



**La Muñeca Ranches, L.L.C.**  
**P. O. Box 81**  
**Linn, TX 78563**

August 9, 2018

Mr. Joe Ochoa  
Right of Way Agent  
Hidalgo County Courthouse  
Edinburg, TX 78539

re: 5.86 acres of land, lying in and being a part  
of Tract 84, San Salvador Del Tule Grant,  
Hidalgo County, Texas, as per map recorded in  
Volume 10, Pages 58-60, Map Records, Hidalgo County, Texas

Dear Mr. Ochoa:

*AO 4 CG*

The purpose of this letter is to memorialize the terms agreed upon during our meeting of August 8, 2018, where Precinct 5 Commissioner Joseph Palacios, and you, were present. Also present were Carlos X. Guerra, Sr. and Victor Guerra, on behalf of La Muneca Ranches, L.L.C., the owner of the above-described property. Hidalgo County is interested in acquiring the property for the Brewster Park project, east of Brewster School off of SH 1017. After reviewing the appraisals prepared by Leonel Garza Jr. (on behalf of the County) and George Jaime Salazar, II (on behalf of La Muneca Ranches, L.L.C.), and the recent sales described therein, the parties have agreed to accept a purchase price of \$24,590.00 per acre, for the SURFACE ONLY to the property, for a total sale price of \$144,097.40. Seller La Muneca Ranches, L.L.C. will retain any oil, gas and mineral interest not previously reserved by prior grantors. The sale will be AS-IS, with all faults. This agreement is of course subject to the negotiation of a mutually acceptable sale contract. If this letter does not reflect our agreement, please advise immediately. Thank you.

Sincerely,

LA MUNECA RANCHES, L.L.C.

By: *Carlos X Guerra*

Carlos X. Guerra, Sr., manager

By: *Carlos X Guerra Jr*

Carlos X. Guerra, Jr., manager

A RESTRICTED APPRAISAL

AND

ANALYSIS OF VALUE OF A:

5.86 Acre Parcel of Land

LOCATED:

On the North Side of FM 1017 Approximately 1,950' feet  
West of US Highway 281  
Linn, San Manuel, Hidalgo County, Texas

EFFECTIVE DATE OF APPRAISAL

July 27, 2018

DATE OF APPRAISAL REPORT

August 1, 2018

PREPARED FOR:

La Muneca Ranches, LLC  
P.O. Box 81  
Linn, Texas 78563

BY:

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Real Estate Valuation Services

George Jaime Salazar, II  
State Certified General Appraiser  
502 West Kuhn Street  
Edinburg, Texas 78541

**appraisal haus**

Real Estate Valuation Services

502 West Kuhn Street  
Edinburg, Texas 78541  
Tel. (956) 386-1500 Cell (956) 867-6398  
jaimosalazar@appraisalhaus.org

August 1, 2018

La Muneca Ranches, LLC  
P.O. Box 81  
Linn, Texas 78563

RE: A 5.86 acre tract, lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas

Dear Mr. Guerra,

In accordance with your request, we are pleased to present an appraisal report of the above referenced property.

We have personally inspected the property and have made a careful and detailed study of all factors pertinent to the opinion of value. The accompanying report contains the result of our investigation and analysis.

In our opinion, the "As Is" Market Value of the fee simple interest in the subject property described above as of July 27, 2018 is:

**One Hundred Twenty Five Thousand Dollars**  
**\$125,000**

We trust this report satisfies the conditions of your request. Please call on us if any item is not clear or if further explanation of any point in this report would be helpful.

This restricted appraisal report complies with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of the Appraisal Foundation and comply with Standards of Professional Practice and Code of Ethics of the Appraisal Institute, as well as all reporting requirements of the client, La Muneca Ranches LLC. This appraisal report meets the requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Practice for a Restricted Appraisal Report.

This letter is intended to transmit the attached appraisal report which sets forth the identification of the property, the assumptions and limiting conditions, pertinent facts with reference to the area and the subject property, comparable data, the results of the investigations and analysis, and the reasoning to the conclusions of set forth.

Thank you for the confidence placed in us by virtue of this assignment and for the opportunity of providing our appraisal services to you.

Sincerely,

A handwritten signature in blue ink, appearing to read "George Salazar II", with a stylized flourish at the end.

George Jaime Salazar II  
Certified Appraiser

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George J. Salazar II, State Certified General Real Estate Appraiser

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## EXECUTIVE SUMMARY

**Type Property:** 5.86 Acre Parcel of Land

**Location:** On the North Side of FM 1017 Approximately 1,950' feet West of US Highway 281, Linn, San Manuel, Hidalgo County, Texas.

**Legal Description:** A 5.86 acre tract, lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas

**Interest Appraised:** The interest of the appraised real property is that of a Fee Simple absolute interest. An absolute Fee Simple interest is without limitations to any particular class of heirs or restrictions, but subject to the limitations of police power, eminent domain, taxation and escheat. The Market Value fee estate of this report is additionally subject to:

- 1) Existing leases and rights of parties in possession.
- 2) Easements and reservations as may appear upon the recorded map and plat of the subdivision or otherwise of record.
- 3) Vertical interests to include prior reservations of oil, gas and/or other mineral interests.

**Site:** A 5.86 acre or 255,262 square feet parcel of land. The property is triangular in shape and has 746.77' feet of frontage along the north side of FM 1017. Topography is generally level and is comprised of native grass and trees.. The subject property is located in a rural area of Hidalgo County. Potable water (North Alamo Water Supply Company), electricity and telephone service is available. Sanitary sewer is via septic system. No adverse easements or encroachments were noted

**Environmental Hazards:** None noted at the time of inspection.

**Flood Zone:** FEMA Flood Map Panel #4803340125B "C" dated January 2, 1981

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**Zoning:** The subject property is situated in a rural setting of northern Hidalgo County. The closest municipality which recognizes zoning is the City of Edinburg. Since the subject is outside the Edinburg City limits no municipal zoning is in place.

**Improvement Discussion:** None

**Highest & Best Use:** The highest and best use of the subject property "as vacant" is to hold until demand warrants development. Considering the proximity of Brewster Elementary School assemblage with adjacent acreage for future school expansion or community recreation remains an option for near term use.

**Extraordinary Assumption:** None

**Hypothetical Condition:** None

**Marketing Status:** The appraiser estimates a marketing time to be 12 months, with an exposure time of 12 months. This is considered typical marketing and exposure time therefore no discounting is deemed necessary.

**Three Approaches to Value:**

Cost Approach.....	Not Applicable
Sales Comparison Approach(land only).....	\$125,000
Per Unit Value.....	\$21,000 per acre
Income Approach.....	Not Applicable

**Date of Inspection:** July 27, 2018

**Date of Appraisal Report:** August 1, 2018

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## COMPETENCY PROVISION

The Competency Provision of the Uniform Standards of Professional Practice requires that the appraiser properly identify the appraisal problem to be addressed and have the knowledge and experience that will be required to complete the assignment competently. George Jaime Salazar II is State Certified General Real Estate Appraiser. He has been a professional in the real estate appraisal business since 2008. As such, he possesses the knowledge and experience to complete an appraisal of the type of property appraised in this report. Additionally, he has reviewed the subject area and has an understanding of the demographics, costs, sales, rentals, and data germane to the appraisal of real property in the Rio Grande Valley area. Reference may be made to the Qualifications of the Appraiser which is included in this report. References, in addition to those provided, are available upon request.

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## IDENTIFICATION OF THE PROPERTY

**Location:** On the North Side of FM 1017 Approximately 1,950' feet West of US Highway 281, Linn, San Manuel, Hidalgo County, Texas.

**Legal Description:** A 5.86 acre tract, lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas

**History of the Property** - The subject property is currently owned by La Muneca Ranches LLC and has been since April 5, 2018 as per Warranty Deed recorded in document #2903996 Hidalgo County Records. For full ownership history see attached appraisal district worksheet at the end of this report.

**Contract & Listing Information-**The subject property has not been offered for sale as per the Greater McAllen Association of Realtors multiple listing service and current land owner.

**Assessment & Tax Data-** The subject site is identified by Account# D3200-00-084-0000-08 by the Hidalgo County Appraisal District. The Subject has an assessed market value of \$4,109,504 for the 2018 year with an agricultural value of \$211,082. Taxing entities and rates are as presented in the appraisal district worksheet.

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## PURPOSE OF THE APPRAISAL

**Purpose of this appraisal** - This appraisal is made for the purpose of determining an opinion of the Market Value of the subject property as of the inspection date.

**Function of the Appraisal** - The function of the appraisal is to determine an opinion of Market Value to assist La Muneca Ranches, LLC only in evaluating the subject property for possible sale to the County of Hidalgo.

**Intended User-** The intended user of this appraisal report is La Muneca Ranches, LLC only. This report limits the use to the client only and warns that the rationale for how the appraiser arrived at the opinion and conclusions set forth in the report may not be understood properly without additional information in the appraisers's workfile.

**Scope of the Appraisal** - This appraisal requires a valuation of the fee simple estate, unencumbered by vertical interests, easements of record, or other fractional interests. This assignment requires the appraiser to perform certain basic functions in order to complete the appraisal assignment in accordance with acceptable appraisal standards and practices. An appraisal is a type of research into laws of probabilities with respect to real estate transactions. The degree of research and the amount of supporting documentation included in the appraisal is based primarily on the difficulty of the appraisal assignment, the amount and availability of data in the marketplace and the degree of presentation required by the client. The scope of this appraisal assignment is as follows:

Identify the property utilizing the Hidalgo County Appraisal District as well as information provided by the client.

Perform physical inspection of the property site under appraisal. The appraiser observed the subject property from FM 1017.

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Investigate and report regional and city data which directly or indirectly affects the subject neighborhood, as of the effective date of the appraisal.

Analyze and report the market area data which directly or indirectly affects the subject property, as of the effective date of the appraisal.

Analyze the subject site and adjacent land tracts, as applicable, and estimate the highest and best use for the property as vacant and as improved, as of the effective date of the appraisal.

Investigate and analyze market data regarding land sales, relating to the subject property, comparable market data as it affects the subject property and the final opinion of value.

Employ the Sales Comparison Approach, being the only applicable approach, to determine a unit value for the subject property.

Reconcile the Sales Comparison Approach to value.

Provide the appraiser's qualification and report on the Limiting Conditions and Assumptions on which the value opinion and conclusions are based.

Attach pertinent addenda information as a part of the report.

In developing the opinion of value, the appraiser has made an on-site inspection of the property and surveyed the market to provide information relating to appropriate units of comparison including land values and direct comparisons such as price per square foot or price per acre.

## MARKET VALUE DEFINED

**Market Value Defined** - Market value, as used herein, is defined by The Appraisal of Real Estate, 14th Edition, Appraisal Institute,

The most probable price, as of a specified date, in cash, or terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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## NEIGHBORHOOD & MARKET AREA ANALYSIS

The Appraisal of Real Estate, 13<sup>th</sup> Edition defines a neighborhood as “a group of complimentary land uses”.

We will define the boundaries of the subject neighborhood then analyze trends within that area to determine their effects upon the value of real estate including the subject property.

The subject market area is the northern section of Hidalgo County and in the Edinburg Consolidated Independent School District. The area may be defined by the following boundaries: The market area boundaries are considered to the Hidalgo County Line to the north, The Hidalgo County Line to the east, City of Edinburg to the south and Hidalgo County Line to the west. The closest incorporated city is The City of Edinburg, which is approximately 18-20 miles south of the subject property.

Access and location of the neighborhood area is rated fair based on its proximity to the major thoroughfares. US Highway 281 is the main north south thoroughfare in the area. FM 1017/186 and FM 490 are the main east west thoroughfare. These roads link the subject area to US Expressway/Business 83 to the south and US Highway 77 to the east and Starr County to the west. All the thoroughfares are asphalt paved and in good average condition. There are various other thoroughfares that provide a good roadway and street system in and out of the subject area.

