

L & G Consulting Engineers, Inc.

September 11, 2017

Hon. David Fuentes
Attn: Jorge Pena, R.P.I.C.
Hidalgo County Commissioner, Pct. #1
1902 Joe Stephens Ave. Suite 1
Weslaco, Texas 78599

RE: County: Hidalgo
TxDOT CSJ No. 0921-02-356
Mile 6 W Rd., (Westgate Ave.)
Parcel No. 24

Dear Mr. Pena:

Attached herewith is a counter-offer as submitted by Roel J. Flores, owner of Parcel 24 on August 16, 2017. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer be **approved**. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counteroffer is a legal and cost savings issue and a timing issue due to the imminent "let" date. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counteroffer of **\$40,580.00** be accepted.

Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

Fernando Herrera Jr.
Right of Way Administrator

Attachments: As noted.
cc: File
Carlos Peralez, PE

ADMINISTRATIVE SETTLEMENT EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-356
Highway: Mile 6 West (Westgate)
Parcel No.: 24
Owner's Name: Roel J. Flores
Approved Offer: \$28,665.00
Owner's Counteroffer: \$42,580.00

County: Hidalgo
Project Limits: From Mile 9 north to Mile 11
Date Offer Sent: 08/05/2017
Date Counteroffer Received: 09/08/17

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
b. Other: none

2. Legal Issues

- a. Analysis of recent court awards on similar properties or projects.
b. Analysis of recent court decisions which may affect the outcome of a condemnation action.
c. Analysis of previously unlitigated issues.
d. Other: _____

3. Cost Savings

- a. Approximate cost to litigate through Special Commissioners' Hearing \$12,000.00
b. Approximate additional cost to litigate through jury trial \$15,000.00
c. Other: _____

4. Timing Issues

- a. Maintain project schedule: 8/2018
Possession of this property is needed by: 5/2018
Projected possession date, if settled is: 10/2017
Projected possession date, if condemned is: 5/2018
Letting date: 8/2018
b. Other: _____

5. Other Issues

** The following documents have been considered by this team and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's logs, and _____

Analysis and Conclusion

Our approval / disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

Parcel 24 is a partial acquisition containing 10,716 sq. ft., out of 1.80 acres of Farm Tract 194 Block160, West Tract Subdivision, City of Weslaco, Hidalgo County, Texas. On Aug 4, 2017, Acquisition Provider (L&G) made an offer of \$28,665.00 to purchase the property to Roel J. Flores. On Sept 8, 2017, the property owner submitted a counter offer of \$40,580 based on an appraisal conducted by Scroggin Appraisal Service on September 3, 2017. The appraiser determined the highest and best use was Commercial Development as the parcel is located on the NE corner of Mile 6 and Mile 10. Comparable land sales in the report indicated a market value of \$ 3.60 per sq. ft. plus damanges for gravel paving and landscape. Based on the information provided within the the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. Also, the cost and length of time associated with a condemnation would far surpass the counteroffer. We believe that the proposed counter offer is within a reasonable range of TxDOT's approved value.

This administrative settlement of \$40,580.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

Evaluation Date: _____

Team Members: _____

Right of Way Manager
_____ Region

Date

Roel "Robie" Flores
Attorney-Mediator



Sarah Willingham Flores
Attorney-Mediator

FLORES
ATTORNEYS AT LAW
office@floreslaw.net

September 8, 2017

L& G Engineering
2100 W. Expressway 83
Mercedes, Texas 78570
Fax: 956)565-9018

Re: Parcel No.:24 Roel J. Flores

Dear Sirs:

Please be advised that I am not in agreement with the assessed appraised value by your office. An appraisal has been provided in which the amount paid by the county should be \$40,580.00. I previously sent you a letter on August 31, 2017 and received your letter dated September 1, 2017. I look forward to discussing this issue with you to come to an amicable resolution.

Should you have any questions regarding the above mentioned, please feel free to contact my office.

Respectfully yours,

Roel "Robie" Flores
Attorney at Law

RF/II

TABULATION OF VALUES

Parcel: 24 Highway: Mile 6 West ROW CSJ: 0921-02-356
 Taking Type: Partial Acquisition District: Pharr
 Size of Remainder: 1.554 acres (67,692 sq. ft.) County: Hidalgo
 Type of Property: Residential Federal Project: N/A
 Contract Fencing: N/A
 Appraised by: Matthew C. Whitney, MAI
 Date Appraised: November 16, 2016

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
N/A	N/A	N/A

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Roel J. Flores	Fee Simple	10,716 SF	\$26,790.00	Yes

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$26,790.00	\$1,875.00	\$0.00	\$0.00	\$28,665.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
1.	Paving	Gravel	\$875.00	\$1.00	N/A
2.	Landscaping	Sod	\$1,000.00	\$1.00	N/A
		Total	\$1,875.00		



TABULATION OF VALUES (continued)

Parcel: 24

Highway: Mile 6 West

ROW CSJ: 0921-02-356

III. Damages and Enhancements

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.
		Total	\$0.00	\$0.00	

V. Recapitulation

Date	November 16, 2016			Recommended Value
Appraiser's Name:	Matthew C. Whitney, MAI			
Value of Whole Property	\$197,895.00			\$197,895.00
Parcel Area: 10,716 SF				
VALUE FOR PARCEL	\$26,790.00			\$26,790.00
Land: per SF	\$2.50			\$2.50
Easement	\$0.00			\$0.00
Improvements	\$1,875.00			\$1,875.00
Net Damages or (Enhancements)	\$0.00			\$0.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$28,665.00			\$28,665.00

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

TABULATION OF VALUES (continued)

Parcel: 24

Highway: Mile 6 West

ROW CSJ: 0921-02-356

VI. Comments and Conclusions on Values in the Appraisal Report

Effective Date of Review:	January 23, 2017
Date of Review Report:	January 23, 2017
Purpose of Review Appraisal:	The purpose of this appraisal review is to verify that the referenced appraisal report is prepared in compliance with the Texas Department of Transportation Appraisal and Review Manual, the Uniform Standards of Professional Appraisal Practice (USPAP), and 49 CFR 24.103.
Client:	Hidalgo County and TXDOT – Pharr District
Intended User:	Hidalgo County, TXDOT – Pharr District, and their assigns
Intended Use:	Provide a recommended compensation for the acquisition
Scope of the Review:	I personally inspected the subject property from the existing road right of way and the comparable sales utilized in the appraisal report. The property owner was not present at the time of my inspection. I have read the report in its entirety and provided comments for the consideration of the appraiser. I did perform additional sales research. I have not personally confirmed the sales price for each of the comparable sales.

This Appraisal Review is of the Appraisal Report dated January 23, 2017 prepared by Matthew C. Whitney, MAI. The property under review is commonly referred to as Parcel 24 on the Mile 6 West Highway Project in the City of Weslaco, Hidalgo County, Texas. The effective date of value is November 16, 2016 which is the date of Mr. Whitney's most recent inspection of the property.

