis	
Date	July 7, 2008	April 30, 2015		June 5, 2015		June 10, 2015	
Sales Price	\$ -	\$ 113,500		\$ 65,000		\$ 88,000	
Unit Price	\$ -	\$ 5.21 / SF		\$ 2.98 / SF		\$ 4.03 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Relative Location	Average	Similar	0%	Inferior	15%	Similar	0%
Corner Influence/Frontage	Interior	Corner	-10%	Similar	0%	Similar	0%
Physical Characteristics	Irregular Shaped Limited Depth	Superior	-50%	Superior	-50%	Superior	-50%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / No Sewer	All Utilities	-10%	All Utilities	-10%	All Utilities	-10%
Size of Tract	8,001 SF	21,780	10%	21,780	10%	21,828	10%
	Net Adjustment	\$ (3.13)	-60%	\$ (1.04)	-35%	\$ (2.02)	-50%
	Indicated Unit Value	\$ 2.08 / SF		\$ 1.94 / SF		\$ 2.02 / SF	
Estimated Unit Value of Fee Simple Area						\$ 2.00 / SF	

Estimated Value by Sales Comparison Approach

\$ 16,002

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 \$1.94 per square foot to \$2.08 per square foot was determined. Based on the surrounding market, a unit rate near the upper-end of the adjusted range was selected, i.e., \$2.00 per square foot.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Food Stand	300	\$ 24.62	\$ 7,386	40%	\$ 4,432
Canopy w/ Deck	660	\$ 12.31	\$ 8,125	40%	\$ 4,875
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Buildings					\$ 9,306
Accessory Improvements					
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Site Improvements					\$ -
Contributory Value of All Improvements					\$ 9,306
	Net Land Area		Price / Unit		
Land Value (Fee)	8,001	SF @	\$ 2.00	/ SF	\$ 16,002
Estimated Value By Cost Approach					\$ 25,308

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 to be utilized for limited commercial use or to be assembled with the neighboring property. Therefore, no diminution or damages shall be applied to the subject property.

Explanation of Cost To Cure

No improvements are located within the remainder after; therefore, there is no cost to cure.

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 27,274

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) \$ 1,966

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 25,308

Considering the uses to which the part taken is to be subjected, to the market value of the remainder immediately after acquisition is ... \$ 25,308

NET DAMAGES OR ENHANCEMENTS (if any) \$ -

ACCESS

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

COST TO CURE \$ -

TOTAL COMPENSATION \$ 1,966

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

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)

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

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

Recorded On-2008-Jul-07 As-1907193

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER. 1907193

128 - WARRANTY DEED

TEXAS STANDARD FORM

The State of Texas, } Know All Men by These Presents:
County of Hidalgo

THAT James J. Sanchez of the County of Hidalgo State of Texas for and in consideration of the sum of -----Ten and no/100----- (\$10.00)-----DOLLARS

to me in hand paid by Efrain Jaime Sanchez, the receipt of which is hereby acknowledged and confessed as follows:

has Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said Efrain Jaime Sanchez whose mailing address is 4306 Canadiana Lane, Mission, Hidalgo State of Texas all that certain

Lots 18 and 19, West Highway Subdivision, Hidalgo County, Texas as per map or plat thereof recorded in Vol. 15, Page 40, Map Records, Hidalgo County, Texas

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Efrain Jaime Sanchez

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Efrain Jaime Sanchez

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. WITNESS my hand at Mission, Texas

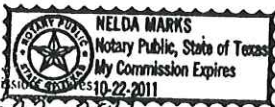
this day Witness at Request of Grantor:

James J. Sanchez (Signature)

(Acknowledgment)

STATE OF TEXAS COUNTY OF

This instrument was acknowledged before me on the day of by James J. Sanchez



My commission expires 10-22-2011

Nilda Marks Notary Public, State of Texas Notary's printed name:

AFTER RECORDING RETURN TO: Efrain Jaime Sanchez 4306 Canadiana Lane Mission, Texas 78572

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 \$1.94 per square foot to \$2.08 per square foot was determined. Based on the surrounding market, a unit rate near the upper-end of the adjusted range was selected, i.e., \$2.00 per square foot.

LOCATION MAP OF SALES



COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Food Stand	300	\$ 24.62	\$ 7,386	40%	\$ 4,432
Canopy w/ Deck	660	\$ 12.31	\$ 8,125	40%	\$ 4,875
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Buildings					\$ 9,306
Accessory Improvements					
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
		\$ -	\$ -	0%	\$ -
Contributory Value of the Site Improvements					\$ -
Contributory Value of All Improvements					\$ 9,306
	Net Land Area		Price / Unit		
Land Value (Fee)	8,984	SF @	\$ 2.00 / SF		\$ 17,968
Estimated Value By Cost Approach					\$ 27,274

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	0%
Net Adjustments		0%	0%	0%	0%	0%	
Indicated Unit Value	\$ - /sf	\$ - /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 limited commercial use or assemblage with the neighboring property. This shall be utilized for the determination of value for the part to be acquired.

VALUATION APPROACHES

Cost Approach \$ Not Applicable
 Sales Comparison Approach..... \$ 1,966
 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	
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
Total Contributory Value of Improvements	\$ -

Land Value	983 SF	@	\$	2.00 / SF		\$ 1,966
Total Land Value						\$ 1,966
Reconciled Final Value						\$ 1,966

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 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 limited commercial use or assemblage with the neighboring property.