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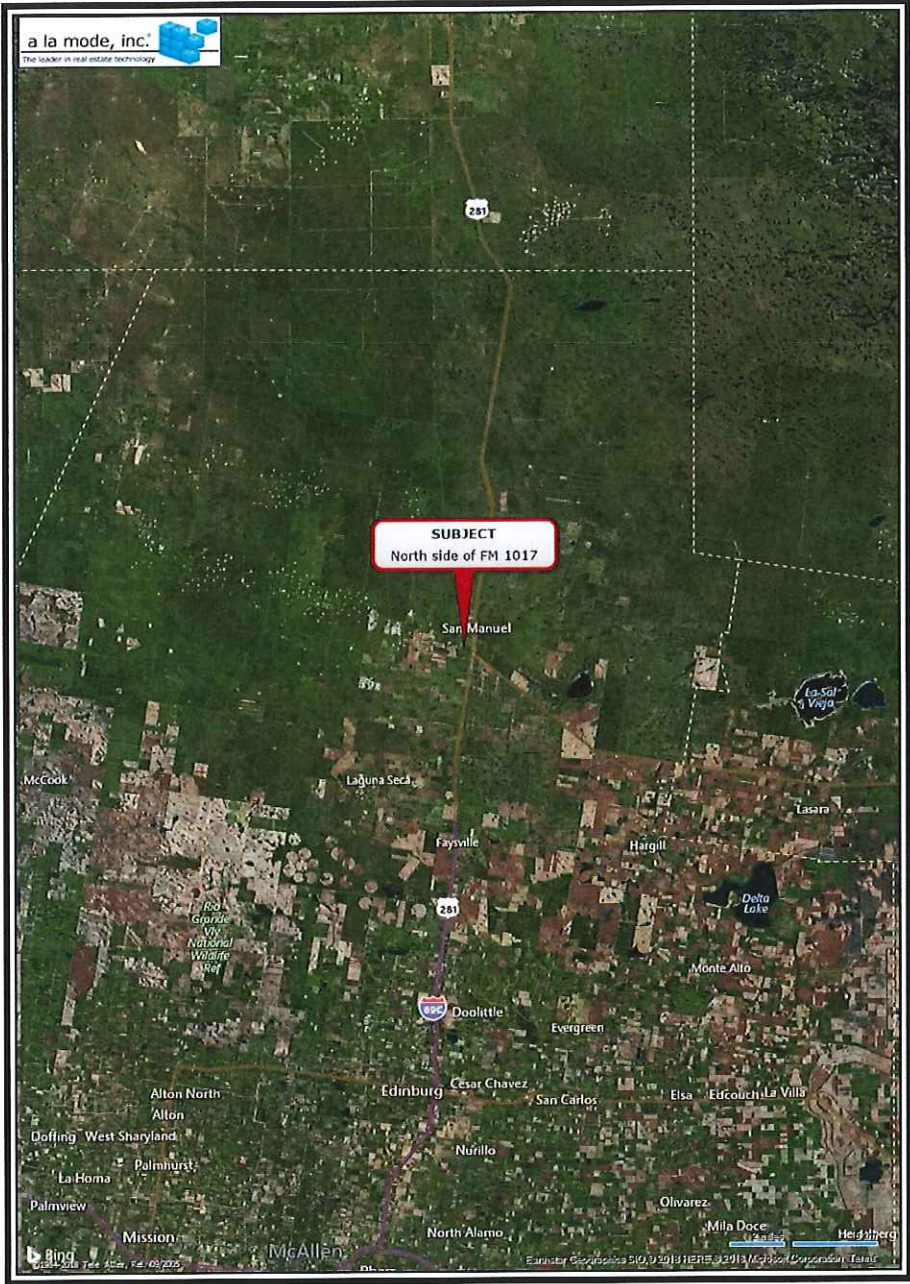
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The neighborhood consists of mainly agriculture and residential use. Commercial use is limited and is concentrated along the east and west sides of US Highway 281. Residential use which includes multifamily is approximately 10% of the market area with 5% commercial/industrial use with approximately 85% of agriculture land. Commercial use includes small local stores, restaurants, packing sheds, machine and oil field service yards, etc. Single family residential homes range from the low to mid range of value. However there are some large high end homes scattered through the area.

The market area has potable water, electrical and telephone service. Sanitary sewer is also available with septic systems. There are no serious detractors in the neighborhood. The market areas proximity to schools, health care, places of worship, as well as commercial centers is considered to be fair, with the City of Edinburg being the closest city with full urban amenities. This neighborhood is considered to be in its stability stage of the neighborhood cycle.

# NEIGHBORHOOD & MARKET AREA MAP



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## SITE DESCRIPTION

**Location:** On the North Side of FM 1017 Approximately 1,950' feet West of US Highway 281, Linn, San Manuel, Hidalgo County, Texas.

**Access:** FM 1017.

**Size:** The site consists of 5.86 acre (255,262 square feet)

**Shape:** Triangular

**Frontage:** North side of FM 1017.

**Utilities:** Potable Water (North Alamo Water Supply Company), electrical, and telephone service is available.

**Easements:** The appraiser was provided with an on ground survey. No adverse easements were noted.

**Elevation:** Topography is generally level.

**Flood Zone:** FEMA Flood Map Panel #4803340125B "C" dated January 2, 1981

**Zoning:** The subject property is situated in a rural setting of northern Hidalgo County. The closest municipality which recognizes zoning is the City of Edinburg. Since the subject is outside the Edinburg City limits no municipal zoning is in place.

**Site Improvements:** None.

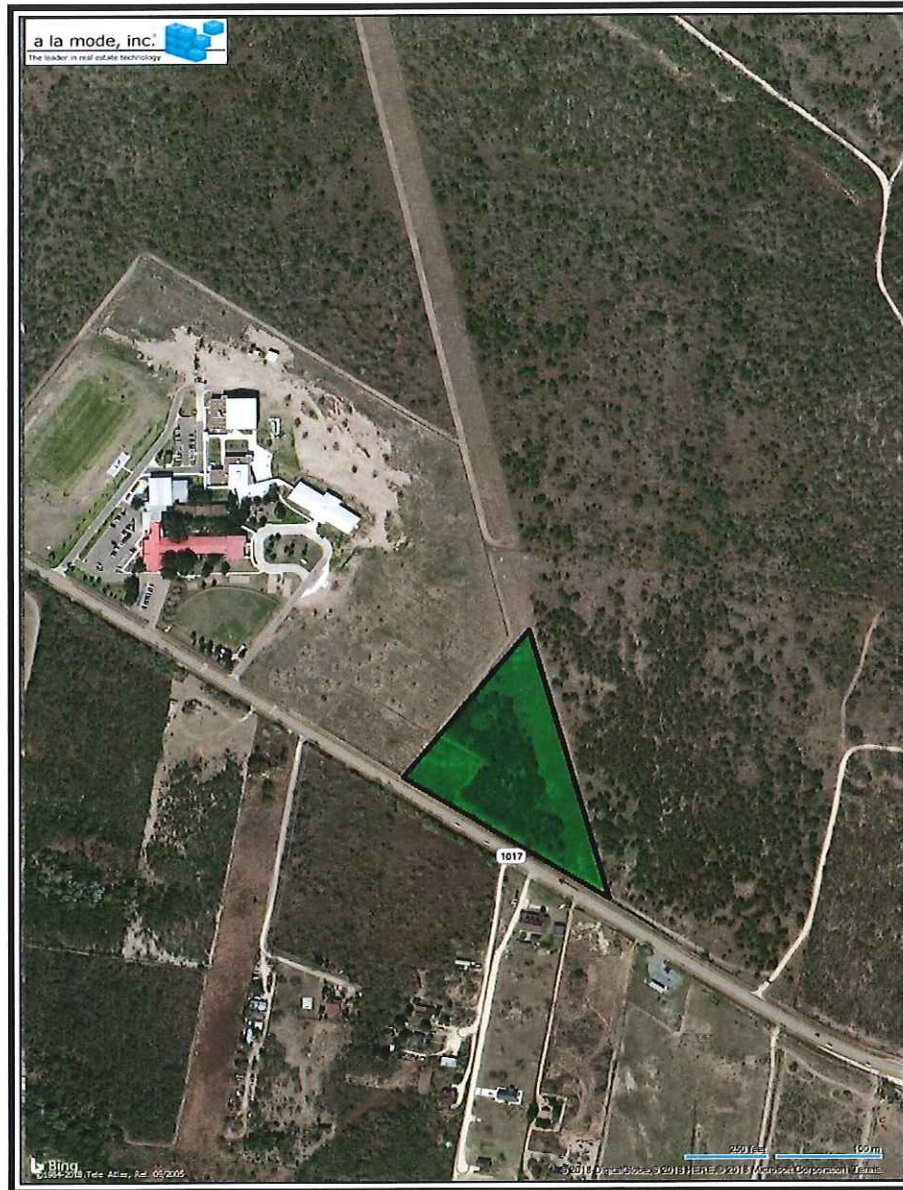
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**Surrounding Land Use:** The surrounding land use is being utilized the Brewster School within the ECISD and remaining land use is agriculture use

### **AERIAL VIEW**



**Note: This is for illustration purposes only and does not reflect actual boundaries**

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# METES AND BOUNDS DESCRIPTION

Survey Description of a

Page 1

**5.86-ACRE TRACT IN TRACT 84  
OF SAN SALVADOR DEL TULE  
GRANT, HIDALGO COUNTY**

Survey Date: Oct. 2017

## METES AND BOUNDS DESCRIPTION

For

A 5.86 acre tract, lying in and being a part of Tract 84, San Salvador del Tule Grant vol. 10, Pg. 58-60 H.C.M.R. and therein described by metes and bounds as follows;

A 5.86 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of lands belonging to Guerra Brothers Master Partnership referenced in Doc. #2506488 and said 5.86 acre tract being more particularly described by metes and bounds:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found on the most northerly northeast corner of a 10.0 acre tract described in Document #2443360 from Edinburg Consolidated Independent School District to Hidalgo County. THENCE South 13° 08' 39" East, along the North boundary line of said 10.0 acre tract, a distance of 586.60 feet to a 5/8-inch iron rod with plastic cap stamped "AA" (hereinafter referred to as "with cap") found for the northwest corner and POINT OF BEGINNING; hereof;

THENCE South 13° 08' 39" East, continuing along said bearing, a distance of 1,011.64 feet to a 5/8-inch iron rod set with cap on the north right-of-way of F.M. 1017 for the southeast corner hereof;

THENCE North 55° 40' 27" West, along the north right-of-way of F.M. 1017, a distance of 481.88 feet to a 5/8-inch iron rod found for an angle point hereof;

THENCE North 55° 38' 28" West, continuing along said north right-of-way, a distance of 264.89 feet to a 5/8-inch iron rod found on southwest corner hereof;

THENCE North 34° 29' 42" East, a distance of 174.81 feet to a 5/8-inch iron rod found for an angle point hereof;

THENCE North 34° 24' 40" East, a distance of 508.88 feet to POINT OF BEGINNING and herein containing 5.86 acres, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1105857.60 and Y = 16729778.46; All Bearings are based on the Texas State Plane Coordinate System, NAD 83, Texas South Zone 4205, as per the Texas RTK Cooperative Network. All coordinates and distances are GRID and may be converted to surface using TxDOT conversion factor 1.00004. Bearings and Distances in ( ) reflect what is shown on recorded documentation.

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.



*James Aranda*  
James Aranda R.P.L.S.  
Texas Registration No. 4442

10/05/2017  
Date

Aranda and Associates Inc. ♦ 1552 Dove Ave., McAllen Texas ♦ (956) 631-0944 ♦ TBPLS # 10022500

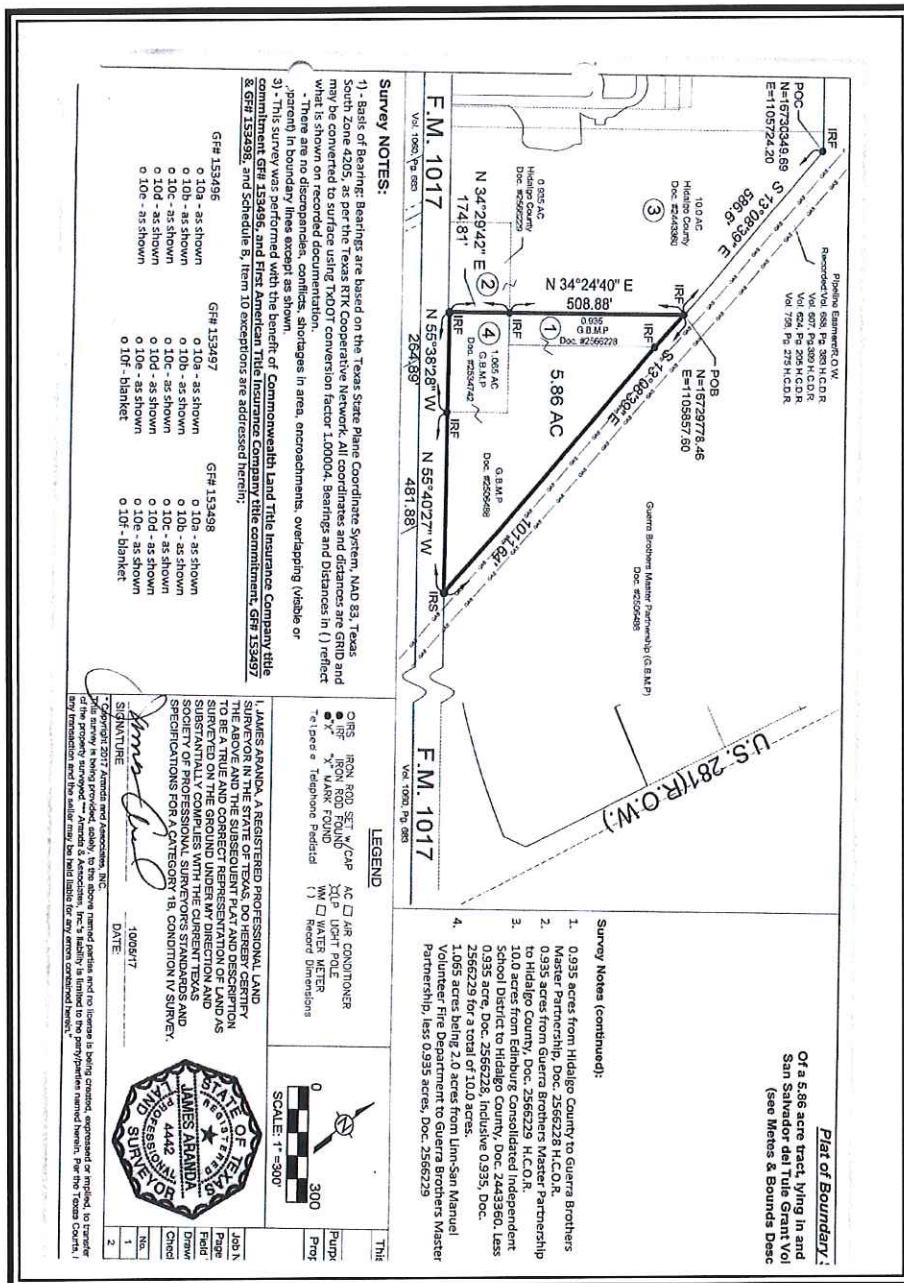
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# SURVEY



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# ADDITIONAL EXHIBIT

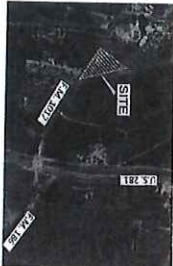
**Plat of Boundary Survey:**  
 Of a 5.88 acre tract, lying in and being a part of Tract #4  
 San Salvador del Title Grant Vol. 10, Pg. 58-60 H.C.M.R.  
 (see Metes & Bounds Description on page 1)

**Page 2**

**Survey Notes (continued):**

1. 0.935 acres from Hidalgo County/Guerra Brothers Master Partnership, Doc. 2566228 H.C.O.R.
2. 0.935 acres from Guerra Brothers Master Partnership to Hidalgo County, Doc. 2566229 H.C.O.R.
3. 10.0 acres from Edinburg Consolidated Independent School District to Hidalgo County, Doc. 2443360, Less 0.935 acre, Doc. 2566228, inclusive 0.935, Doc. 2566229 for a total of 10.0 acres.
4. 0.935 acres being 2.0 acres from Lim-San Manuel Voluntary Agreement to Guerra Brothers Master Partnership, less 0.935 acres, Doc. 2566229

**SURVEY SITE, NOT TO SCALE**




**END**

AIR CONDITIONER  
 LIGHT POLE  
 WATER METER  
 Record Dimensions

**FIELD PROFESSIONAL LAND**  
 I, JAMES A. ARANDA, Surveyor, do hereby certify that the above stated plat and no portion is being created, composed or amended, to transfer or copy the survey (or use in any other case) in violation of or contrary to the provisions of the laws of the State of Texas, and that the same is in full compliance with the current Texas and Esquivel, 18, CONSTITUTION SURVEY.