The Parent Tract contains 1.80 acres of land located on the northeast corner of Mile 6 West Road and Mile 10 North Road. The subject property is not subject to zoning but is located at the hard corner of Mile 6 West and Mile 10 North. The highest and best use of the subject, land only, is determined to be for commercial use. The subject property is improved with a mobile home and supporting site improvements that would not be razed for redevelopment. Thus, the highest and best use, as improved, is its existing use or conversion for a commercial use.

The land was valued via the Sales Comparison Approach to Value through the utilization of four similar land sales that range in date of sale from April 2013 through August 2016 and have an adjusted sales price range from \$2.11 to \$3.68 per square foot. The appraiser concludes a value of \$2.50 per square foot for the whole property, or \$196,020.00. Adjustments were applied for market conditions (time), location, size, shape, corner influence, flood plain, zoning, and utilities. All adjustments appear to be reasonable.

The subject property is improved with a mobile home and supporting site improvements that are not believed to be impacted by the acquisition and have not been valued in the appraisal report. Considering the distance of the main improvements from the proposed right of way, omission of the valuation of the main improvements is appropriate and reasonable. Thus, the subject is appraised as effectively vacant land with minor site improvements. Vacant land is not typically purchased based on an anticipated income stream. Thus, the Income Approach and the Sales Comparison Approach, as Improved, were not developed. The Cost Approach indicated a value for the land and improvements acquired to be \$197,895.00. Thus, the appraiser concludes a value for the land and improvements acquired to be \$197,895.00. All valuation appears to comply with typical appraisal practices.

The acquisition consists of a fee simple interest in 10,716 square feet of land and site improvements to include paving and landscaping. Improvements in the acquisition were valued at \$1,875.00 and the land was valued at \$26,790.00. The land was valued on a pro rata basis of the whole property.

TABULATION OF VALUES (continued)

Parcel: 24

Highway: Mile 6 West

ROW CSJ: 0921-02-356

VI. Comments and Conclusions on Values in the Appraisal Report (Continued)

The remainder after the acquisition contains 1.554 acres (67,692 sq. ft.) of land and will be improved with all the main improvements. There is no denial of access to the remainder. The appraiser concludes there are no permanent damages (Non-Exempt Damages) to the remainder. In addition, the appraiser concludes there are no Exempt Damages (Cost to Cure) to the remainder. Total damages were calculated to be \$0.00. Damages have been addressed in a manner consistent with TXDOT policy.

The appraisal is prepared on the ROW A-5, TXDOT Long Form, and the format is properly applied and adequately documented to provide a basis for compensation. The appraisal report appears to comply with USPAP. The data contained in the appraisal report is adequate and the adjustments to the sales are adequately supported and reasonable.

Based on my analysis of the appraisal report, I believe the analyses, opinions, and conclusions set forth in the appraisal are appropriate and reasonable. Mr. Whitney's compensation of \$28,665.00 is approved by the contracted review appraiser (Todd L. Bland, MAI; TX-1323490-G), and recommended for approval by Hidalgo County.

VII. Justification and Explanation for Credit if Retained.

Salvage and minimal retention values are applied to the improvements being acquired.

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 on this parcel? No (yes or no)
2. If so, is the denial of direct access material? Not Applicable (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.

TABULATION OF VALUES (continued)

Parcel: 24

Highway: Mile 6 West

ROW CSI: 0921-02-356

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

Lodell Blair

Contract Reviewing Appraiser (if applicable)

Date

January 23, 2017

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Ramon Marcia

County/City Representative

2/1/17

Date

ROW Staff Representative

Date

APPROVED BY
L. JAMES
DATE 11/15/16 *grm*

CERTIFICATION OF REVIEW APPRAISER

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

- the facts and data reported by the review appraiser and used in the review process are true and correct.
- the analyses, opinions, and conclusions expressed in this review report are limited only by the reported assumptions and limiting conditions stated in this review report, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of work under review and no personal interest with respect to the parties involved.
- 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, or the use of, this review.
- my analyses, opinions, and conclusions were developed, and this review was prepared in conformity with the Uniform Standards of Professional Appraisal Practice; the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute;
- I personally inspect the subject property of the report under review.
- no one provided significant professional assistance to the person signing this Appraisal Review Report;
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives;
- I have performed no appraisal services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- as of the date of this report, Todd L. Bland, MAI has completed the requirements of the continuing education program of the Appraisal Institute and the Texas Appraiser Licensing and Certification Board;

As of the date of this review, I am currently certified under the requirements of the State of Texas as a general real estate appraiser.



Todd L. Bland, MAI
State Certified General RE Appraiser
Certificate No. TX-1323490-G

January 23, 2017

Date

ASSUMPTIONS AND LIMITING CONDITIONS

The Appraisal Review Report is subject to the following limiting conditions:

1. Possession of this Appraisal Review Report or copy thereof does not carry with it the right of publication.
2. This Appraisal Review Report is intended solely for the internal use of the Texas Department of Transportation. Neither all nor any part of the contents of this Appraisal Review shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the reviewer.
3. The Review Appraiser, by reason of this Appraisal Review Report, is not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this Appraisal Review Report, unless arrangements have been previously made.
4. The Appraisal Review Report constitutes a limited assignment and should not be construed as an appraisal of the subject property.
5. Unless otherwise stated, the analyses, opinions and conclusions in this Appraisal Review Report are based solely on the data, analyses and conclusions contained in the appraisal report under review. It is assumed that these data are representative of existing market conditions.
6. All analyses, opinions and conclusions expressed by the Review Appraiser are limited by the scope of the review process as identified under the section titled "Scope of the Review."

QUALIFICATIONS OF TODD L. BLAND, MAI

Todd L. Bland is a certified general real estate appraiser in the State of Texas. Mr. Bland also holds the MAI designation from the Appraisal Institute. He has been appraising real estate since February 1990. Mr. Bland's responsibilities include appraisal and appraisal review of all types of right of way and commercial properties. He has testified as an expert witness regarding real property value on numerous occasions in various courts of law.

BIOGRAPHICAL DATA

Mr. Bland was born in Austin, Texas in 1966. He graduated from public schools in Austin, Texas prior to attending the University of Texas at Austin.

EDUCATION

Bachelor of Business Administration Degree (Real Estate/Risk Management and Insurance):

University of Texas at Austin (1989)

Appraisal Institute:

Standards of Professional Practice

Uniform Standards of Professional Appraisal Practices

Basic Valuation Procedures

Real Estate Appraisal Principles

Capitalization Theory and Techniques, Part A

Capitalization Theory and Techniques, Part B

Case Studies in Real Estate Valuation

Valuation Analysis and Report Writing

Highest and Best Use and Market Analysis

Analyzing Operating Expenses

Uniform Appraisal Standards for Federal Land Acquisitions

Attacking and Defending Appraisals in Litigation

International Right of Way Association:

Easement Valuation

Ethics and the Right of Way Profession

Reviewing Appraisals in Eminent Domain

PROFESSIONAL AFFILIATIONS

Appraisal Institute (MAI No. 11439)

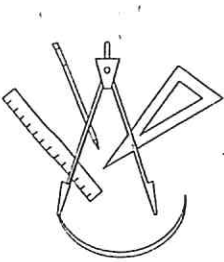
State Certified General Real Estate Appraiser

Texas Certificate No. TX-1323490-G

International Right of Way Association (Member)

ACTIVITIES

Mr. Bland is active in Austin Chapter of the Appraisal Institute and Gulf Coast Chapter 8 of the International Right of Way Association.



