



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 3719 Caballete Street
 Property Owner: Luis E. Mijangos
 Address of Property Owner: 2114 Llano Grande Lane Edinburg, Texas 78542
 Occupant's Name: Luis E. Mijangos
 Whole: Partial: Acquisition
 District: Pharr
 Parcel: 4
 ROW CSJ: N/A
 Federal Project No: N/A
 Highway: Trenton Drain Phase III County: Hidalgo

Purpose of the Appraisal

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

Market Value

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

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$11,443.00 as of August 24, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on August 24, 2018 (date)(s), I personally inspected in the field the property herein appraised; that I afforded Luis E. Mijangos, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on August 24, 2018 (date)(s);

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the County of Hidalgo, Urban County, Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

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

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

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

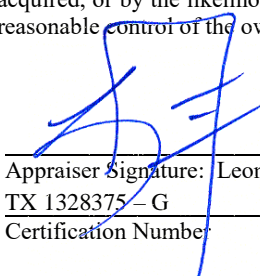
I certify to the best of my knowledge and belief:

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

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


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

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.


 Appraiser Signature: Leonel Garza III
 TX 1328375 - G
 Certification Number

October 24, 2018
 Date

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

 10/26/2018
 Reviewing Appraiser Date



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

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

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

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

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

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

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

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

Thomas M. Davis, State Certified General Real Estate Appraiser with Leonel Garza, Jr. & Associates, LLC, provided significant professional assistance in the preparation of this report, not limited to a physical inspection, taking of photographs of the subject property and value analysis.

No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. I also acknowledge that Leonel Garza III is an Associate Member of the Appraisal Institute and is not a MAI Designated Appraiser.

The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, i.e., a specific valuation. This report was not prepared under the standards required by financial institutions for purposes of applying for a loan.

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



Leonel Garza III

Assumptions & Limiting Conditions

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

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

Responsible ownership and competent property management are assumed.

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

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

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

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws, unless the lack of compliance is stated, described, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be, obtained or renewed for any use for which the value estimate contained in this report is based.

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

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property and is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

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

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

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

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

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

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

Scope of the Assignment

The scope of this appraisal is to prepare an appraisal report based on the Texas Department of Transportation ROW A-5 Form Rev. 08/2011 to form an opinion of market value of the fee simple estate of the part to be acquired. The report shall establish the market value of the whole, part to be acquired, and the remainder before and after the acquisition. The appraiser shall determine the market value based on the standard approach to value to include but not limited to the Cost Approach, Income Approach and the Sales Comparison Approach as they apply to the subject. Those approaches not applicable shall be excluded from the report. The owner shall be given an opportunity to meet with the appraiser at the of inspection. In the event permission is not granted nor contact made with owner prior to inspection, the client has requested that the inspection proceed off-site. On August 21, 2018, Garza & Associates met with the owner of record Luis Mijangos at 2 pm to discuss the project for purposes of on-site inspection.

Intended Use of the Appraisal

The intended use is to provide an opinion of value of the subject as defined by survey. The use of the report shall assist Hidalgo County Urban County Program along with the Hidalgo County Drainage District No. 1 and its representatives in negotiating and acquiring a portion of the subject property for the expansion of the Trenton Drain. This is Phase III of the project. The property will be purchased in the name of the County of Hidalgo.

Intended User of the Appraisal

Hidalgo County Urban County Program and Hidalgo County Drainage District No. 1.

Client Identification

The client for this report is the Hidalgo County Urban County Program under the direction of Director, Diana Serna. HCUCP is located at 427 E. Duranta Avenue, Suite 107 Alamo, Texas. Eli Villegas, of the Hidalgo County Drainage District No. 1 shall be the project manager and shall coordinate the negotiations to be set forth by the valuation of the part to be acquired within this report. Mr. Villegas can be contacted at Office (956) 292-7080 / Email: eli.villegas@hcdd1.org

Property Rights Appraised

Fee Simple Estate - "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." Dictionary of Real Estate Appraisal, 6th Edition, Copyright 2015.

Hypothetical Condition

A hypothetical condition is defined by the Uniformed Standards of Professional Appraisal Practice 2018-2019 Edition, as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis". There are no hypothetical conditions used in the derivation of market value of the subject property.

Definition of Market Value

Market value is defined by as “the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.” This is definition is derived from a court case known as City of Austin vs. Cannizzo, et al, 267 S.W. 2d 808, 815 (1954).

Exposure Time

During the analysis of the subject property, the exposure time is determined in order to define trends in the market. Exposure time is defined as the "estimated 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. Exposure time is a retrospective opinion based on the analysis of past events assuming a competitive and open market." Based on research performed within the market area, there is a twelve (12) month exposure time is reasonable, based on current and past listings within the market area.