DATE: 10/09/17  
 No. 100917



This Survey was prepared for: \_\_\_\_\_  
 County of Hidalgo  
 Purpose: Purchase of Property  
 Property Address: W. FM 1017, San Manuel, Texas  
**ARANDA & ASSOCIATES, INC.**  
 1901 W. FM 1017, Suite 100, San Manuel, Texas 78578  
 Telephone: (361) 222-2222 Fax: (361) 222-2222

Job No. 17 0048  
 Page 1 of 1 Pages - "Survey Drawing and Certification"  
 Field Work By: ANSABU Date: 09/25/17  
 Drawn By: JDS Date: 10/09/17  
 Checked By: MAS Date: 10/09/17

No.	DATE	CONDUCTED BY	DESCRIPTION	BY	CHKD
1	10/09/17	JDS	Final Plat	MAS	JJA
2					

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Texas, do hereby certify that the above stated plat and no portion is being created, composed or amended, to transfer or copy the survey (or use in any other case) in violation of or contrary to the provisions of the laws of the State of Texas, and that the same is in full compliance with the current Texas and Esquivel, 18, CONSTITUTION SURVEY.

# FLOOD MAP



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## SUBJECT PHOTOGRAPHS



### Subject Property



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## SUBJECT PHOTOGRAPHS



FM 1017 Viewing East & West



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## HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined by The Appraisal of Real Estate, 14th Edition, Appraisal Institute as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The highest and best use of both land as though vacant and property as improved must meet four criteria. The use must be 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive. The analysis is based on information and considerations presented in the regional and city analysis, area and site discussions, and the description of improvements previously discussed in this report. The four criteria relative to highest and best use analysis are considered in the following analysis.

**Physically Possible** - The location of the subject property is the first physical constraint placed on potential uses. A given site or parcel can be put to any number of different uses. However, logic and reason limit the possibilities to those uses in conformity and balance with the surrounding neighborhood. If potential use does not conform to its surroundings, the value of the site is not maximized and by definition, the site has not reached its highest and best use. It is physically possible for the subject site as vacant to contain a buildings to be used for various uses. The subject is generally level and has utility capacity for residential and commercial. Surface drainage appears fair due to its rural setting. Flood maps indicate a "C" zone flood area. Overall topographical features of the land are rated well.

**Legally Permissible** - There are no known deed or contractual restrictions. The parcel of land is not zoned. It is legally permissible for various types of development with approval from Hidalgo County Planning Department.

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**Financially Feasible** - From a financial stand point , any property use which is expected to produce a positive rate of return, given an investor's criteria, is regarded as being feasible. The amount of net income which can be produced through development should exceed combined operating expenses, financial expenses, and capital amortization. Based on the subject location and surrounding land use the most financially feasible use is to hold until demand warrants development.

**Maximally Productive** - Among the financially feasible uses, the use that provides the highest rate of return, or value, is the highest and best use. Based on the subject location and surrounding land use the most maximally productive use is for agriculture use until demand warrants commercial development.

**Conclusion - Highest and Best Use As "Vacant"**- The highest and best use of the subject property "as vacant" is to hold until demand warrants development. Considering the proximity of Brewster Elementary School assemblage with adjacent acreage for future school expansion or community recreation remains an option for near term use.

## ANALYSIS & INTERPRETATION

**The Three Approaches to Value** - In the appraisal of real estate, the approach to the final value opinion is, whenever possible, made from three directions:

1. **The Cost Approach** is the value of the land and improvements based on construction cost new less an allowance for depreciation from all causes. The basis for this approach are the valuation principles of Change and Substitution. "The Principle of Change" is the result of the relationship between cause and effect that affects real property value. Change is evident in the Cost Approach in the physical, functional, and economic impairments observed in buildings as they age. These impairments create depreciation, a loss in value from any cause. "The Principle of Substitution" affirms that when a property is replaceable, its value tends to be set by the cost of acquisition of an equally desirable and valuable substitute property, assuming no costly delay is encountered in making the substitution. In other words, no buyer is likely to pay more for a property than the cost of reproducing the property and its benefits, in its present condition.

2. **The Income Approach** develops an indication of the value of the property based on the capitalized value of its income stream. The basis for the income approach is "The Principle of Anticipation". The income investor purchases property for the anticipated benefits of cash flow and future resale. Anticipation is the perception that value is created by the expectation of benefits to be derived in the future. The principles of anticipation, substitution, and change are paramount in the valuation of income properties.

3. **The Sales Comparison Approach** is based on the maxim "to find the market value, go to the market place". The value opinion in this approach is developed by comparing the subject property to other similar properties having comparative utility which are offered for sale or have been sold recently in the open market. "The Principle of Substitution" is very evident in the application of the Sales Comparison Approach.

Given ideal conditions, the three approaches will form a tripod on which the value opinion is soundly based. Often, however, only one or two of the approaches can be used and frequently, it is a reliance upon one approach which will lead to an accurate solution of the problem.

In the final correlation, mathematical computations and empirical formula give way to the balanced and objective judgement of the appraiser. The final important task of the appraiser is to relate the figures disclosed by the three approaches to the practical operation of the real estate market and determine an opinion of value for the property. Only the sales comparison approach will be considered applicable being that the appraised property is vacant land.

## SALES COMPARISON APPROACH

In the Direct Sales Comparison Approach, sales of comparable properties are gathered, verified, analyzed and compared to each other relative to the subject property. This approach is based on the value of a property being directly related to the prices paid for comparable properties.

The unit of comparison selected will be the price paid per acre, as this is an important unit of measure for properties similar to the subject used by investors, tax authorities, owners and appraisers.

Percentage adjustments to each comparable's unit price will be calculated and applied, if required. From the final range of adjusted unit prices, an appropriate unit price will be selected for the subject property and then multiplied times the total property size of the subject property and the result will be the opinion of value by the Direct Sales Comparison Approach.

In an appraisal, a specific sequence of adjustments to comparable sales is typically followed. The sequence of adjustments often applicable is property rights conveyed, financing terms, conditions of sale and market conditions; then physical characteristics of location, size, utility capacity, corner influence, zoning, frontage and etc.

Verifiable comparable sales of similar properties available for analysis in the area are limited. A thorough search of the market area from real estate brokers, local appraisers, and investors revealed that there are limited similar properties currently listed for sale or sold within the last several years. We have located transactions in the Northern Hidalgo County area as well as Northern Edinburg area market place, and will illustrate, then make percentage adjustments, if required, and applied to the unit price to compensate for differences.

## COMPARABLE LAND SALE #1

**Type Property:** Vacant Land  
**Location:** Vicksburg Drive, Edinburg, Hidalgo County, Texas  
**Date of Sale:** July 2016  
**Consideration:** \$150,000  
**Terms:** Owner Financed  
**Size:** 4.5315 acres 197,392 square feet  
**Unit Value:** \$33,101.62 per acre

**Legal Description:** Lot Four (4), Cibolo Industrial Park, an addition to the City of Edinburg, Hidalgo County, Texas

**Description:** A vacant parcel of land in north Edinburg. This property is a rectangular shaped cul-de-sac parcel of land and has frontage along the west side of Vicksburg Drive. This property is zoned industrial by the City of Edinburg. Suitable uses include commercial or industrial only. Topography is generally level with drainage being adequate. Utilities are available include potable water, sanitary sewer, electrical and telephone service. The property is situated in an area of minimal flooding.

**Grantor:** Petra Services Inc  
**Grantee:** Rbex Inc.  
**MLS/Recording Data:** MLS#A180076S; Document #2732481 Hidalgo County, Texas.

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George Jaime Salazar II, State Certified General Real Estate Appraiser

# HIDALGO COUNTY MAP



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## COMPARABLE LAND SALE #2

**Type Property:** Vacant Land  
**Location:** FM 186, Edinburg, Hidalgo County, Texas  
**Date of Sale:** June 2018  
**Consideration:** \$61,000  
**Terms:** Cash to Seller  
**Size:** 3.34 acres 145,490 square feet  
**Unit Value:** \$18,263.47 per acre

**Legal Description:** Lot 7, Little Piece of Texas Subdivision, Hidalgo County, Texas

**Description:** A vacant parcel of land in rural Hidalgo County. This property is irregular in shape and has frontage along the south side of Highway 186. There is no zoning in this area of the county. Suitable uses include residential and or agriculture. Topography is generally level with drainage appearing adequate. Utilities are available and include potable water, electrical and telephone service Sanitary sewer is via septic system. The property is situated in an area of minimal flooding.

**Grantor:** Vanessa Laurel  
**Grantee:** Alejandro & Joanna Longoria  
**MLS/Recording Data:** MLS#A219518S; Document #2926578 Hidalgo County, Texas.

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## HIDALGO COUNTY GIS MAP



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### COMPARABLE LAND SALE #3

**Type Property:** Vacant Land  
**Location:** 37936 North US Highway 281, San Manuel-Linn, Hidalgo County, Texas  
**Date of Sale:** February 2018  
**Consideration:** \$85,000  
**Terms:** Cash to Seller  
**Size:** 4 acres 174,240 square feet  
**Unit Value:** \$21,250 per acre

**Legal Description:** A 4.01 acre tract being a portion of Tract 76, San Salvador Del Tule Grant, Hidalgo County, Texas

**Description:** A vacant parcel of land in rural Hidalgo County. This property is rectangular in shape and has frontage along the east side of US Highway 281. There is no zoning in this area of the county. Suitable uses include residential or commercial development. Topography is generally level with drainage appearing adequate. Utilities are available and include potable water, electrical and telephone service Sanitary sewer is via septic system. The property is situated in an area of minimal flooding.

**Grantor:** Maria & Longino Luevano

**Grantee:** Jorge J. Terrazas Jr.

**MLS/Recording Data:** MLS#A209106S; Document #2887002 Hidalgo County, Texas.

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# HIDALGO COUNTY GIS MAP

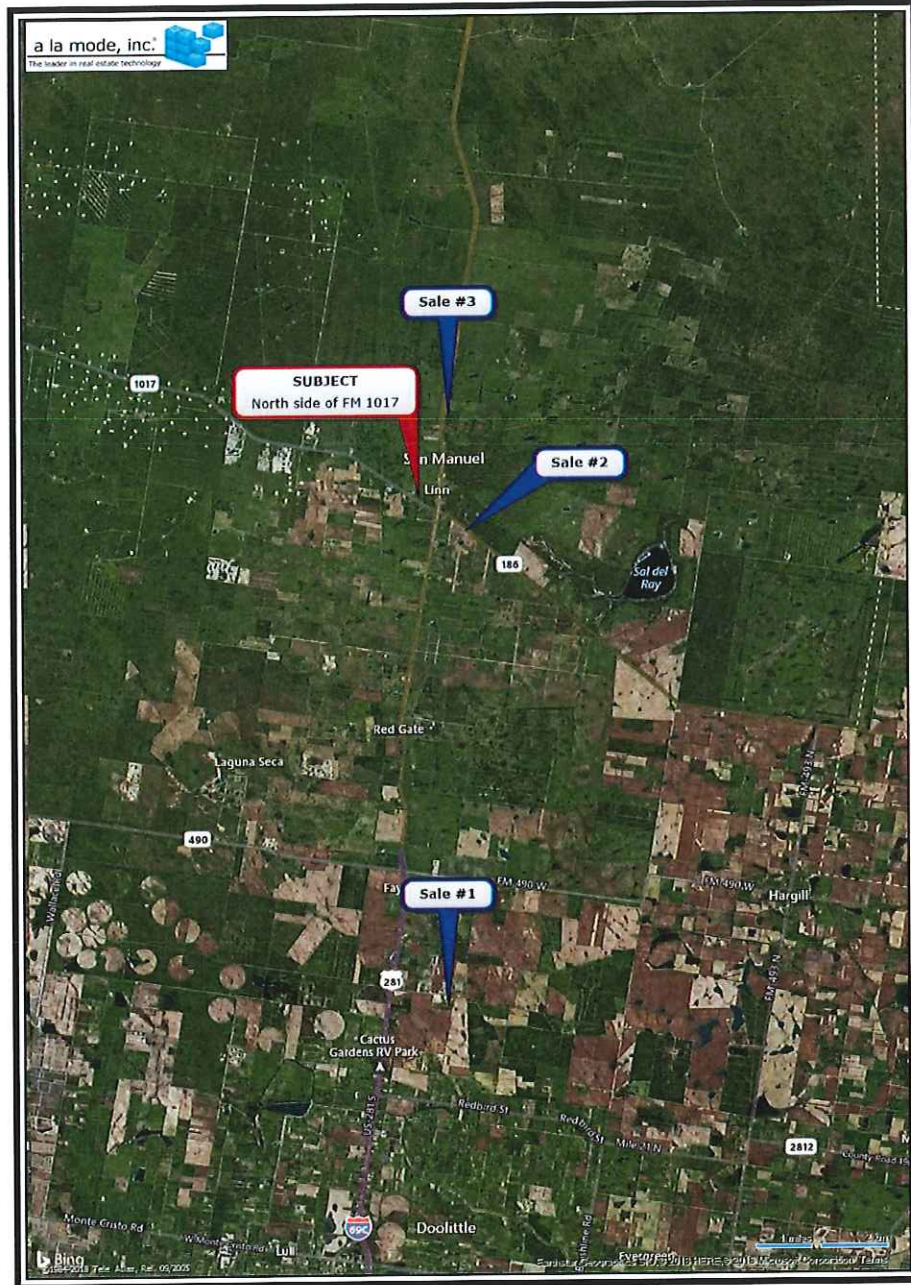


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# COMPARABLE SALES MAP



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## ADJUSTMENTS

**Financing Terms** - All transactions are rated cash or cash equivalent . Conventional, cash and owner financing are all typical financing terms.