L&G Engineering

Transportation Consultants

Date: August 2, 2017

County: Hidalgo
Federal Project No.: N/A
Highway: Mile 6 West

ROW CSJ: 0921-02-356
Parcel: 24
From: Mile 9 N
To: Mile 11 N

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7014 1200 0002 0644 1257

Roel J. Flores
2413 Sendero Avenue
Mission, Texas 78573-8452

Dear Mr. Flores:

In acquiring property for the highway system of Hidalgo County (the "County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Fernando Herrera, a portion of your property located on Mile 6 West, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you **\$28,665.00** for your property, which includes **\$28,665.00** for the property to be purchased and **\$0.00** for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the County.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the County to permit owners who convey voluntarily to the County to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
Gravel Paving	\$1.00
Landscaping (sod)	\$1.00

If you wish to accept the offer based upon this appraisal, please contact Mr. Herrera as soon as possible at (956) 585-1909, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the County within the 30 day time deadline. In the event the condition of the property changes for any reason, the County shall have the right to withdraw or modify this offer.



After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by Hidalgo County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

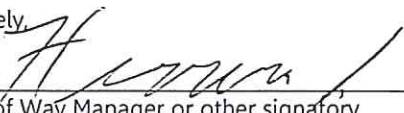
You may be entitled to additional payments and services under the County's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the County in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact Mr. Herrera at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the County, including the appraisal on which this offer is based.

Sincerely,


Right of Way Manager or other signatory

ENCLOSURES:
Appraisal Report(s)
Landowner Bill of Rights
Brochure ("*Right of Way Purchase*")

A Restricted Appraisal

of

A Partial Taking of a Property

Located at

**Northeast Corner of Mile 10 North Road & Westgate Drive
Weslaco, Texas**

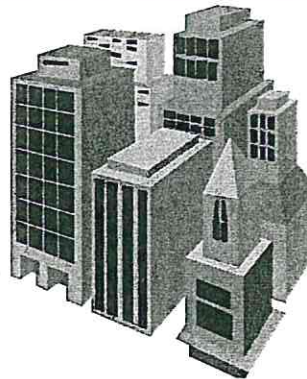
**Prepared for
Mr. Roel J. Flores**

by

Scroggin Appraisal Services

Commercial & Residential Real Estate Appraisal

1101 Vine Avenue, Ste A, McAllen, TX 78501 (956) 668-7478 (956) 668-1728 FAX



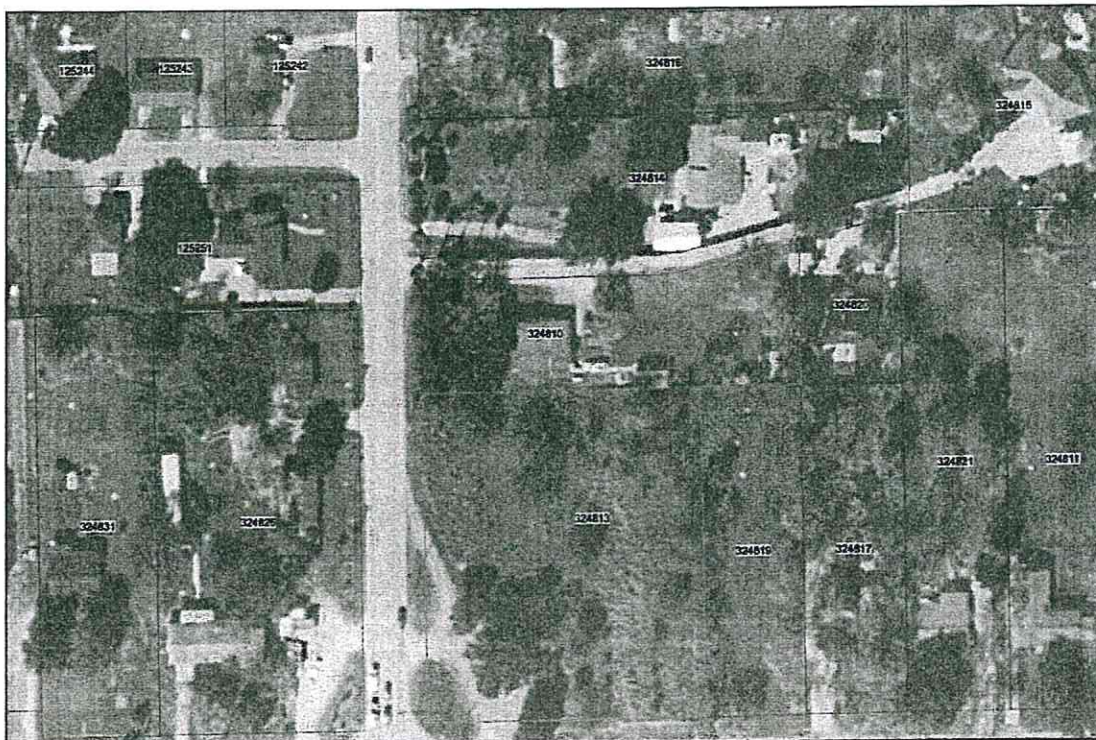
Clark Scroggin

Texas General Real Estate Appraiser Certification #1327321-G

**Effective Date of Appraisal
September 1, 2017**

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

Photographs of the Subject Property



Aerial View/Tax Map

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

Scroggin Appraisal Services

Commercial & Residential Real Estate Appraisal



1101 Vine Avenue, Ste. A, McAllen, TX 78501 (956) 668-7478 (956) 668-1728 FAX

RESTRICTED APPRAISAL REPORT

Client (Intended User)-	Mr. Roel J. Flores 2413 Sendero Avenue Mission, TX 78573
Date of Report-	September 3, 2017
Effective Date of Appraisal-	September 1, 2017
Intended Use-	Internal Evaluation
Subject Address-	NEC- Mile 10 North Road & Westgate Drive, Weslaco, Texas
Legal Description-	<i>WEST TRACT W280'-S475' FT 194 EXC .89AC IN VARS TRS, HIDALGO COUNTY, TEXAS</i>
Owner-	Roel J. Flores
Property Interest Appraised-	Fee Simple Interest
Purpose of the Appraisal-	To opine a market value estimate of the subject property
Census Tract-	224.02
Zoning-	None (outside city limits)
Utilities-	Water, Electricity
Flood Zone-	X
Parent Tract Size-	78,408 Square Feet
Part to be Acquired-	10,716 Square Feet
Site Imp. In Acquisition-	1,000 SF +/- Gravel Paving; Landscaping
Est. of Just Compensation-	\$40,580

Type of Inspection-	Site Inspection
Highest and Best Use	
Parent Tract	
As Improved-	N/A
As Vacant-	Commercial Development
	**The highest and best use of the subject site (parent tract) is the same before and after the acquisition
Marketing Time-	6-12 Months
Exposure Time-	6-12 Months
Sales History-	No prior transfers of the subject property in the past three years is found in Hidalgo County Deed Records. No active listing of the subject is found on MLS or Loopnet.
Scope of Work-	For each appraisal, appraiser review, and appraisal consulting assignment, an appraiser must: <ul style="list-style-type: none">A. Identify the problem to be solved.B. Determine and perform the scope of work necessary to develop credible assignment results.C. Disclose the scope of work in the report.