Contributory Value of Improvements			
No Improvements Indicated		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Total Contributory Value of Improvements		\$	-
Land	983 SF @ \$ 2.00 / Square foot	\$	1,966
Total Land		\$	1,966
TOTAL AS A UNIT		\$	1,966

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements			
Food Stand (300 sf x \$24.62/sf @ 40% Depreciation)		\$	4,432
Canopy w/ Deck (660 sf x \$12.31/sf @ 40% Depreciation)		\$	4,875
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Total Contributory Value of Improvements		\$	9,306
Land	8,001 SF @ \$ 2.00 / Square foot	\$	16,002
Total Land		\$	16,002
TOTAL AS A UNIT		\$	25,308

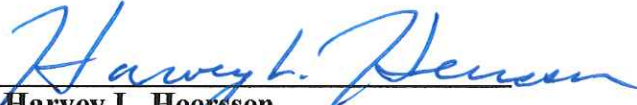
APPRAISAL REVIEW SUBMISSION
FOR

Parcel No. 1
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

4-14-16
Effective Date of Review

4-15-16
Date of Review Report

TABULATION OF VALUES

Parcel: 1 Highway: **La Homa Road Bridge** ROW CSJ: N/A

Taking Type: Partial District: Pharr 21

Size of Remainder: 8,001 s.f. County: HIDALGO

Type of Property: Improved/Limited Commercial Federal Project: N/A

Contract Fencing: N/A

Appraised by: Leonel Garza III

Date Appraised: 1-6-16

Access will be provided or denied to the new facility. If access will be partially provided or denied, explain in comments.

Agency	Participating Percentage	Expense Description
Hidalgo County-Urban County Program	Unknown	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Efrain Jaime Sanchez	Fee Simple	983 s.f.	\$1,966.00	No

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$1,966.00	\$0.00	\$0.00	0.00	\$1,966.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category



Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$0.00		

TABULATION OF VALUES (continued)

Parcel: 1

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	\$0.00	\$0.00

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	\$27,274.00			\$27,274.00
Parcel Area: 983 s.f.				
VALUE FOR PARCEL				
Land: per_s.f. \$2.00	\$1,966.00			\$1,966.00
Easement	\$0.00			\$0.00
Improvements	\$0.00			\$0.00
Net Damages or (Enhancements)	\$0.00			\$0.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$1,966.00			\$1,966.00

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

TABULATION OF VALUES (continued)

Parcel: 1

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 Report: January 6, 2016
Report Dated: January 12, 2016
Review Appraiser: Harvey L. Heerssen, TX. State Certified General Appraiser
Effective Date of Review: April 14, 2016

Parcel 1 is a partial fee taking of 983 s.f. out of a whole property of estimated land area of 8,984 s.f. or 0.21 acres. A survey of the whole tract was not provided but according to the appraisal card from the Hidalgo County Appraisal District, the whole tract is legally described as West Highway, Lots 18 and 19, Hidalgo County, Texas.

The whole property is an improved tract of land containing a food stand and a wood deck with canopy. The subject is located on the north side of U.S. Business Hwy. 83 between Bentsen Palm Drive and Breyfogle Road within the ETJ of Palmview, Texas. The highest and best use is for low grade commercial purposes.

The appraiser selects three (3) sales similar to the subject to value the whole tract at \$2.00 per s.f. The part taken is properly valued as a pro-rata part of the whole. Subject acquisition is vacant land. The improvements on the property are not impacted by the proposed acquisition. There are no market damages to the remainder land.

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 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' opinion and conclusions appear to be well supported by information contained within this appraisal report. It is recommended that the total value of \$1,966.00 be approved for negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions are not applicable as subject parcel is vacant land.

TABULATION OF VALUES (continued)

Parcel: 1

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.

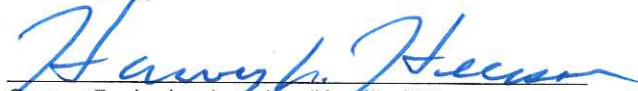
IX. Reviewing Appraisers' Statements

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)

4-15-16
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 NO. 1**

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 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 4-14-16 and the date of the updated appraisal review report is 4-15-16. 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 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 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 appraisal report and all supporting data, I approve the final value conclusion and recommend that the appraisal be released for negotiations and acquisition.**

ASSUMPTIONS AND LIMITING CONDITIONS

Client: Hidalgo County- Urban County Program
RCSJ: N/A
Parcel No. 1

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 -PARCEL 1
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

4-15-16
Date



EVALUATION OF APPRAISER

Appraiser: Leonel Garza III
 ROW CSJ: N/A -La Homa Road Bridge Project
 Parcel: 1
 Whole Taking Partial Taking

District: Pharr
 Type of Property: Improved/Limited Commercial
 Date Due: 4-15-16
 Date Received: 4-15-16

- | | <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 Date Comments | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Description of Subject Improvements | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | No <input type="checkbox"/> |
| If YES: | | |
| (A) Was appraiser available? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (B) Was appraiser cooperative? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| (C) Were corrections timely? | Yes <input checked="" 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 15, 2016 Evaluator: Harvey L. Heerssen