**Condition of Sale-** Three sales were presented and analyzed. All four sales were considered arms length transactions and were not adjusted.

**Market Conditions**(Time) - The four land sales considered all occurred between July 2016 and June 2018. The database for this appraisal is limited in size and is not conducive to extraction of an adjustment for market conditions. Since the sales used are considered recent no adjustments were warranted.

**Location** – The subject property is situated in Linn/San Manuel north of City of Edinburg. Comparable sales #2 and #3 are considered to be in similar locations and were not adjusted. Comparable sale #1 however is situated south of the subject property and in the most northern section of the City of Edinburg. For this a negative 15% adjustment is warranted for superior location.

**Size** - Generally speaking, smaller sized tracts tend to command higher per unit prices than larger sized tracts of land. Therefore, smaller tracts are considered superior and larger tracts are considered inferior. A 5% per doubling will be used to compensate for the differences in size.

**Corner Influence-** Based on the suitable uses of the subject property and comparable sales adjustments for corner influence are not considered necessary.

**Zoning-** The appraised property along with comparables #2 and #3 are situated in areas with no zoning ordinances. No adjustments have been made to these sales for zoning. Comparable sale #1 is zoned for commercial/industrial use and was adjusted downward 5%.

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**Utilities-** The subject and comparable sales #2 and #3 share similar utility capacity therefore no adjustments are deemed necessary. Comparable sale #1 is situated in an area which sanitary sewer is provided by the City of Edinburg. For this a negative 5% adjustment is made.

**Flood Zone** - The subject property is situated in a "C" flood zone. All of the comparable sales are located in areas of minimal flooding. No adjustments for flood zone have been made.

**Easements-** The subject and comparables did not appear to have any adverse easements. All easements were considered typical and warranted not adjustments.

**Frontage/Access-**The subject property and all three comparable sales share similar access and frontage. No adjustments were made for this item.

**Amenities-** The subject property along with comparable sales #1 and #3 do not have any noteworthy amenities, therefore no adjustments have been made. Comparable #2 however is improved with a small pre fabricated metal barn. For this comparable sale #2 was adjusted downward 5%.

	Subject	Comparable #1	Comparable #2	Comparable #3
Location	FM 1017, Linn/San Manuel	Vicksburg Dr Edinburg	FM 186 Edinburg	37936 N US Highway 281 San Manuel-Linn
Sales Price/Listing Price	N/A	\$150,000.00	\$61,000.00	\$85,000.00
\$ / Acre	N/A	\$33,101.62	\$18,263.47	\$21,250.00
Financing	N/A	Owner Financed	Cash to Seller	Cash to Seller
Adjustment	N/A	Arms Length	Arms Length	Arms Length
Condition of Sale	N/A			
Adjustment	N/A			
Time Adjustment	July 2018	July 2016	June 2018	February 2018
Adjustment				
Total Adjustment		\$0.00	\$0.00	\$0.00
Adjusted /Acre		\$33,101.62	\$18,263.47	\$21,250.00
Location	Rural	Superior	Rural	Rural
Adjustment		-15.0%		
Physical Characteristics				
Size Adj.	5.86 acres	4.5315 acres	3.34 acres	4 acres
Adjustment				
Corner Influence	Interior	Interior	Interior	Interior
Adjustment				
Zoning	None	Commercial/Industrial	Similar	Similar
Adjustment		-5.0%		
Utilities	Water / Electricity	Water / Electricity / Sewer	Similar	Similar
Adjustment		-5.0%		
Flood Zone	"C" Flood Zone	Similar	Similar	Similar
Adjustment				
Easements	Typical	Typical	Typical	Typical
Adjustment				
Frontage/Access	Average	Average	Average	Average
Adjustment				
Amenities	None	None	Barn	None
Adjustment			-5.0%	
Total Adjustment		(\$8,275.41)	(\$913.17)	\$0.00
Adjusted /Acre		\$24,826.22	\$17,350.30	\$21,250.00
Mean Value	\$21,142.17			
Standard Deviation	\$3,739.12			

Note: The percentage adjustment made in the grid charts are subject to rounding from the computer program Quattro Pro for Windows.

## CORRELATION OF SALES COMPARISON APPROACH

In the valuation of a vacant parcel, the only reliable indicator is the Direct Sales Comparison Approach. The Cost and Income Approaches are not applicable in estimating the value of a vacant site due to lack of improvements and rental data.

The subject parcel has been valued through the use of the Direct Sales Comparison Approach. To value the site, we analyzed vacant land transactions or land purchased and cleared of existing improvements, then applied the market adjustments to compensate for differences.

The Sales Comparison Approach is implemented through the comparison of the subject to the comparable sales. All the comparables used were considered the best available. The unadjusted range of value is between \$18,263.47 and \$33,101.62 per acre. After adjustments the indicated range is between \$17,350.30 and \$24,826.22 per acre. The arithmetic mean of the adjusted sales prices is \$21,142.17 per acre with a standard deviation of \$3,739.12 per acre. With most consideration being accorded to comparable sales #1 for having the lowest overall adjustment with some consideration being given to the other two sales a value of \$21,000 per acre is considered appropriate for the appraised property. The value opinion of the subject as of July 27, 2018 is calculated as follows.

The value opinion of the subject is then calculated as follows.

Subject Size	Price Per Acre	Value
5.86 acres	\$21,000.00	\$123,060.00
Total		\$125,000.00

**Final Opinion of Land Value, rounded**  
**One Hundred Twenty Five Thousand Dollars**  
**\$125,000**

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George Jaime Salazar II, State Certified General Real Estate Appraiser

## **CORRELATION AND FINAL VALUE OPINION**

The following indicated values:

<b>Sales Comparison Approach (land only) .....</b>	<b>\$125,000</b>
<b>Cost Approach to Value.....</b>	<b>Not Applicable</b>
<b>Income Approach to Value.....</b>	<b>Not Applicable</b>

In the Sales Comparison Approach, we valued the land as if vacant by using similar comparable sales. All the sales were similar in size, shape, location and suitable uses. When adjusted these sales are good indicators of value.

The Income Approach nor the Cost Comparison Approach were applicable in this report.

With emphasis on the Sales Comparison Approach to value we will assign the subject a final value opinion as the effective date of July 27, 2018:

**One Hundred Twenty Five Thousand Dollars**  
**\$125,000**

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George Jaime Salazar II, State Certified General Real Estate Appraiser

## CERTIFICATION

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. I (We) have no present or contemplated future interest in the real estate that is subject of this appraisal report.
2. I (We) have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
3. To the best of my knowledge and belief the statements of fact contained in the appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
4. This appraisal report sets forth all the limiting conditions (imposed by the terms of my assignment) affecting the analysis, opinions, and conclusions contained in the report.
5. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
6. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute..
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this appraisal report. **I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report with the three year period immediately preceding acceptance of this assignment.**
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. This appraisal assignment was not based on a requested minimum valuation, or a specific valuation, or contingent upon the approval of a loan.
10. As of the date of this report, I George J. Salazar II have completed the Standards and Ethics Education Requirements of the Appraisal Institute for Associate Members.

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George Jaime Salazar II, State Certified General Real Estate Appraiser

11. The undersigned personally inspected the property on July 27, 2018.



George Jaime Salazar II  
Certified General Appraiser TX-1338209-G

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George Jaime Salazar II, State Certified General Real Estate Appraiser

4. The appraiser, by reason of this appraisal, is not required to give testimony or to be in attendance in court or at any governmental or other hearing with reference to the property without prior arrangements having been made with the appraisers relative to such additional employment.
5. The distribution of valuation between land and buildings applies only under the program of utilization and conditions stated in this report and is invalidated under any other program of utilization if applicable.
6. Value is reported in dollars on the basis of the national economy prevailing on the date of appraisal.
7. That the property will be adequately maintained in a good physical condition.
8. The appraiser regards real estate as "... land and structures of a permanent nature erected thereon".
9. It is assumed that applicable federal, state, and local land use statutes and zoning regulations permit use of the property for any lawful purpose.
11. Although an effort has been made to determine if the appraised property is subject to flooding, no responsibility is assumed for the accuracy of the maps and other information utilized for that purpose.
12. It is assumed that the property inspected is in average physical condition, considering its age, location and nature of use, unless the appraisal specifies a different condition.

13. The appraiser assumes no responsibility for any hidden or apparent conditions of the property, subsoil, or structures which would affect value. No responsibility is assumed for engineering which might be required to discover such factors and no inspection of other walls or under floors have been made.
14. The liability of the appraisers and employees is limited to the client only and to the fee received for this appraisal.
15. If this appraisal is provided by the client to any third party, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions.
16. The appraiser is in no way responsible for any cost incurred to discover or correct any deficiencies present in the property, whether physical, financial, or legal.
17. The value stated herein is the appraisers opinion of value, the IRS or other tax agency may disagree with or reject the opinion, the appraiser cannot guarantee the outcome of or be financially responsible to the client for an taxes, penalties or interest imposed; an that the appraisers liability will be limited.

## **VALUATION LIMITATIONS DUE TO ENVIRONMENTAL HAZARDS SPECIAL NOTE BY APPRAISERS:**

In recent years, the federal government has issued more than 70,000 pages of environmental laws and regulations. The most far-reaching federal environmental law is the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). Under CERCLA, the adjudication of liability is strict, joint, several, and retroactive. The Superfund Amendments and Reauthorization Act (SARA), in 1986, addressed the matter of the so-called "innocent" purchaser. SARA specifies that "all appropriate inquiry into the previous ownership and uses of the property" must have been undertaken to establish that the defendant had no reason to know of the presence of hazardous substances. Because the potential liability for a contaminated site is so far-reaching, some buyers, sellers, and lending institutions have routinely begun to commission environmental property assessments, before executing a sale or a loan agreement. **Source:** The Appraisal of Real Estate, 13th Edition.

The appraiser has not tested or estimated costs for testing nor the cost to remedy the existence of hazardous conditions or substances such as agricultural chemicals, asbestos, polychlorinated biphenyls, petroleum leakage, or any other hazardous substances or materials. The value estimated herein is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such hazardous condition, nor for any expertise or engineering knowledge required to detect them. If any hazardous substances or materials are to be considered, the value estimated herein is deemed null and void.

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Real Estate Valuation Services

George Jaime Salazar II, State Certified General Real Estate Appraiser

George Jaime Salazar II D/B/A Appraisal Haus  
Certified General Appraiser  
TX-1338209-G  
502 West Kuhn Street  
Edinburg, Texas 78541  
956-867-6398 Fax: 956-386-1533

George Jaime Salazar is a State Certified General Appraiser. Georges' appraisal experience of property types range from single family residences to commercial and industrial properties.

**Education:**

Edinburg North High School	1993
University of Texas Pan American	1994
San Antonio College	1996

**Pertinent Courses:**

General Site Valuation & Cost Approach	2016	Appraisal Institute
Easement Valuation	2016	IRWA Online
Business Practices & Ethics	2012	Appraisal Institute
Foreclosures & Short Sales	2010	Champions
Advanced Residential Case Study	2010	Champions
7hr USPAP Update	2010	Champions
Basic Appraisal Principle	2008	Appraisal Institute
Basic Appraisal Practice	2008	Appraisal Institute
National Uspap Course	2008	Champions
General Market Analysis & Highest and Best Use	2007	Appraisal Institute
Residential Sales Comparison & Income Approach	2007	Lincoln Graduate
Yield Capitalization of Income Property	2006	Lincoln Graduate
Direct Capitalization of Income Property	2006	Lincoln Graduate
Financial Analysis of Income Property	2006	Lincoln Graduate
Commercial Investment Appraisal	2006	Lincoln Graduate
Principles of Appraisal Review	2006	Lincoln Graduate
National USPAP Course	2005	Lincoln Graduate
Principles of Real Estate Appraisal	2005	Lincoln Graduate
Practice of Real Estate Appraisal	2005	Lincoln Graduate

**Clients and/or Types of Appraisals Which Have Been Prepared:**

Federally Insured Banks, Individual Home Owners, Residential Home Builders, Fast Food Chains, Drive In Restaurants, Farm & Ranch Owners, Estates, Retailers, Produce Packing Sheds, Industrial Facilities, Residential Subdivisions, Apartment Complexes.

**Areas Where Appraised Properties Are Located:**

Mission, Edinburg, McAllen, Pharr, San Juan, Alamo, Weslaco, and other areas within Hidalgo, Starr, Willacy, and Cameron Counties, State of Texas.