Problem Identification

The client (and any other intended users) for this appraisal report is stated earlier in this report, who engaged the appraiser to provide an opinion of market value for the subject of this report. No other user of this report is authorized by the appraiser. The intended use of this appraisal is for internal evaluation in conjunction with determination of just compensation for release of a blanket easement over the subject tract. The uses that this appraisal is not authorized to be used for include, but are not limited to; determining insurable value, estate planning, real estate tax assessment protest, divorce, partnership dissolutions.

Definition of 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 comparable sales in the *Sales Comparison Approach*.

“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)

Determination of Scope of Work

The effective date of the appraiser's opinions and conclusions is stated earlier in this report. The subject of this assignment and its relevant characteristics and assignment conditions (extraordinary assumptions, hypothetical conditions, or other conditions that affect the scope of work) are expressed herein. There are no unusual property or assignment conditions which would affect the scope of work of this assignment. The subject property is a partial taking of a tract of land. Based on the intended use of the appraisal, the non-complexity of the subject property, and the prevalence of comparable sales, a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser is valuing the land utilizing the “across the fence”

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

methodology whereby the land is valued at the highest and best use of the parent tract as of the effective appraisal date. The cost approach and income approach are not applicable.

Disclosure of Scope of Work Undertaken

The appraiser has determined that a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser has identified the characteristics of the subject property that are relevant to the type and definition of value and intended use of the appraisal. This has been accomplished by examining appraisal district records, the subdivision plat map, applicable zoning maps and regulations, and a search of deed records. The appraiser has made a physical site inspection of the subject property. The appraiser has researched appraisal district records and on-line deed records in search of any prior sales of the subject in the past 3 years, and reported such findings. The appraiser has made the necessary research to determine the highest and best use of the subject property. This research includes, but is not necessarily limited to, zoning regulations, economic trends, supply and demand analysis. In development of the sales comparison approach, the appraiser has researched comparable land sales and active listings. This research includes a thorough search of the Multiple Listing Service and Loopnet for active listings and closed sales within a reasonable time frame in the subject area.

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.

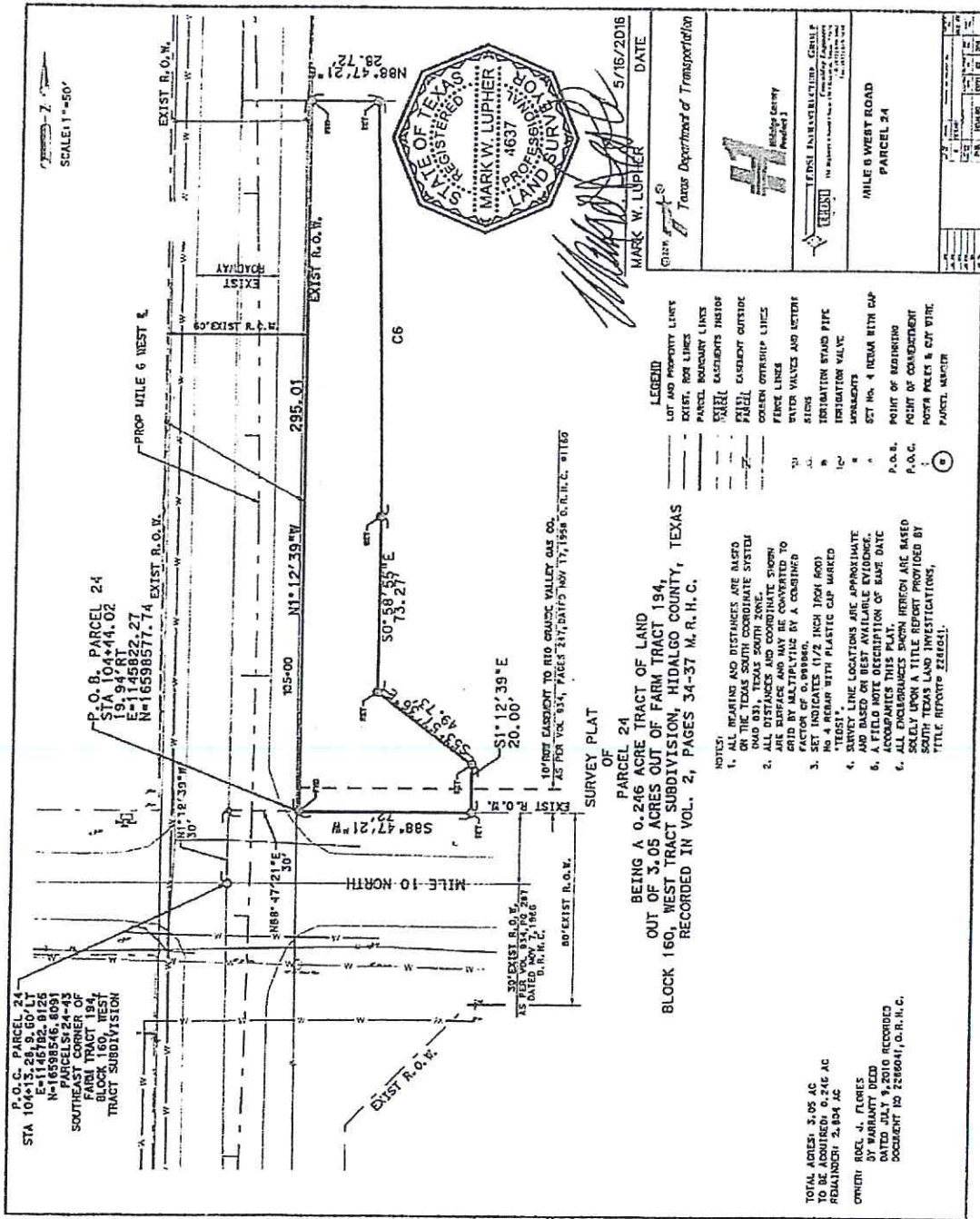
Environmental Statement

An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects of affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report. If there are any environmental concerns whatsoever, the client is urged to retain an expert in that field.

No indications of adverse environmental conditions were observed by the appraiser at the property inspection.