**Affiliations** Appraisal Institute, Associate Member 2012 & International Right of Way Association 2013

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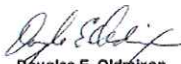
George Jaime Salazar II, State Certified General Real Estate Appraiser

# CERTIFICATION

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

Number: **TX 1338209 G**  
Issued: **10/12/2016** Expires: **10/31/2018**  
Appraiser: **GEORGE JAIME SALAZAR II**

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

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# HIDALGO COUNTY APPRAISAL DISTRICT WORKSHEET

## Hidalgo CAD

Property Search Results > 728155 LA MUNECA RANCHES LLC for Year 2018

### Property

#### Account

Property ID: 728155 Legal Description: DEL TULE AN IRR TR E7490.38'-TR 84 & EPT-86 EXC  
VAR S TRS 2568.44 AC NET  
Geographic ID: D3200-00-084-0000-08 Agent Code:  
Type: Real  
Property Use Code:  
Property Use Description:

#### Location

Address: FM 1017 Mapsco:  
TX  
Neighborhood: DEL TULE Map ID: VOL10 PGS8-\*60  
Neighborhood CD: D320000

#### Owner

Name: LA MUNECA RANCHES LLC Owner ID: 1124060  
Mailing Address: PO BOX 81 % Ownership: 100.000000000000%  
LINN, TX 78563  
Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,200	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$4,106,304	\$207,882
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$4,109,504	
(-) Ag or Timber Use Value Reduction:	-	\$3,898,422	
-----			
(-) Appraised Value:	=	\$211,082	
(-) HS Cap:	-	\$0	
-----			
(-) Assessed Value:	=	\$211,082	

### Taxing Jurisdiction

Owner: LA MUNECA RANCHES LLC  
% Ownership: 100.000000000000%  
Total Value: \$4,109,504

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$211,082	\$211,082	\$0.00

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# HIDALGO COUNTY APPRAISAL DISTRICT WORKSHEET

DR2	DRAINAGE DISTRICT #2	0.000000	\$211,082	\$211,082	\$0.00
FD3	EMS DIST #03	0.028500	\$211,082	\$211,082	\$60.16
GHD	HIDALGO COUNTY	0.580000	\$211,082	\$211,082	\$1,224.28
JCC	SOUTH TEXAS COLLEGE	0.185000	\$211,082	\$211,082	\$390.50
R09	ROAD DIST 09	0.000000	\$211,082	\$211,082	\$0.00
SEB	EDINBURG ISD	1.239800	\$211,082	\$211,082	\$2,617.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$211,082	\$211,082	\$103.85
Total Tax Rate:		2.082500			

Taxes w/Current Exemptions: \$4,395.79  
Taxes w/o Exemptions: \$4,395.78

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	2.0000	87120.00	0.00	0.00	\$3,200	\$0
2	B	BRUSHLND	2566.4400	111794126.40	0.00	0.00	\$4,106,304	\$207,882

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$4,109,504	207,882	211,082	\$0	\$211,082
2017	\$0	\$4,826	0	4,826	\$0	\$4,826
2016	\$0	\$4,826	0	4,826	\$0	\$4,826
2015	\$0	\$4,826	0	4,826	\$0	\$4,826
2014	\$0	\$9,020	0	9,020	\$0	\$9,020
2013	\$0	\$9,020	0	9,020	\$0	\$9,020
2012	\$0	\$9,020	0	9,020	\$0	\$9,020
2011	\$0	\$9,020	0	9,020	\$0	\$9,020
2010	\$0	\$9,020	0	9,020	\$0	\$9,020
2009	\$0	\$9,020	0	9,020	\$0	\$9,020

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/5/2018	WD	WARRANTY DEED	GUERRA CARLOS X SR, LAURA G RAMIREZ,	LA MUNECA RANCHES LLC			2903996
2	11/30/2017	GWD	GEN. W/D	GUERRA BROTHERS MASTER PARTNERSHIP	GUERRA CARLOS X SR, LAURA G RAMIREZ,			2869319
3	7/29/2014	SWD	SPEC. W/D	LINN-SAN MANUEL VOLUNTEER FIRE	GUERRA BROTHERS MASTER PARTNERSHIP			2534742

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George Jaime Salazar II, State Certified General Real Estate Appraiser



# GARZA & ASSOCIATES

## Leonel Garza Jr & Associates LLC Real Estate Appraisal Services

Appraisal report of a 5.86 acre, located on the North Side of FM 186,  
within the Extraterritorial Jurisdiction of the City of Edinburg, Texas.

Client:	Hidalgo County Precinct No. 4
Project:	Brewster Park
HCAD PID No.	157973, 728155, and 962848

Effective Date of Appraisal	November 13, 2017
Date of Report	December 1, 2017
Purchase Order	770442

Appraisal Prepared For:  
Hidalgo County Precinct No. 4  
C/o: Jose Ochoa  
2814 South Business Highway 281  
Edinburg, Texas 78539



# Leonel Garza Jr. & Associates LLC

## Real Estate Appraisal Services

December 1, 2017

Hidalgo County Precinct No. 4  
c/o: Jose Ochoa  
2814 South Business Highway 281  
Edinburg, Texas 78539

Property Owner: Guerra Brothers Master Partnership

Mr. Ochoa:

In accordance with your request, we are pleased to present our appraisal report of the 5.86-acre tract of land, located on the northside of Farm to Market 1017, 0.34 Miles west of US Highway 281, Hidalgo County, Texas. The scope of the assignment is to value the subject property as of the date of inspection in-order to determine the current "as-is" market value of the subject property as a fee simple estate. This report shall be utilized by the Hidalgo County Precinct No. 4, in-order to purchase the subject property for the future development of a community park known as Brewster Park.

This cover letter alone does not constitute an appraisal and must be attached to the remaining pages of this report. This appraisal report details the scope of our analysis, assumptions & limiting conditions, and contains a signed certification. This appraiser personally made an off-site inspection of the subject property on November 13, 2017. The following appraisal report does not include any personal property such as equipment, signs, furniture & fixtures, and does not include any benefit for business interest, pursuant to the scope of the assignment. From the facts provided by the client and those obtained during the off-site inspection, the market value of the subject property is \$96,690.

Sincerely,



---

Leonel Garza III  
General Real Estate Appraiser  
TX-1328375-G

SALIENT FACTS & CONCLUSIONS

Client of Report \_\_\_\_\_ Hidalgo County Precinct No. 4

Cameron County Appraisal District ID \_\_ 157973, 728155, and 962848

Owner of Record \_\_\_\_\_ Guerra Brothers Master Partnership

Physical Location \_\_\_\_\_ FM 1017 (N/S), 0.34 Miles North

Property Rights Appraised \_\_\_\_\_ Fee Simple Estate

Legal Description -- Tract No. 1 \_\_\_\_\_ A 5.86-acre tract of land lying in and being a part of Tract 84, San Salvador Del Ture Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of lands belonging to Guerra Brothers Master Partnership reference in Doc. # 2506488 and said 5.86-acre tract being more particularly described by metes and bounds.

Land Area \_\_\_\_\_ 5.86 acres (255,262 square feet)

Highest & Best Use \_\_\_\_\_ Mixed Use Due to Rural Location

City Zoning Ordinance \_\_\_\_\_ Not Applicable

Flood Zone Designation \_\_\_\_\_ Zone "C"; FEMA No.: 480334 0125B; Dated January 2, 1981

Utilities \_\_\_\_\_ Water, Electricity, Phone

Appraisal Conclusion

Market Unit Rate \_\_\_\_\_ \$ 16,500 / Acre

Market Land Value \_\_\_\_\_ \$ 96,690

APPRAISAL CERTIFICATION

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.

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 inspection of the property that is the subject of this report. This inspection is limited to the permission given verbally or in writing of the subject owner.

Thomas M. Davis, State Certified General Real Estate Appraiser provided significant real property appraisal assistance to the person(s) signing the 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 Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

The Office of Garza & Associates has not performed an appraisal on the subject property within the last (3) three years.

  
\_\_\_\_\_  
Leonel Garza III  
State Certified General Real Estate Appraiser  
TX – 1328375-General

## ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report is based on facts present and found during the course of the report. The report is also conducted under the following assumptions and limiting conditions, except as otherwise noted in our report.

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 survey 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 indiscernible conditions of the property, subsoil 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 on which the value estimate contained in this report is based.

It is assumed that the use of the land 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. The appraiser, however, is not qualified to detect such substances. 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 sketch the property included in the body of this report is for illustrative purposes only and should not be considered to be scaled accurately, as this is utilized for demonstrative purposes, only in order to have the reader understand the scope of the assignment, as stated in the report. Any survey provided by the client shall be utilized as the official indicator of land area to be acquired throughout the body of the report.

We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for the land must not be used in conjunction with any other appraisal and are invalid if so used. This appraisal report shall be considered only in its entirety. No part of this appraisal report shall be utilized separately or out of context.

No part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the appraisers.

Information, estimates and opinions contained in this report, obtained from sources outside of the office of the undersigned, are assumed to be reliable and have not been independently verified.

This appraisal report has been prepared for the exclusive benefit of client and or their assigns. It may not be used or relied upon by any other party. All parties who use or rely upon any information in this report without our written consent do so at their own risk.

Possession of this report, or a copy thereof, does not carry with it the right of publication. Any and all further copies of the report must be requested from the client.

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 from Leonel Garza III, President and Owner of Leonel Garza Jr. & Associates LLC

AERIAL LOCATION MAP



**5.86-ACRE TRACT IN TRACT 84  
OF SAN SALVADOR DEL TULE  
GRANT, HIDALGO COUNTY**

Survey Date: Oct. 2017

**METES AND BOUNDS DESCRIPTION**

For

**A 5.86 acre tract, lying in and being a part of Tract 84, San Salvador del Tule Grant vol. 10, Pg. 58-60 H.C.M.R. and therein described by metes and bounds as follows;**

A 5.86 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of lands belonging to Guerra Brothers Master Partnership referenced in Doc. #2506488 and said 5.86 acre tract being more particularly described by metes and bounds:

COMMENCING FOR REFERENCE at a 1/2-inch Iron rod found on the most northerly northeast corner of a 10.0 acre tract described in Document #2443360 from Edinburg Consolidated Independent School District to Hidalgo County. THENCE South 13° 08' 39" East, along the North boundary line of said 10.0 acre tract, a distance of 586.60 feet to a 5/8-inch iron rod with plastic cap stamped "AA" (hereinafter referred to as "with cap") found for the northwest corner and POINT OF BEGINNING; hereof;

THENCE South 13° 08' 39" East, continuing along said bearing, a distance of 1,011.64 feet to a 5/8-inch iron rod set with cap on the north right-of-way of F.M. 1017 for the southeast corner hereof;

THENCE North 55° 40' 27" West, along the north right-of-way of F.M. 1017, a distance of 481.88 feet to a 5/8-inch iron rod found for an angle point hereof;

THENCE North 55° 38' 28" West, continuing along said north right-of-way, a distance of 264.89 feet to a 5/8-inch iron rod found on southwest corner hereof;

THENCE North 34° 29' 42" East, a distance of 174.81 feet to a 5/8-inch iron rod found for an angle point hereof;

THENCE North 34° 24' 40" East, a distance of 508.88 feet to POINT OF BEGINNING and herein containing 5.86 acres, more or less.

Note: The Point of Beginning of this description has coordinates of X = 1105857.60 and Y = 16729778.46; All Bearings are based on the Texas State Plane Coordinate System, NAD 83, Texas South Zone 4205, as per the Texas RTK Cooperative Network. All coordinates and distances are GRID and may be converted to surface using TxDOT conversion factor 1.00004. Bearings and Distances in ( ) reflect what is shown on recorded documentation.

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.



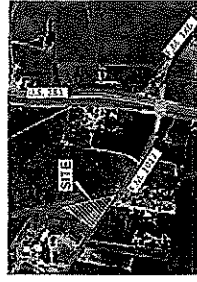
*James Aranda*  
James Aranda R.P.L.S.  
Texas Registration No. 4442

10/05/2017  
Date

Aranda and Associates Inc. • 1552 Dove Ave., McAllen Texas • (956) 631-0944 • TBPLS # 10022500

Page | 1

**Part of Boundary Survey:**  
 Of a 5.86 acre tract, lying in and being a part of Tract 84,  
 San Salvador del Tule Grant Vol. 10, Pg. 58-60 H.C.M.R.  
 (see Meets & Bounds Description on page 1)



- Survey Notes (continued):**
- 0.935 acres from Hidalgo County to Guerra Brothers Master Partnership, Doc. 2566228, H.C.O.P.
  - 0.935 Acres from Guerra Brothers Master Partnership to Hidalgo County, Doc. 2566228, H.C.O.P.
  - 10.0 acres from existing Consolidated Independent 5th District to Hidalgo County, Doc. 2415360, LSS 0.935 acre, Doc. 2566228, inclusive 0.935, Doc. 2566229 for a total of 10.0 acres.
  - 1.003 acres being 2.0 acres from Uth-San Manuel Volunteer Fire Department to Guerra Brothers Master Partnership, less 0.935 acres, Doc. 2566229

**SURVEY SITE - NOT TO SCALE**

This Survey was prepared for: (\*)  
 County of Hidalgo  
 Purpose: Purchase of Property  
 Property Address: W. FM. 1017, San Manuel, Texas  
 ARANDA & ASSOCIATES, INC.  
 Registered Surveyors and Engineers  
 No. 1008617  
 Job No. 17-0646  
 Page 1 of 1 Pages - "Survey Drawing and Certification"  
 Field Work By: NSM/BJ Date: 09/21/17  
 Drawn By: JDL Date: 10/05/17  
 Checked By: MS Date: 10/05/17  
 No. 1 DATE: 10/05/17 BY: MS  
 2 DATE: 08/28/17 BY: JJA



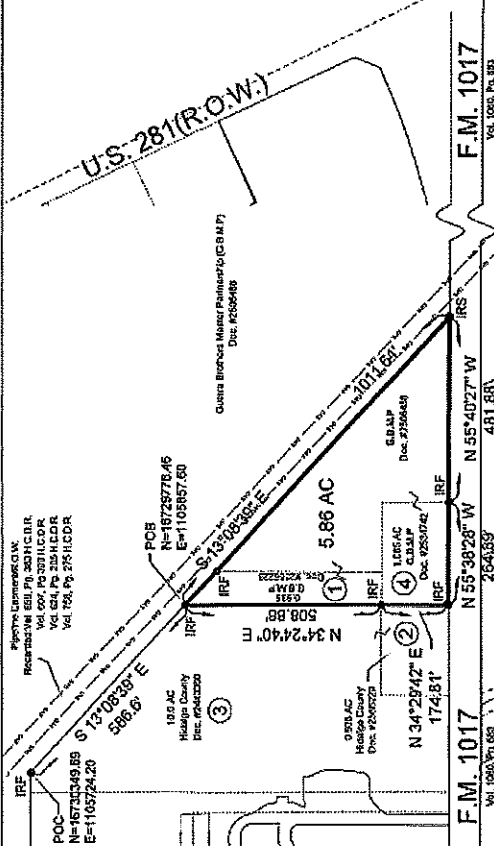
**LEGEND**

ORIS: R/O.R. RD SET w/CAP AC □ AR. CONDUIT  
 IRF: IRF R/O.R. TOUND TOP LIGHT P.O.L.  
 X: "X" BARK TOUND AW □ WATER METER  
 T: Land o Telephone Pedestal ( ) Record Dimensions

JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY DIRECTION AND SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 18, CONVENTIONAL SURVEY.

DATE: 10/05/17  
 SIGNATURE: *James Aranda*

Copyright © 2017 Aranda and Associates, Inc.  
 This plat may be relied upon only if the above named parties and licensee are being trained, represented or retained, to prepare or copy this survey for use in any other jurisdiction or such other jurisdiction as may be indicated in the plat. It is the responsibility of the professional retained herein. Per the Texas Statutes, if provided to a potential buyer, AIA, Inc. will become a third party in this transaction and the seller may be held liable for any incorrect or omitted data.



**SURVEY NOTES:**

- Basis of Bearings: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Texas South Zone 4205, as per the Texas RTK Cooperative Network. All coordinates and distances are GRID and may be converted to surface using TxDOT conversion factor 1.000004. Bearings and Distances in ( ) reflect what is shown on records documentation.
- There are no discrepancies, conflicts, shortages in area, encroachments, overlapping (visible or apparent) in boundary lines except as shown.
- This survey was performed with the benefit of Commonwealth Land Title Insurance Company title commitment GF# 153495, and First American Title Insurance Company title commitment, GF# 153497 & GF# 153498, and Schedule B, Item 10 exceptions are addressed herein.

GF# 153495  
 o 10a - as shown  
 o 10b - as shown  
 o 10c - as shown  
 o 10d - as shown  
 o 10e - as shown  
 o 10f - blank

GF# 153497  
 o 10a - as shown  
 o 10b - as shown  
 o 10c - as shown  
 o 10d - as shown  
 o 10e - as shown  
 o 10f - blank

GF# 153498  
 o 10a - as shown  
 o 10b - as shown  
 o 10c - as shown  
 o 10d - as shown  
 o 10e - as shown  
 o 10f - blank

PHOTOGRAPHS



View of the neighboring Brewster School



View of the subject property



View of the subject property



View of the subject property



View of the subject property



View of the subject property



View of the subject property

### PURPOSE OF THE APPRAISAL

The property rights being appraised in this report consist of the fee simple estate and easement valuation of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, 6<sup>TH</sup> Edition, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." The final determination of compensation shall be based on the value of the underlying fee of the area to be acquired by the Hidalgo County Precinct No. 4.

### CLIENT / USER AND INTENDED USE

The client and intended user of this report is identified as Hidalgo County Precinct No. 4. Hidalgo County Precinct No. 4 has a local office at 2814 South Business Highway 281, Edinburg, Texas 78539. Jose Ochoa, Right of Way Agent for Precinct No. 4 shall be negotiating the acquisition of said parcel.

### SCOPE OF ASSIGNMENT

By Purchase Order No. 770442 from Hidalgo County Precinct No. 4, a request for Leonel Garza Jr. & Associates, LLC to prepare an appraisal report of the fee simple estate. The client indicated that the scope of the assignment is to determine the underlying land value of the subject property and any contributory value of the site improvements. Market sales within the area and / or comparable market areas were identified and analyzed for the determination of market value of the subject property as per date of the on-site inspection.

- Contact owner of record by certified mail as per Hidalgo County Appraisal District records as to the intent to inspect said property. Afford owner opportunity to meet with appraiser. In the event, access is not granted, or any written or verbal communication has not been made with owner of record, appraiser is to proceed off-site. The owner shall always reserve the right for a re-inspection of the subject parcel at a later date if requested in writing.
- The market area shall be researched in order to identify comparable sales to the subject property.
- Appraiser is to determine the most applicable approach to market value for valuation of the subject property.
- Personal property is not to be included in the valuation of the subject property.

### PROPERTY RIGHTS APPRAISED

This appraisal requires a review of the rights to title that may be legally owned. The property rights appraised in this report are of the fee simple estate.

### PERSONAL PROPERTY

No personal property was included or indicated, pursuant to the scope of the assignment.

### ENVIRONMENTAL STATEMENT

This appraiser made a visual off-site observation of the subject property on November 13, 2017, and no obvious adverse environmental concerns, pesticides or other potentially hazardous materials were present. The subject property is currently utilized as a truck yard. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. If, for any reason, an environmental concern exists that was not observable by this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraiser's observation and conversations with the subject property's owner, this appraisal shall be based on the assumption that no environmental concerns exist and shall be valued as such. If an environmental concern is noted to this appraiser after the date of report, Garza & Associates, LLC, reserves the right to re-evaluate the market value of the subject property, as mentioned in the scope of the assignment.

#### PROPERTY DESCRIPTION

The subject property is a 5.86-acre tract of land located on the north side of FM 186. The property is part of a larger parcel which includes 5,035 acres of land located along FM 186 and US Highway 281. The subject property has general utilities available to it due to the proximity of Brewster Elementary school. Due to the proximity of the school, the highest and best use of the subject property is for mixed-use. This incorporates either a single family residential type development and/or for the assemblage of the property with Brewster Elementary school for public use. The subject is in the region of North Edinburg that is considered rural with sparse commercial developments along FM 186 and along US Highway 281. The most notable development near the subject property is just off the southeast corner of US Highway 281 and FM 1017 known as Los Venados Subdivision. This development is a master-planned community which was created over 10 years ago. The subject property is an irregular shaped tract of land with direct access only to FM 186. Property is currently being utilized for cattle/ranching purposes.

#### SALES HISTORY

Research was performed through the Hidalgo County Appraisal District to verify the current ownership of the subject property. As of the date of appraisal, the subject property has been in the name of Guerra Brothers Master Partnership, since April 23, 2014.

#### LEGAL DESCRIPTION

A 5.86-acre tract of land lying in and being a part of Tract 84, San Salvador Del Ture Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of lands belonging to Guerra Brothers Master Partnership reference in Doc. # 2506488 and said 5.86-acre tract being more particularly described by metes and bounds.

#### MUNICIPAL ZONING

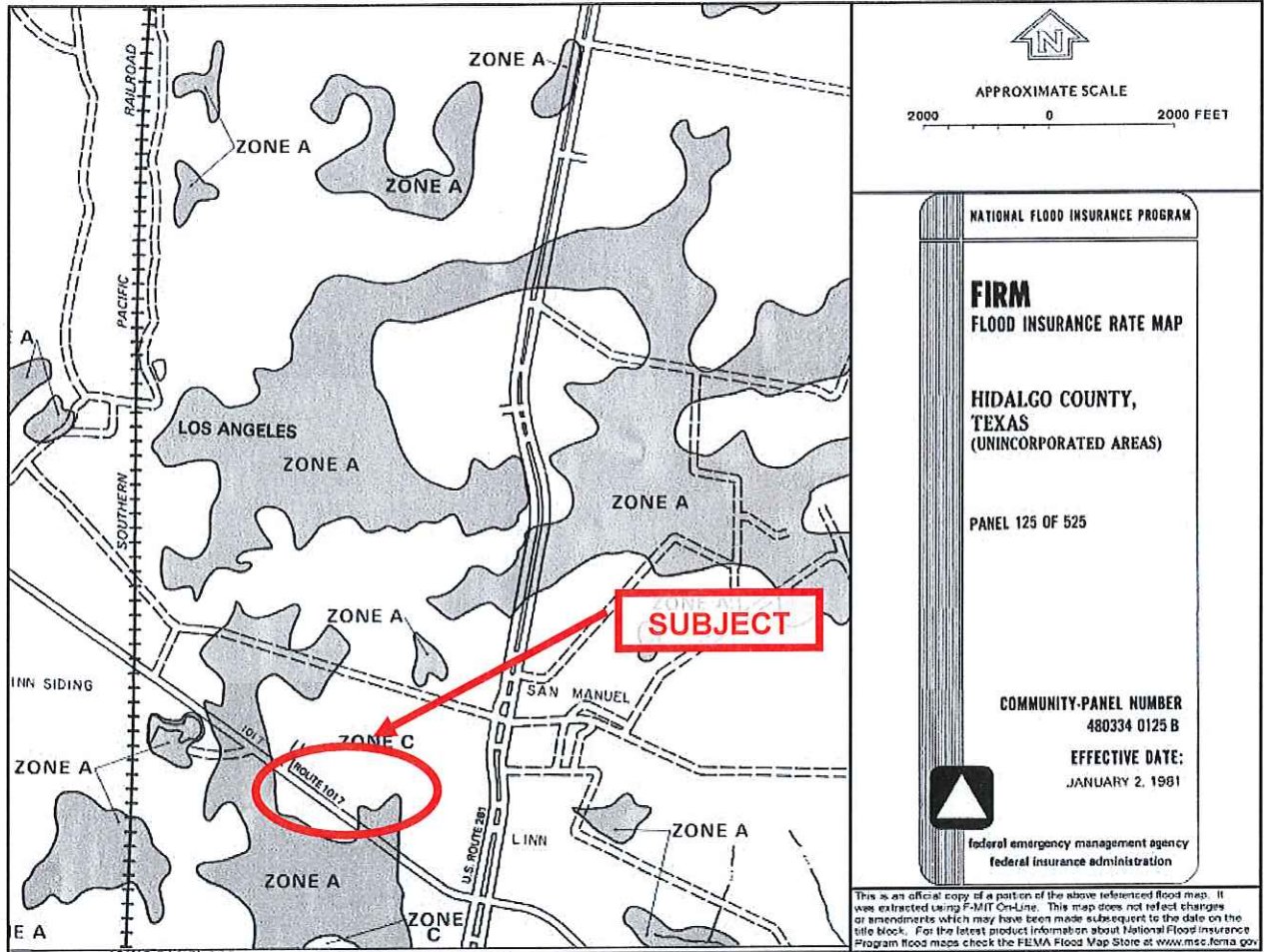
According to the City of Edinburg, the subject property is located within the extraterritorial jurisdiction of the city and is not subject to municipal zoning.

#### EASEMENTS / ENCROACHMENTS

Based on the off-site inspection as well as the provided survey, the subject property does not appear to have any adverse easements or encroachments that would affect market value.

FLOOD ZONE DESIGNATION

FEMA MAP No. \_\_\_\_\_ 4803340125B  
FLOOD ZONE DESIGNATION\* \_\_\_\_\_ Zone C



Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the 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.

## HIGHEST & BEST USE

"The highest and best use is 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 – specific with respect to the user and timing of the use, that is adequately supported and results in the highest and 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." Definitions are from The Dictionary of Real Estate Appraisal. 5<sup>TH</sup> Edition Chicago: Appraisal Institute, 2010*

The subject is in a rural area of Hidalgo County which the subject can be developed into residential and or commercial use. The neighboring property to the east is Brewster Elementary School which is one of few commercial type developments located along FM 1017. Due to the proximity to US Highway 281 and the school it is most logical that a commercial use would be warranted. However, the market trends in the area do have for more residential growth than commercial. For this reason, comparables which were either commercial and or residential in the immediate area were utilize for the derivation of market value. It appears as per date of the appraisal residential land values are warranting a higher unit rate than commercial tracts. Therefore, the conclusion is that the highest and best use of the subject property is for mixed use development. The proposed Brewster Park is consistent with this highest and best use.

## SALES COMPARISON APPROACH

Market Value is defined as the most probable price, which a property should bring in a competitive, and open market under all conditions requisite to a fair sale, the Buyer and Seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from Seller to Buyer under conditions whereby:

Buyer and Seller are typically motivated.

Both parties are well informed or well advised, and each acting in what they consider their own best interests.

A reasonable time is allowed for exposure in the open market.

Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto.

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*The Office of the Comptroller of the Currency. (2006). 12 CFR, Part 34, Subpart C-Appraisals, 34-42, Definitions (g). Retrieved March 12, 2007, from <http://www.occ.treas.gov/fr/cfrparts/12CFR34.htm#§%2034.42%20Definitions>.*

### SALES & RESEARCH DEVELOPMENT

The following sales were derived from a multitude of sources of which include a local multiple listing service, appraisal district public information, deed records and other appraisers and Realtors in the Lower Rio Grande Valley. These sales are verified with at least two sources and are deemed reliable as of the date of this report. Other sales may have been identified in the area; however, if all information cannot be verified as per date of the report they may only be mentioned, but not heavily weighted in the overall analysis of the subject property.

### MARKETING & EXPOSURE TIME

During the appraisal process, two additional factors must be considered within the Sales Comparison Approach, the Marketing Time Period and the Exposure Time Period. Both items are important to establish the time required by the subject property to reach its market value potential within the current economic status. The estimated marketing period is based on the indicated marketing periods of the comparable sales used in the Sales Comparison Approach. Based on the comparable sales within the market area a twelve (12) to eighteen (18) month time period has been indicated. The exposure time period is 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 the information provided by the market for similar type properties within the market place have indicated an exposure time period of twelve (12) to eighteen (18) months for the subject property.