Subject Property:
 NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

Survey



Metes & Bounds Description

Page 1 of 3
Parcel 24

COUNTY: HIDALGO

RCSJ: 0921-02-356
CCSJ: 0921-02-168
HIGHWAY: MILE 6 WEST ROAD

PROJECT LIMITS: Mile 9 North to Mile 11 North

GRANTORS: ROEL J. FLORES

FIELD NOTES FOR PARCEL - 24

Being a 0.246 Acres of land, more or less, out of 3.05 acres of Farm Tract 194, Block 160, West Tract Subdivision, Volume 2, Pages 34-37 Map Records, Hidalgo County, Texas. Said Tract is vested to Roel J. Flores by virtue of Warranty Deed dated July 9, 2010, recorded in Document No. 2266041 Official Records, Hidalgo County, Texas. Said 0.246 acres of land being more particularly described by metes and bounds as follows:

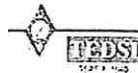
COMMENCING at a point for the Southeast corner of Farm Tract 194, Block 160, out of West Tract Subdivision, Hidalgo County, Texas, as recorded in Volume 2 Pages 34-37 Map Records, Hidalgo County, Texas, said point with Surface coordinates of X=1,145,792.9125 and Y=16,598,546.8091. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English Units.

THENCE, N 1° 12' 39" W, for a distance of 30.00' feet, along the east property line of Farm Tract 194 to a point:

THENCE, N 88° 47' 21" E, for a distance of 30.00' feet, to an existing rebar set for the southeast corner of tract and **The Point Of Beginning** herein described;

THENCE, N 1° 12' 39" W, for a distance of 295.01' feet, to an existing rebar set for the northwest corner of said tract herein described;

THENCE, N 88° 47' 21" E, for a distance of 28.72' to a No. 4 with plastic cap set for the northeast corner of said tract herein described;



TEDSI INFRASTRUCTURE GROUP

Consulting Engineers
738 Highway 6 South • Suite 430 • Houston, Texas 77079
Tel: (832) 619-1090
Fax: (832) 619-1010

THENCE, in a Southeasterly direction with the Proposed East Right of Way of said Mile 6 West with a curve to the right having a Delta angle $1^{\circ} 14' 30''$, a Radius 7922' feet, a Tangent of 85.85' feet, an Arc length 171.68' feet, a Chord length of 171.68' feet, and a Chord bearing $S 2^{\circ} 32' 34'' E$ to a No 4 rebar with cap set for an interior corner along the Proposed East Right of Way of Mile 6 West tract herein described;



THENCE, $S 0^{\circ} 58' 55'' E$, for a distance of 73.27' to a No. 4 with plastic cap set for an interior corner of said tract herein described;

THENCE, $S 53^{\circ} 57' 36'' E$, for a distance of 49.73' to a No. 4 with plastic cap set for an interior corner of said tract herein described;

THENCE, $S 1^{\circ} 12' 39'' E$, for a distance of 20.00' to a No. 4 with plastic cap set for the Southeast corner of said tract herein described;

THENCE, $S 88^{\circ} 47' 21'' W$, for a distance of 72.00' feet along the existing Mile 10 North right of way to the southwest corner and POINT OF BEGINNING and containing 0.246 acres of land, of PROPOSED NET TAKING of land, more or less.

A plat of same date accompanies this Field Note Description



5-18-2016
MARK W. LUPHER DATE

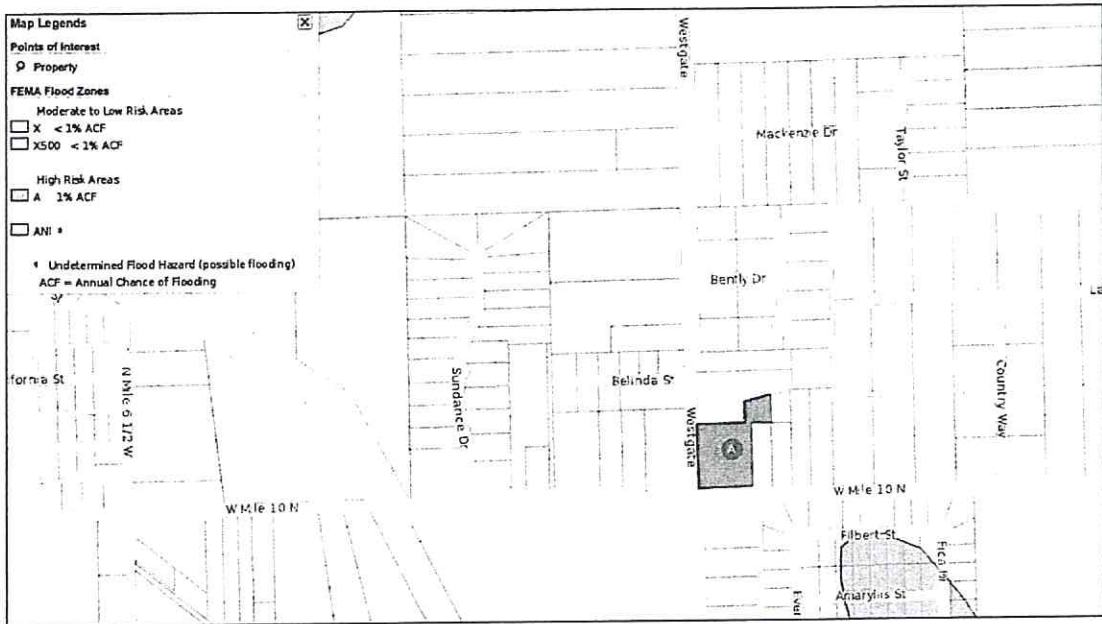


TEDSI INFRASTRUCTURE GROUP

Consulting Engineers
738 Highway 6 South • Suite 430 • Houston, Texas 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

Flood Map



Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

Comparable Land Sale 1

Subject:		Legal Description:	Tejas Development S/D, Lot 3, Blk 1
Address:	2611 N. Texas Blvd	Parcel #	294038
City:	Weslaco	Zoning:	Commercial
State:	Texas	Map Reference:	N/A
County:	Hidalgo	Encumbrances:	None Known
Zip Code:	78596		
Seller:	Ricardo & Norma De La Cruz	Road:	Asphalt
Buyer:	S-U-Nik Home Builders LLC	Utilities:	Water, Elec., Sewer, Gas
Transaction:	Arms Length	Corner Lot:	No
Sale Date:	4/30/15	Topography:	Level
Verification:	Doc #2607196/Agent	Highest and Best Use:	Commercial
Lot Dimensions:	Subject to Survey	Sale Price:	\$130,000
Lot Shape:	Rectangular	Cash Equivalent Price:	\$130,000
Front Feet:	N/A	Price/Front Foot:	N/A
Square Feet:	26,000	Price/Square Foot:	\$5.00
Acreage:	0.597	Price/Acre:	\$217,800

Comments:

This site is located on the west side of Texas Blvd, south of Polanco Street. Subsequent to the sale the property developed with a strip retail center.