COMPARABLE LAND SALES

The following sales were derived from a multitude of sources of which include a local multiple listing service, appraisal district public information, deed records and other appraisers and Realtors in the Lower Rio Grande Valley. These sales are verified with at least two sources and are deemed reliable as of the date of this report.



Land Sale No. 1



Record ID	4145
Property Type	Residential Single Family
Address	21222 East State Highway 186, Edinburg Texas 78541
Tax ID	L4829-00-000-0005-00
Grantor	Garco, LTD
Grantee	Michael Rodriguez and Sonia Barron
Sale Date	August 14, 2017
Deed	2844381
Verification	MLS: A207089S
Gross Land Size	5.290 Acres
Sale Price	\$69,900
Unit Sales Price	\$13,214 / Acre
Utilities	Water / Electricity / Phone / Septic

Legal Description

Lot Five (5) Little Piece of Texas Subdivision, Hidalgo County, Texas.

Land Sale No. 2



Record ID	3625
Property Type	Residential Single Family
Address	Rio Colorado (Lot 11), Edinburg Texas, 78539
Tax ID	L6309-00-000-0011-00
Grantor	Armando Reyes and wife, Velinda Reyes
Grantee	Irma Mena
Sale Date	September 9, 2016
Deed	2746066
Verification	MLS: A179743S
Gross Land Size	4.620 Acres
Sale Price	\$59,000
Unit Sales Price	\$12,771 / Acre
Utilities	Water / Electric / Phone / Septic

Legal Description

Lot 11, of Los Novillos Subdivision, an Addition to the City of Edinburg, Hidalgo County, Texas.

### Land Sale No. 3



Record ID	1466
Property Type	Residential Single Family
Address	21221 State Highway 186, Edinburg Texas 78539
Tax ID	L4829-00-000-0006-00
Grantor	Garco, LTD
Grantee	Marivel Laurel
Sale Date	March 14, 2014
Deed	2499697
Verification	MLS: A168582S
Gross Land Size	4.490 Acres
Sale Price	\$59,900
Unit Sales Price	\$13,341 / Acre
Topography	Level
Utilities	Electric, Public Water, Septic

Legal Description

Lot Six (6) Little Piece of Texas Subdivision, Hidalgo County, Texas.

**COMPARABLE SALES ANALYSIS**

	SALES PRICE	SIZE OF TRACT		UNIT PRICE		DATE OF SALE	
SUBJECT		5.86	Acres				
SALE No. 1	\$ 69,900	5.29	Acres	\$ 13,214 / Acre		August 14, 2017	
SALE No. 2	\$ 59,000	4.62	Acres	\$ 12,771 / Acre		September 9, 2016	
SALE No. 3	\$ 59,900	4.49	Acres	\$ 13,341 / Acre		March 14, 2014	
	SUBJECT	SALE No. 1		SALE No. 2		SALE No. 3	
SALE PRICE		\$ 69,900		\$ 59,000		\$ 59,900	
UNIT PRICE		\$ 13,214 / Acre		\$ 12,771 / Acre		\$ 13,341 / Acre	
DATE OF SALE	N/A	August 14, 2017		September 9, 2016		March 14, 2014	
FINANCING TERMS	Conventional	Similar	0%	Similar	0%	Similar	0%
CONDITIONS OF SALE	Arm's Length	Similar	0%	Similar	0%	Similar	0%
TIME/MARKETING COND.	Average	Similar	0%	Similar	0%	Similar	0%
LOCATION	Superior	Inferior	25%	Inferior	25%	Inferior	25%
STREET ACCESS	Average	Similar	0%	Similar	0%	Similar	0%
SITE UTILITY (Corner/Interior)	Interior	Similar	0%	Similar	0%	Similar	0%
UTILITIES: Water/Sewer/Electricity	Water / Electricity / Septic	Similar	0%	Similar	0%	Similar	0%
SIZE ADJUSTMENT	5.86 Acres	5.29	0%	4.62	0%	4.49	0%
TOTALS		\$ 3,304	25%	\$ 3,193	25%	\$ 3,335	25%
ADJUSTED UNIT RATE		\$ 16,518 / Acre		\$ 15,964 / Acre		\$ 16,676 / Acre	
MEAN UNIT RATE		\$ 16,386 / Acre					
SELECTED UNIT RATE		\$ 16,500 / Acre					
APPRAISED MARKET VALUE		\$ 96,690					

## EXPLANATION OF SALES ADJUSTMENTS

Based on the adjusted comparable sales, a final unit value of \$16,500 per acre was utilized in the direct sales comparison approach. Each of the comparable sales were reviewed for their overall location, date of sale, utilities, and overall highest and best use. Due to the superior location of the subject property be located with direct access to FM 186 an upward 25% adjustment was made to each of the comparable sales. No other adjustments were warranted due to the similarity and proximity to the subject property. Therefore an adjusted range of value for the subject property was indicated between 15,964 per acre to 16,676 per acre, with a selected rate of \$16,500 per acre for the subject property. Based on the selected unit rate the subject properties total valuation is indicated to be \$96,690.

**APPRAISAL DISTRICT DATA**

During the analysis of the subject property, the property tax information was gathered from the Hidalgo County Appraisal District to ensure the owner of record of the subject property and to indicate the current assessed value of the subject property. The following data was gathered from the Hidalgo County Appraisal District website www.hidalgoad.org.

Property Search Results > 157973 GUERRA BROTHERS MASTER PARTNERSHIP for Year 2018

**Property**

**Account**

Property ID: 157973 Legal Description: DEL TULE 5113 AC-TR 84 & PT OF 85 & 86 EXC 7 AC 5035.97 AC NET  
 Geographic ID: D3200-00-084-0000-05 Agent Code:  
 Type: Real  
 Property Use Code:  
 Property Use Description:

**Location**

Address: W FM 1017 Mapsco:  
 TX  
 Neighborhood: Map ID:  
 Neighborhood CD:

**Owner**

Name: GUERRA BROTHERS MASTER PARTNERSHIP Owner ID: 1001338  
 Mailing Address: PO BOX 38 % Ownership: 100.0000000000%  
 LINN, TX 78563-0038  
 Exemptions:

**Values**

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$8,057,552 \$397,842  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$8,057,552  
 (-) Ag or Timber Use Value Reduction: - \$7,659,710  
 -----  
 (=) Appraised Value: = \$397,842  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$397,842

**Taxing Jurisdiction**

Owner: GUERRA BROTHERS MASTER PARTNERSHIP  
 % Ownership: 100.0000000000%  
 Total Value: \$8,057,552

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$397,842	\$397,842	\$0.00
DR2	DRAINAGE DISTRICT #2	0.000000	\$397,842	\$397,842	\$0.00
FD3	EMS DIST #03	0.030000	\$397,842	\$397,842	\$119.35
GHD	HIDALGO COUNTY	0.590000	\$397,842	\$397,842	\$2,347.27
JCC	SOUTH TEXAS COLLEGE	0.185000	\$397,842	\$397,842	\$736.01
R09	ROAD DIST 09	0.000000	\$397,842	\$397,842	\$0.00
SEB	EDINBURG ISD	1.239800	\$397,842	\$397,842	\$4,932.44
SST	SOUTH TEXAS SCHOOL	0.049200	\$397,842	\$397,842	\$195.74
WRS6	RED SANDS GROUNDWATER CONSERVATION DISTRICT	0.169000	\$397,842	\$397,842	\$672.35

Total Tax Rate:	2.263000	Taxes w/Current Exemptions:	\$9,003.16
		Taxes w/o Exemptions:	\$9,003.16

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	B	BRUSHLND	5035.9700	219366853.20	0.00	0.00	\$8,057,552	\$397,842

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$8,057,552	397,842	397,842	\$0	\$397,842
2017	\$0	\$8,069,440	398,429	398,429	\$0	\$398,429
2016	\$0	\$8,069,440	423,646	423,646	\$0	\$423,646
2015	\$0	\$8,069,440	403,472	403,472	\$0	\$403,472

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/23/2014	WD	WARRANTY DEED	GUERRA BROTHERS MASTER PARTNERSHIP	GUERRA BROTHERS MASTER PARTNERSHIP			2506488
2		CONV	CONVERSION	UNKNOWN	GUERRA BROTHERS MASTER PARTNERSHIP			

# Hidalgo CAD

## Property Search Results > 728155 GUERRA BROTHERS MASTER PARTNERSHIP for Year 2018

### Property

#### Account

Property ID:	728155	Legal Description:	DEL TULE W265.23'- E2742.59'-S175' ALONG FM 1017 TR 84 1.07 AC NET
Geographic ID:	D3200-00-084-0000-08	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

#### Location

Address:	TX	Mapsc0:	
Neighborhood:		Map ID:	VOL10 PG58-*60
Neighborhood CD:			

#### Owner

Name:	GUERRA BROTHERS MASTER PARTNERSHIP	Owner ID:	1001338
Mailing Address:	PO BOX 38 LINN, TX 78563-0038	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,826	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$4,826	
(-) Ag or Timber Use Value Reduction:	--	\$0	
-----			
(=) Appraised Value:	=	\$4,826	
(-) HS Cap:	--	\$0	
-----			
(=) Assessed Value:	=	\$4,826	

Owner: GUERRA BROTHERS MASTER PARTNERSHIP  
 % Ownership: 100.000000000000%  
 Total Value: \$4,826

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$4,826	\$4,826	\$0.00
DR2	DRAINAGE DISTRICT #2	0.000000	\$4,826	\$4,826	\$0.00
FD3	EMS DIST #03	0.030000	\$4,826	\$4,826	\$1.45
GHD	HIDALGO COUNTY	0.590000	\$4,826	\$4,826	\$28.47
JCC	SOUTH TEXAS COLLEGE	0.185000	\$4,826	\$4,826	\$8.93
R09	ROAD DIST 09	0.000000	\$4,826	\$4,826	\$0.00
SEB	EDINBURG ISD	1.239800	\$4,826	\$4,826	\$59.83
SST	SOUTH TEXAS SCHOOL	0.049200	\$4,826	\$4,826	\$2.37
Total Tax Rate:		2.094000			
Taxes w/Current Exemptions:					\$101.05
Taxes w/o Exemptions:					\$101.06

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	1.0700	46609.20	0.00	0.00	\$4,826	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$4,826	0	4,826	\$0	\$4,826
2017	\$0	\$4,826	0	4,826	\$0	\$4,826
2016	\$0	\$4,826	0	4,826	\$0	\$4,826
2015	\$0	\$4,826	0	4,826	\$0	\$4,826

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/29/2014	SWD	SPEC. W/D	LINN-SAN MANUEL VOLUNTEER FIRE	GUERRA BROTHERS MASTER PARTNERSHIP			2534742
2	8/29/2008	DWW	DEED WITHOUT WARRANTY	GUERRA BROTHERS MASTER PARTNERSHIP	GUERRA BROTHERS MASTER PARTNERSHIP			1923730
3	8/29/2008	GFD	GIFT DEED	GUERRA BROTHERS	RAMIREZ RENE			1923731

# Hidalgo CAD

## Property Search Results > 962848 GUERRA BROTHERS MASTER PARTNERSHIP for Year 2018

### Property

#### Account

Property ID:	962848	Legal Description:	DEL TULE 0.93AC IRR TR BNG E117.96'-N428.77' BNG PT OF A 10.00 AC TR 84
Geographic ID:	D3200-00-084-0000-42	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

#### Location

Address:		Mapsco:	
Neighborhood:		Map ID:	VOL10 PG58-60
Neighborhood CD:			

#### Owner

Name:	GUERRA BROTHERS MASTER PARTNERSHIP	Owner ID:	1001338
Mailing Address:	PO BOX 38 LINN, TX 78563-0038	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$11,870	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$11,870	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$11,870	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$11,870	

Owner: GUERRA BROTHERS MASTER PARTNERSHIP  
 % Ownership: 100.0000000000%  
 Total Value: \$11,870

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$11,870	\$11,870	\$0.00
DR2	DRAINAGE DISTRICT #2	0.000000	\$11,870	\$11,870	\$0.00
FD3	EMS DIST #03	0.030000	\$11,870	\$11,870	\$3.56
GHD	HIDALGO COUNTY	0.590000	\$11,870	\$11,870	\$70.03
JCC	SOUTH TEXAS COLLEGE	0.185000	\$11,870	\$11,870	\$21.96
R09	ROAD DIST 09	0.000000	\$11,870	\$11,870	\$0.00
SEB	EDINBURG ISD	1.239800	\$11,870	\$11,870	\$147.17
SST	SOUTH TEXAS SCHOOL	0.049200	\$11,870	\$11,870	\$5.84
Total Tax Rate:		2.094000			
Taxes w/Current Exemptions:					\$248.56
Taxes w/o Exemptions:					\$248.56

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.9300	40510.80	0.00	0.00	\$11,870	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$11,870	0	11,870	\$0	\$11,870
2017	\$0	\$11,870	0	11,870	\$0	\$11,870
2016	\$0	\$11,870	0	11,870	\$0	\$11,870
2015	\$0	\$11,870	0	11,870	\$0	\$11,870

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/24/2014	SWD	SPEC. W/D	HIDALGO COUNTY TEXAS	GUERRA BROTHERS MASTER PARTNERSHIP			2566228

QUALIFICATION OF APPRAISER

**Leonel Garza III**  
President of Leonel Garza Jr. & Associates LLC

Company Bio

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 to consult clients on their current tax liabilities. Reviews include attending informal and formal hearings on behalf of clients at local appraisal districts. With accounts throughout South Texas including the County of Cameron, Brooks, Hidalgo, Starr, Willacy, Webb and Nueces County. Clients include dealerships, movie theaters, concrete batch plants, convenience stores, national franchises, retail box centers, retail strip centers, warehouses, subdivisions, and many other commercial type properties and specialty 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. Clients include the Texas Department of Transportation (TxDOT), Texas Attorney General Office Real Estate Division, Hidalgo County Drainage District No. 2, Hidalgo County Regional Mobility Authority (HCRMA), American Electric & Power (AEP), Electric Transmission of Texas, Hidalgo County Precinct No. 2, Hidalgo County Precinct No. 3, Hidalgo County Precinct No. 4 and United Irrigation District.

Texas A&M University, College Station, Texas  
Bachelor of Science Degree, 1995  
Biomedical Science Major

Texas Appraiser Licensing and Certification Board  
Certified General Real Estate Appraiser  
TX 1328375 G

Texas Department of Licensing and Regulation  
State Certified Property Tax Consultant  
TX 00003181

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

Number:	TX 1328375 G	
Issued:	12/30/2016	Expires: 12/31/2018
Appraiser:	LEONEL GARZA III	

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*  
Douglas E. Oldmixon  
Commissioner



## Community Service & Professional Organizations

### Appraisal Institute

Associate Member

The Appraisal Institute is a global professional association of real estate appraisers, with nearly 20,000 professionals in almost 60 countries throughout the world. Its mission is to advance professionalism and ethics, global standards, methodologies, and practices through the professional development of property economics worldwide. ([www.appraisalinstitute.org](http://www.appraisalinstitute.org)).

### National Association of Master Appraisers

Designated as a Master Senior Appraiser by the National Association of Master Appraisers. This designation is obtained through educational requirements and experience. ([www.naappraisers.org](http://www.naappraisers.org))

### International Right of Way Association (IRWA)

Associate Member 7899430

The International Right of Way Association is a professional member organization comprised of global infrastructure real estate practitioners. IRWA has served professionals who acquire, manage and transfer the land rights needed for building and maintaining energy and transportation infrastructure. Recognized for their high ethical standards, commitment to integrity and professional excellence, IRWA's nearly 10,000 members hail from over 15 countries around the world. They are united by their profession and their commitment to pursuing training and professional development through courses, chapter meetings, seminars and the annual education conference. ([www.IRWA.com](http://www.IRWA.com))

### Hidalgo County Subdivision Advisory Board

Chairman of the Board

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 to the board since May 1999.

### Hidalgo County Building Line of Adjustments

Chairman of the Board

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. Appointed to the board since January 2005.

### McAllen Planning and Zoning Board

Former 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. Member of board from February 8, 2010 to January 28, 2016.

### McAllen Traffic Commission Board

Former Member & Vice Chairman

Makes recommendations to the City Commission to reduce and eliminate traffic congestion and flow throughout the City. Member of board from April 14, 2008 to June 24, 2014.

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. Member of board from February 2002 to February 2008.

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. Board member from January 28, 2002 to December 31, 2003

Thomas M. Davis  
General Real Estate Appraiser

**Education**

Bachelor of Business Administration, Finance Major with Real Estate Option.  
Graduated December 2002, Angelo State University, San Angelo, TX

**Core Real Estate Courses**

Principles of Real Estate Practice  
Real Estate Law  
Residential Real Estate Appraisal  
Commercial Real Estate Appraisal  
Real Estate Finance  
Real Estate Investment Feasibility Analysis

**Licenses Held**

State Certified General Real Estate Appraiser  
Number TX – 1336454-General  
Licensed since December 2, 2002  
Expires: October 31, 2018 (Active)

**Public Service Organization**

Associate Member of the Appraisal Institute (Not MAI Designated)  
Associate Member of the International Right of Way Association (IRWA) (Member # 7898377)

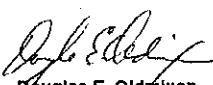
**Work Experience**

Employee of Leonel Garza Jr. and Associates since 2003

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

Number: **TX 1336454 G**  
Issued: **10/31/2016** Expires: **10/31/2018**  
Appraiser: **THOMAS MICHAEL DAVIS**

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

SOURCE OF DEFINITIONS

The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2010 (Dictionary);

The Appraisal of Real Estate, 14<sup>th</sup> Addition, Appraisal Institute, Chicago, Illinois

# Requisition

Req # 00360126

PO # 770442

Date: 10/18/17

Bill To: x  
x

Vendor: 100102  
LEONEL GARZA, JR. & ASSOCIATES LLC  
1419 DOVE AVE. STE 1  
MCALLEN TX 78504

Ship To: HIDALGO CO. PCT 4  
1051 N. DOOLITTLE  
EDINBURG TX 78542

Contact: NICK PEREZ  
956-383-3112

Contract No: C-17-143-05-16

Special Instructions:  
PCT#1167

QUANTITY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	EACH	C-17-143-05-16, EXP. 05/15/2018		
		APPRAISAL SERVICES FOR BREWSTER PARK PROJECT LOCATED WITHIN HIDALGO COUNTY PCT.4		
		PROJECT: BREWSTER PARK DO NOT DUPLICATE ORDER		
		CC APPRAISAL REPORT PER PARCEL INCLUDING 4 ORIGINAL APPRAISAL REPORTS	2,250.00	2,250.00
		<u>Account No</u>	<u>Encumbrance</u>	
		7-1351-452-00-124-124-0-710	2,250.00	
		Freight	.00	
		Total		2,250.00
		REPORT ROAD HAZARDS 1-866-HCR-SAFE OR 1-866-427-7233		

Authorized By: \_\_\_\_\_

Survey Description of a

Page 1

5.86-ACRE TRACT IN TRACT 84  
OF SAN SALVADOR DEL TULE  
GRANT, HIDALGO COUNTY

Survey Date: Oct. 2017

METES AND BOUNDS DESCRIPTION

For

A 5.86 acre tract, lying in and being a part of Tract 84, San Salvador del Tule Grant vol. 10, Pg. 58-60 H.C.M.R. and therein described by metes and bounds as follows;

A 5.86 acre tract of land lying in and being a part of Tract 84, San Salvador Del Tule Grant, Hidalgo County, Texas as per map recorded in Volume 10, Pages 58-60, Hidalgo County Map Records (H.C.M.R.), and also being a part of lands belonging to Guerra Brothers Master Partnership referenced in Doc. #2506488 and said 5.86 acre tract being more particularly described by metes and bounds:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found on the most northerly northeast corner of a 10.0 acre tract described in Document #2443360 from Edinburg Consolidated Independent School District to Hidalgo County. THENCE South 13° 08' 39" East, along the North boundary line of said 10.0 acre tract, a distance of 586.60 feet to a 5/8-inch iron rod with plastic cap stamped "AA" (hereinafter referred to as "with cap") found for the northwest corner and POINT OF BEGINNING; hereof;

THENCE South 13° 08' 39" East, continuing along said bearing, a distance of 1,011.64 feet to a 5/8-inch iron rod set with cap on the north right-of-way of F.M. 1017 for the southeast corner hereof;

THENCE North 55° 40' 27" West, along the north right-of-way of F.M. 1017, a distance of 481.88 feet to a 5/8-inch iron rod found for an angle point hereof;

THENCE North 55° 38' 28" West, continuing along said north right-of-way, a distance of 264.89 feet to a 5/8-inch iron rod found on southwest corner hereof;

THENCE North 34° 29' 42" East, a distance of 174.81 feet to a 5/8-inch iron rod found for an angle point hereof;

THENCE North 34° 24' 40" East, a distance of 508.88 feet to POINT OF BEGINNING and herein containing 5.86 acres, more or less.

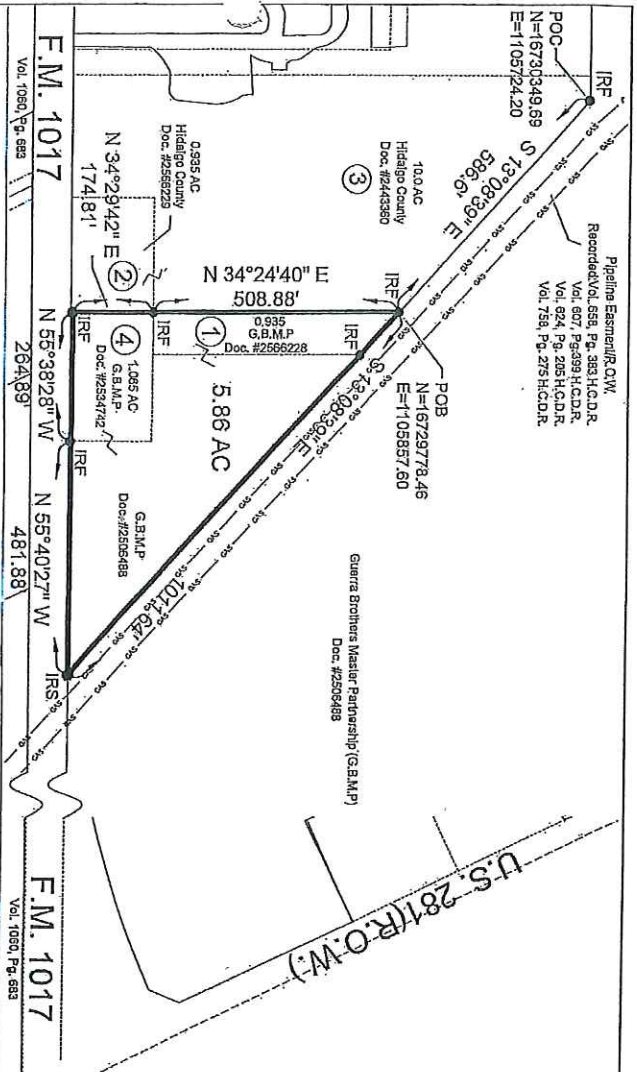
Note: The Point of Beginning of this description has coordinates of X = 1105857.60 and Y = 16729778.46; All Bearings are based on the Texas State Plane Coordinate System, NAD 83, Texas South Zone 4205, as per the Texas RTK Cooperative Network. All coordinates and distances are GRID and may be converted to surface using TxDOT conversion factor 1.00004. Bearings and Distances in ( ) reflect what is shown on recorded documentation.

I, James Aranda, a Registered Professional Land surveyor, hereby certify that the legal description hereon and the accompanying plat of even date represent an actual survey made on the ground under my supervision.



*James Aranda*  
James Aranda R.P.L.S.  
Texas Registration No. 4442

10/05/2017  
Date



**Survey NOTES:**

1) - Basis of bearing: Bearings are based on the Texas State Plane Coordinate System, NAD 83, Texas South Zone 4205, as per the Texas RTK Cooperative Network. All coordinates and distances are GRID and may be converted to surface using TXDOT conversion factor 1.00004. Bearings and Distances in ( ) reflect what is shown on recorded documentation.  
 2) - There are no discrepancies, conflicts, shortages in area, encroachments, overlapping (visible or apparent) in boundary lines except as shown.  
 3) - This survey was performed with the benefit of Commonwealth Land Title Insurance Company title commitment GF# 153496, and First American Title Insurance Company title commitment, GF# 153497 & GF# 153498, and Schedule B, Item 10 exceptions are addressed herein.

- |            |                  |            |                  |
|------------|------------------|------------|------------------|
| GF# 153496 | o 10a - as shown | GF# 153498 | o 10a - as shown |
|            | o 10b - as shown |            | o 10b - as shown |
|            | o 10c - as shown |            | o 10c - as shown |
|            | o 10d - as shown |            | o 10d - as shown |
|            | o 10e - as shown |            | o 10e - as shown |
|            |                  |            | o 10f - blank    |

**Plat of Boundary Survey.**  
 Of a 5.86 acre tract, lying in and being a part of Tract 84, San Salvador del Tule Grant Vol. 10, Pg. 58-60 H.C.M.R., (see Metes & Bounds Description on page 1)

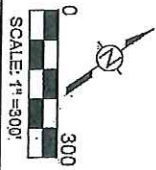
**Survey Notes (continued):**

- 0.935 acres from Hidalgo County to Guerra Brothers Master Partnership, Doc. 2566228 H.C.O.R.
- 0.935 acres from Guerra Brothers Master Partnership to Hidalgo County, Doc. 2566229 H.C.O.R.
- 10.0 acres from Edinburg Consolidated Independent School District to Hidalgo County, Doc. 2443360. Less 0.935 acres, Doc. 2566228, inclusive 0.935, Doc. 2566229 for a total of 10.0 acres.
- 1.065 acres being 2.0 acres from Linn-San Manuel Volunteer Fire Department to Guerra Brothers Master Partnership, less 0.935 acres, Doc. 2566229



**LEGEND**

- IRF - IRON ROD SET w/ CAP
- IRF - IRON ROD FOUND
- ✕ MARK FOUND
- ⊠ WATER METER
- Ⓜ Record Dimensions
- AC □ AIR CONDITIONER
- XLP LIGHT POLE



I, JAMES ARANDA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE AND THE SUBSEQUENT PLAT AND DESCRIPTION TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY.

SIGNATURE: *James Aranda*  
 DATE: 10/05/17



This Survey was prepared for (\*\*) \_\_\_\_\_  
 County of Hidalgo  
 Purpose: Purchase of Property  
 Property Address: W. FM 1017, San Manuel, Texas

**ARANDA & ASSOCIATES, INC.**  
 Land Surveying • Engineering • GIS  
 1811 S. W. 25th St., Suite 100, San Antonio, TX 78204  
 Phone: (214) 343-1111 Fax: (214) 343-1112  
 Email: info@arandaandassociates.com

Job No. 17-0046  
 Page 1 of 1 Pages - "Survey Drawing and Certification"  
 Field Work By: MSMBJ Date: 09/27/17  
 Drawn By: JLS Date: 10/05/17  
 Checked By: MS Date: 10/05/17

No.	DATE	DESCRIPTION	BY
1	10/05/17	Final Plat	MS JJA
2			

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 This survey is based on the survey to the above named parties and no license is being created, expressed or implied, to transfer or copy this survey for use in any other future transaction or exchange of the property involved. The surveyor's liability is limited to the party/parties named herein. For the Texas Courts, if provided to a potential buyer, ASA, Inc. will become a third party to any transaction and the seller may be held liable for any errors contained herein.