Comparable Land Sale 2

Subject:		Legal Description:	Quail Hollow North S/D, Lots 3-4
Address:	2901-2905 N. Westgate Drive	Parcel #	959017
City:	Weslaco	Zoning:	Commercial
State:	Texas	Map Reference:	N/A
County:	Hidalgo	Encumbrances:	None Known
Zip Code:	78596		
Seller:	Medelfish LTD	Road:	Asphalt
Buyer:	RSBR Investments LLC	Utilities:	Water, Elec., Sewer, Gas
Transaction:	Arms Length	Corner Lot:	No
Sale Date:	4/28/14	Topography:	Level
Verification:	MLS #133844/133845/Doc #2548970	Highest and Best Use:	Commercial
Lot Dimensions:	Subject to Survey	Sale Price:	\$175,500
Lot Shape:	Rectangular	Cash Equivalent Price:	\$175,500
Front Feet:	N/A	Price/Front Foot:	N/A
Square Feet:	62,901	Price/Square Foot:	\$2.79
Acreage:	1.444	Price/Acre:	\$121,537

Comments:

This site is located on the west side of Westgate Drive, north of Sugar Cane Drive, at the entrance to Quail Hollow North Subdivision. Subsequent to the sale the property was replatted as RSBR Westgate S/D, Lot 1. The property was then developed with a Dollar General store.

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

Comparable Land Sale 3

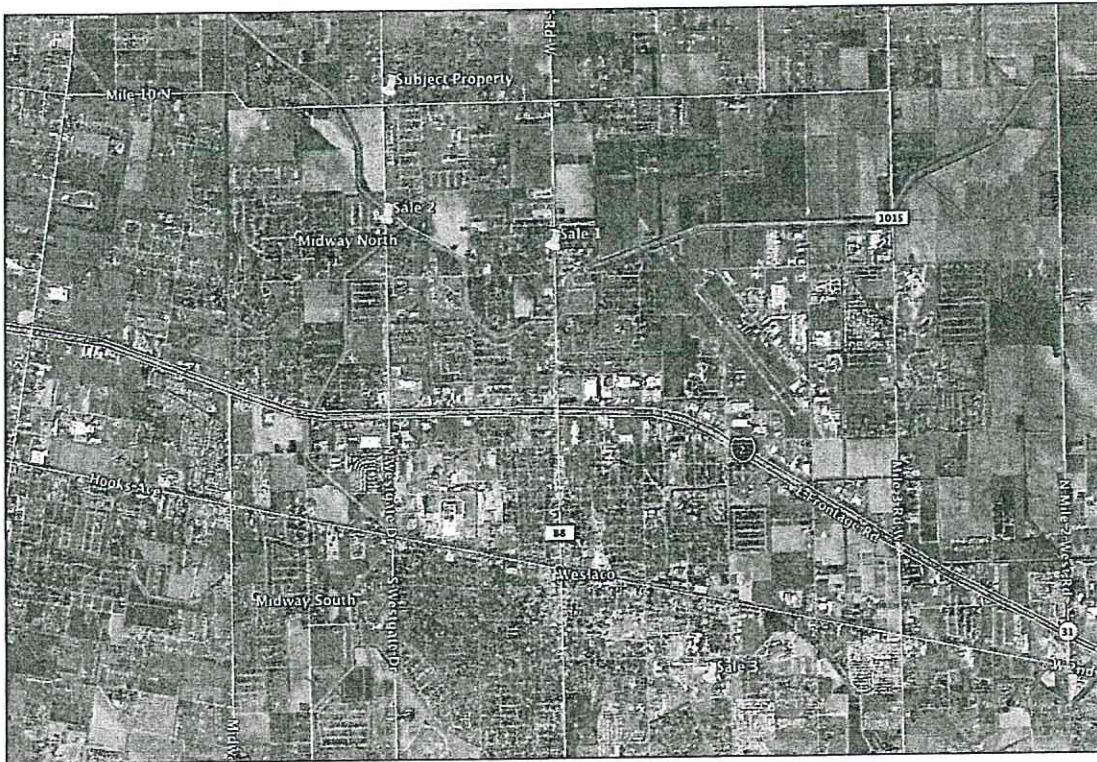
Subject:		Legal Description:	Ro-ElLEN Addition, Unit 3, Lots 3-4, Blk 2
Address:	1102 James Street	Parcel #	536272/536273
City:	Weslaco	Zoning:	Commercial
State:	Texas	Map Reference:	N/A
County:	Hidalgo	Encumbrances:	None Known
Zip Code:	78596		
Seller:	Juan M. & Leonor Cantu	Road:	Asphalt
Buyer:	PE & JT McDougal Family LTD	Utilities:	Water, Elec., Sewer, Gas
Transaction:	Arms Length	Corner Lot:	No
Sale Date:	1/15/16	Topography:	Level
Verification:	MLS #182126/Doc #2678285	Highest and Best Use:	Commercial
Lot Dimensions:	Subject to Survey	Sale Price:	\$175,000
Lot Shape:	Rectangular	Cash Equivalent Price:	\$175,000
Front Feet:	N/A	Price/Front Foot:	N/A
Square Feet:	41,762	Price/Square Foot:	\$4.19
Acreage:	0.959	Price/Acre:	\$182,534

Comments:

This site is located on the northwest corner of James Street and 11th Street. The site is located in the medical district.

Comparable Land Sales Map

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX



Comparable Land Sales Adjustment Grid

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

Land Sale Number	Subject	Land Sale 1	Land Sale 2	Land Sale 3
Address	NEC- Mile 10 N & Westgate Dr	Texas Blvd- S of Polanco Street	2901-2905 N. Westgate Dr	1102 James Street
City	Weslaco	Weslaco	Weslaco	Weslaco
County	Hidalgo	Hidalgo	Hidalgo	Hidalgo
State	Texas	Texas	Texas	Texas
Highest & Best Use	Commercial	Commercial	Commercial	Commercial
Square Feet (Parent Tract)	78,408	26,000	62,904	41,762
Acres	1.80	0.60	1.44	0.96
Cash Equiv. Sale Price	N/A	\$130,000	\$175,500	\$175,000
Sale Date	N/A	April-15	April-14	January-16
Sale Price/SF	N/A	\$5.00	\$2.79	\$4.19
Time/Mkt. Adjustment	N/A	-10.0%	15.0%	-5.0%
Time Adj. Price/SF	N/A	\$5.50	\$3.21	\$4.40
ADJUSTMENTS				
<i>Site Improvements</i>		\$0.00	\$0.00	\$0.00
<i>Zoning</i>		\$0.00	\$0.00	\$0.00
<i>Available Utilities</i>		-10% (\$0.55)	-10% (\$0.32)	-10% (\$0.44)
<i>Location</i>		-10% (\$0.55)	25% \$0.80	\$0.00
<i>Size</i>		-10% (\$0.55)	\$0.00	\$0.00
<i>Shape</i>		-5% (\$0.28)	-5% (\$0.16)	-5% (\$0.22)
<i>Highest & Best Use</i>		\$0.00	\$0.00	\$0.00
Net Percent Adjustment		-35%	10%	-15%
Net Adjustment per SF		(\$1.93)	\$0.32	(\$0.66)
Adjusted Sale Price/SF		\$3.58	\$3.53	\$3.74

Subject Land Value Conclusion	
78,408 Square Feet @ \$3.60/SF-	\$282,269
ROUNDED-	\$282,270

COMPENSATION SUMMARY

In this section, the appraiser applies the value per square acre to determine the value of the whole property (land only). Using a similar method, the appraiser determines the value of the part to be acquired on a pro rata basis. Following this, the appraiser will determine if any additional damages have occurred to the subject by considering the remaining property immediately before and immediately after the taking, the difference being the damages to the remaining property (if any).

It is the appraiser's opinion that there are no damages (diminution in value) to the remaining property after the partial taking.

- The **whole property** is 78,408 square feet.
- The **partial taking** is 10,716 square feet.

WHOLE PROPERTY

The market value of the whole property, excluding any improvements is- **\$282,270**
(78,408 Square Feet x \$3.60/SF)

PARTIAL TAKING AREA

Utilized for road widening (less mineral rights and subject to existing easements, if any, which are not to be extinguished) is- **\$38,580**
(10,716 Square Feet x \$3.60/SF)

REMAINING PROPERTY

The value of the remainder immediately *before* the easement is- **\$243,690**
(67,692 Square Feet x \$3.60/SF)

The value of the remainder immediately *after* the easement is- **\$243,690**
10,716 Square Feet x \$3.60/SF

Net Damages to Remaining Property - **\$0**

ADDITIONAL DAMAGES

Paving (1,000 SF @ \$1.00/SF)- **\$1,000**
Landscaping- **\$1,000**

\$2,000

TOTAL JUST COMPENSATION- **\$40,580**

Limiting Conditions and Assumptions-

- 1) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- 2) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- 3) Responsible ownership and competent property management are assumed.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 5) All engineering is assumed to be correct. The plot plans and illustrative material in the report are included only to assist the reader in visualizing the property.
- 6) It is assumed that there are no hidden or unknown conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- 8) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
- 9) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based.
- 10) It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- 11) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 12) Possession of the report, or a copy thereof, does not carry with it the right of publication.
- 13) The appraiser, by reason of the appraisal, is not required give further consultation, testimony, or be in attendance in court with 1 previously been made.
- 14) Neither all nor any part of the contents of the report shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
- 15) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the

Subject Property:
NEC- Mile 10 North Road & Westgate Drive, Weslaco, TX

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.

16) Unless otherwise stated in this report, it is assumed that the subject property complies with all requirements of the Americans with Disabilities Act. The appraiser assumes no responsibility for any non-compliance not disclosed by the client.

The client is urged to retain an expert in this field, if desired.

17) This is a restricted use appraisal report, which does not contain all supporting data, theory, logic and other items used to develop the opinion of value rendered.

Certification

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

- Clark Scroggin has made a personal inspection of the property that is the subject of this report.
- 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.
- I have no present or prospective interest in the property that is the subject of this report, and I have 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.
- 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, the occurrence of a subsequent event directly related to the intended use of this appraisal, or approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Practice.
- As of the date of this report, Clark Scroggin is in compliance with the Texas Appraiser Licensing and Certification Board.
- The intended user of this report is limited solely to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.
- Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If any individuals did provide significant real property appraisal assistance they are identified here along with a summary of the extent of the assistance provided in the report.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The effective date of this appraisal is September 1, 2017.

Should you have any comments or concerns regarding this appraisal report, please do not hesitate to contact us. Thank you for the opportunity to be of service to you.

Scroggin Appraisal Services



Clark Scroggin
Texas General Real Estate Appraiser Certification #132731

September 3, 2017
Date Signed

Qualifications of the Appraiser Clark Scroggin

Professional Designations

CAE (Certified Assessment Evaluator); International Association of Assessing Officers

Texas State Certified General Appraiser # TX-1327321-G

HUD/FHA Approved Appraiser

Certified National Instructor- International Association of Assessing Officers

Expert witness- Condemnation trials and State property tax appeals

Education

Bachelor of Business Administration- Texas Christian University, Fort Worth, Texas, 1985.

Real Estate Coursework

Texas Christian University

- Real Estate Principles
- Real Estate Management

Appraisal Institute

- Course 1A1: Real Estate Appraisal Principles
- Course 1A2: Basic Valuation Procedures
- Course SPP: Standards of Professional Practice (2)
- Course 1BA: Capitalization Theory and Techniques, Part A
- Course 1BB: Capitalization Theory and Techniques, Part B
- Course 2-1: Case Studies in Real Estate Valuation

International Association of Assessing Officers

- Course 1: Fundamentals of Real Property Appraisal
- Course 2: Income Approach to Valuation
- Course 3: Development and Writing of Narrative Appraisal Reports
- Course 302: Mass Appraisal of Income-Producing Properties
- Case Studies Examination successfully completed

Seminars

Speaker: Building Owners and Managers Association (mock trial)-	1993
Speaker: Mayer Hoffman McCann Real Estate Seminar (mock trial)-	1992
Speaker: North Central Regional Assessor's Association (mock trial)-	1992
Attend: Marshall-Swift Cost Service Seminar-	1988

Professional Affiliations

Certified Instructor:	International Association of Assessing Officers
Subscribing Member:	International Association of Assessing Officers

Employment History

Appraiser: Scroggin Appraisal Services, 1992- Present
Appraiser: Tenenbaum & Associates, Inc., 1987- 1994
Appraiser: Dallas Central Appraisal District, 1986- 1987

Summary of Appraisal Experience

<u>Property Types Appraised</u>	<u>Special Use Properties</u>	<u>States Worked</u>
Office Buildings	Health Clubs	Alaska
Medical Office Buildings	Racquetball Clubs	Arizona
Retail	Country Clubs	California
Shopping Centers	Tennis Clubs	Colorado
Apartments	Automotive Showrooms	Connecticut
Multi-Family Residential	Automotive Centers	Delaware
Single-Family Residential	Nursing Homes	D.C.
Warehouses	Mini-Warehouses	Iowa
Industrial Buildings	Grain Elevators	Kansas
Main Banks	Lumber Yards	Maine
Branch Banks	Television Studios	Maryland
Hotels	Cinemas	Massachusetts
Motels	Day Care Centers	Minnesota
Restaurants	Fast Food Restaurants	Missouri
Garages	Farm Buildings	Montana
Vacant Land	Truck Terminals	Nebraska
Condominiums	Parking Structures	Nevada
Residential Subdivisions	Greenhouses	New Hampshire
Convenience Stores	Skating Rinks	New Mexico
Residential Condominiums	Recreational Centers	North Dakota
Office Condominiums	Churches	Oregon
	Horse Stables	Pennsylvania
	Night Clubs	South Dakota
	Car Wash Building	Texas
	Mobile Home Parks	Utah
	Recreational Vehicle Parks	Virginia
	Ranch Land	Washington

You may wish to laminate the pocket identification card to preserve it.

CLARK C SCROGGIN
PO BOX 6087
MCALLEN, TX 78502

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, Tx 78711-2188
www.talcb.texas.gov
(512) 936-3001
Fax:(512) 936-3899

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number#: TX 1327321 G

Issued: 04/28/2017

Expires: 04/30/2019

Appraiser: CLARK C SCROGGIN

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.


Douglas E. Oldmixon
Commissioner

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified General Real Estate Appraiser

Number: TX 1327321 G

Issued: 04/28/2017

Expires: 04/30/2019

Appraiser: CLARK C SCROGGIN

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.


Douglas E. Oldmixon
Commissioner

Scroggin Appraisal Services, LLC

Commercial & Residential Real Estate Appraisal



1124 Pecan Avenue, McAllen, TX 78501 (956) 668-7478 (956) 668-1728 FAX
632 N. Ed Carey Dr., Suite 500, Harlingen, TX 78550 (956) 423-9500 (956) 423-9535 FAX
6243 IH 10 West, Suite 830, San Antonio, TX (210) 732-6100 (210) 732-6109 FAX

Client List

Regional/Local Banks

Alamo Bank of Texas
City National Bank
Coastal Banc sb
Elsa State Bank & Trust
Falcon International Bank
First National Bank
Frost National Bank
Inter National Bank
IBC
Laredo National Bank
Lone Star National Bank
McAllen National Bank
Mercedes National Bank
Rio Bank
Texas Country Bank
Texas State Bank
Zapata National Bank

National Appraisal Co.

Advanced Collateral Sol.
Atlantic Assurance LLC
Chesapeake App. & Stl.
Datacomp Appraisal Svc.
General American Corp.
Nationwide Appraisal Svc.
PCV/Murcor
Value IT

Municipalities

City of Alamo
City of Donna
City of Harlingen

Gvmt. Entities

Edinburg Eco. Dev. Corp.
F.D.I.C.
Harlingen Com. Dev. Corp.
PSJA ISD
Texas Dept. of Transportation

Law Offices

Armando Puente
Atlas & Hall, LLP
Crain, Caton & James
James H. Lauderdale
John Robert King
Julian Rodriguez, Jr.
McLaren & Associates
Moore & Guerra
Mark Mackie
Ricardo R. Godinez
Zayas & Zomora

National Banks

American Bank
Bank of America
Chase Manhattan Bank
Citicorp Trust Bank
Flagstar Bank
Wells Fargo Bank

National Lenders

Aames Capital Corp.
Access Lending
Advanced Mtg. Solutions
Advantage Inv. Mortgage
American General Fin. Svc.
AmeriMortgage
Amerinet Mtg. Svc.
Ameriquest Mortgage
America's Money Line, Inc.
Allied Home Mtg Capital
Argent Mortgage Company
Centex Home Equity
CMG Diversified
Conseco Financing Svc.
Countrywide Home Loans
East 2 West Mortgage
Finance America, LLC
Financing USA
First Choice Lenders
First Franklin
Fox Funding
GMAC Mortgage
Greenwich Capital Fin.
Home Capital, Inc.
Home Loan Direct
HomeTown America
Household Direct
Household Fin. Services
InterBay Funding, LLC
Iwayloan
JLM Direct Funding
Mortgage Buyers, Inc.
Mortgage IT
Mortgage Portfolio Svc.
National City Corp.
National Mortgage Link
Network Funding
New Century Mortgage
North American Mtg. Co.
Old Kent Mortgage Co.
Olympic Funding
Sebring Capital Corp.
Source One Services Corp.
Union Planters Mortgage
US Fidelity
Waterfield Financial Corp.
Wells Fargo Financial
Wells Fargo Home Mortgage

Regional/Local Mortgage Co.

Aladdin Mortgage
All Fund Mortgage
All Star Mortgage Company
All Valley Mortgage Services
Alpha Horizon Mortgage
Alpha Resource Mortgages
American Home Mortgage
American Mortgage
AMC Mortgage
Austin-Hunter Mortgage
Austin Mortgage Connection
Available Mortgage Funding
Benchmark Mortgage
Best Texas Mortgage Company
BNC Mortgage, Inc.
C. U. Members Mortgage
Celco Mortgage
CB Mortgage, Inc.
City Mortgage Group
Coastal National Mortgage
Community Mortgage
Consolidated Financial Group
CSI Mortgage Corporation
CTX Mortgage Company
Encino Mortgage
Enterprise Mortgage
ESI Mortgage, LP
Eventus Inspections
Express Financial Services, Inc.
F & T Mortgage
Fidelity First Lending, Inc.
Financial City
First Alliance Mortgage
First Consolidated Mortgage Company
First Equity Corporation
First Horizon Construction Lending
First Metropolitan Mortgage
First Preference Mortgage Corporation
First Valley Mortgage Brokers
FirstStreet Financial
Fort Worth Mortgage
Frontera Mortgage
GEO Mortgage Services, Inc.
Global Mortgage Group
Great Lakes Mutual LLC
Greatstone Mortgage
Guaranty Residential Mortgage
Hansen Quality Loan Services
Harper & Associates Company
Hi Capital Finance Company
Hibernia Mortgage Banking
Hidalgo Federal Credit Union
Home Mortgage Center
Hometown Mortgage Company
Independent Mortgage Services
Landmark Mortgage

Regional/Local Mortgage Co.

Liberty Financial Services
M & T Mortgage Corporation
Matchmaker Mortgage
McAfee Mortgage
McAllen Mortgage
Meier Mortgage, Inc.
Memorial Park Mortgage
Meyers Mortgage
Mid Valley Mortgage
Milagro Mortgage
Millenium Mortgage
Mortgages Unlimited
New Home Mortgage Corp.
Obra Financial Services, Inc.
Onion Creek Mortgage
Parra Mortgage Company
Pride Financial Mortgage LLC
Primary Residential Mortgage
Prime Lending, Inc.
Prime Source Mortgage Co.
Principle Residential Mortgage
Professional Mortgage Services
Rapid Mortgage Company, Inc.
Realty Mortgage Corporation
RMC Vanguard Mortgage Corp.
Rose Mortgage Services Corp.
Sante Fe Financial Services
Secure Mortgage Company
Service First Mortgage
Sharyland Mortgage Company
Smart Mortgages, LLC
Southern Lending Corporation
Southwest Mortgage
Southwestern Mortgage Co.
Texas Community Mortgage
Texas Home Equity Center
Texas Mtg. & Financial Services
Texas Nations Title
Texas Residential Mortgage
Texas State Home Loans, Inc.
The Mortgage Market
The Mortgage Shop
Tiempo Finance Company
Town & Country Mortgage Svc.
TriCo Mortgage
Unistar Mortgage, Inc.
Unity Home Loan Mortgage
Urban Financial Mortgage Corp.
USA Mortgage
Valley Home Equity
Valley Mortgage Company
Valley Vista Mortgage
Valley One
Vista Mortgage
Westlake Mortgage
Yosemite Brokerage, Inc.