Personal Property

Pursuant to the scope of the assignment, no personal property within the proposed right-of-way and the remainder before and after the acquisition shall be included for compensation. Any and all personal property and/or realty located within the existing road right-of-way shall be deemed non-compensable.

Access Rights

The appraiser is to consider the impact of material impairment of direct access on and off the remaining property that affects the market value of the remainder property after the acquisition is to occur. This shall include the determination of damages to the market value of the remainder property. Based on the survey provided, the proposed acquisition will not restrict or effect the public access to the subject property.

Jurisdictional Exception

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

Accessibility to Site

The property owner shall always reserve the right to contact the office of Leonel Garza, Jr. & Associates, LLC, at (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in his/her presence with appraiser, Leonel Garza III. The owner-of-record was sent a certified letter asking for permission to enter the subject property to measure and photograph the subject property. On August 21, 2018, Garza & Associates met with Luis Mijangos onsite to discuss the project and were given verbal permission to enter the property for purpose of the on-site inspection.

History of the Property

According to the Hidalgo County Deed Records and the Hidalgo County Appraisal District the subject is under the ownership of Luis E. Mijangos under Document 2234736. To our knowledge, there have been no other transactions of the subject property over the prior (5) five years from the date of this report.

Property Owner Contact

The appraiser contacted the property owners of record by certified letter dated August 8, 2018. The contact information was gathered from the Hidalgo County Appraisal District (www.hidalgoad.org). On August 21, 2018, Garza & Associates met with Luis Mijangos onsite to discuss the project and were given verbal permission to enter the property for purpose of the on-site inspection.



**GARZA
& ASSOCIATES**

1419 Dove Avenue, McAllen, Texas 78504
Office (956) 687-7295 / leonel3@garza-associates.com

August 8, 2018

County: Hidalgo
CSJ:
Highway: Trenton Drain Phase 2
From: Wisconsin Road to Trenton Road
Parcel 4

Luis E. Mijangos
2114 Llano Grande Lane
Edinburg, Texas 78542

To Whom It May Concern:

Garza & Associates LLC has been contracted by Urban County Program, to appraise various properties along Trenton Drain Phase 2 project. The project extends from Wisconsin Road to Trenton Road. The purpose of this appraisal is to determine the market value of the part to be acquired by Urban County in conjunction with the Hidalgo County in the name of the County of Hidalgo.

I would like to extend the opportunity to meet with our appraisers, on-site, to explain the project and the purpose of the appraisal report. In the event access is not granted, we will continue our inspection off-site along the public right of way. We will be researching the market area for any and all real estate sales and would appreciate any leads or information that would aid in the determination market value of your property.

With this letter, I request permission to perform an on-site visit to measure and photograph the area to be acquired or any other improvements that may be affected by the acquisition. If you have any questions and / or would like an appointment with our appraisers, please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295.

Sincerely,

Leonel Garza III
State Certified, TX 1328375-G

Cc: *Urban County Program*
c/o: Diana R. Serna - Director
427 East Duranta Avenue, Suite 107, Alamo, Texas 78516
Office (956) 787-8127

RETURN RECEIPT

CERTIFIED MAIL



GARZA & ASSOCIATES
8419 DOVE AVENUE SUITE 1 MCALLEN, TX 78504



7016 0680 0000 0876 9501

MCALLEN TX 785
AUG 2018 PM
\$006.67⁰
02 IP
0000593445 AUG 08 2018
MAILED FROM ZIP CODE 78504

Trenton Drain Phase II Project Parcel No. 4

Luis E. Mijangos
2114 Llano Grande NIXIE 782 FE 1 0885/12/18
Edinburg, Tex

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANX EC: 78504345991 *1688-81196-89-36
785424295 785043459

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Parcel No: 4 Trenton Drain Phase II Project</p> <p>Luis E. Mijangos 2114 Llano Grande Lane 8590 9402 3706 7335 5170 32</p> <p>2. Article Number (transfer from service label) 7016 0680 0000 0876 9501</p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) G. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No IF YES, enter delivery address below:</p> <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail® Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Certified Mail® Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Certified Mail® Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Return Receipt for Merchandise												
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 4
Date Taken: August 21, 2018

Local Address: 3719 Caballete Street
Taken By: Leonel Garza III

Point which taken: Photo 1: Caballete Street
Photo 2: Wisconsin Road

Looking: Photo 1: West
Photo 2: South



Photo 1
View of subject property



Photo 2
Aerial view of the existing detention pond by plat restriction which is also the proposed acquisition area taken by HCDD No. 1. Drone.

Point which taken: Photo 3: Caballete Street
Photo 4: Caballete Street

Looking: Photo 3: Northwest
Photo 4: Northwest



Photo 3
View of chain link fence



Photo 4
View of acquisition area

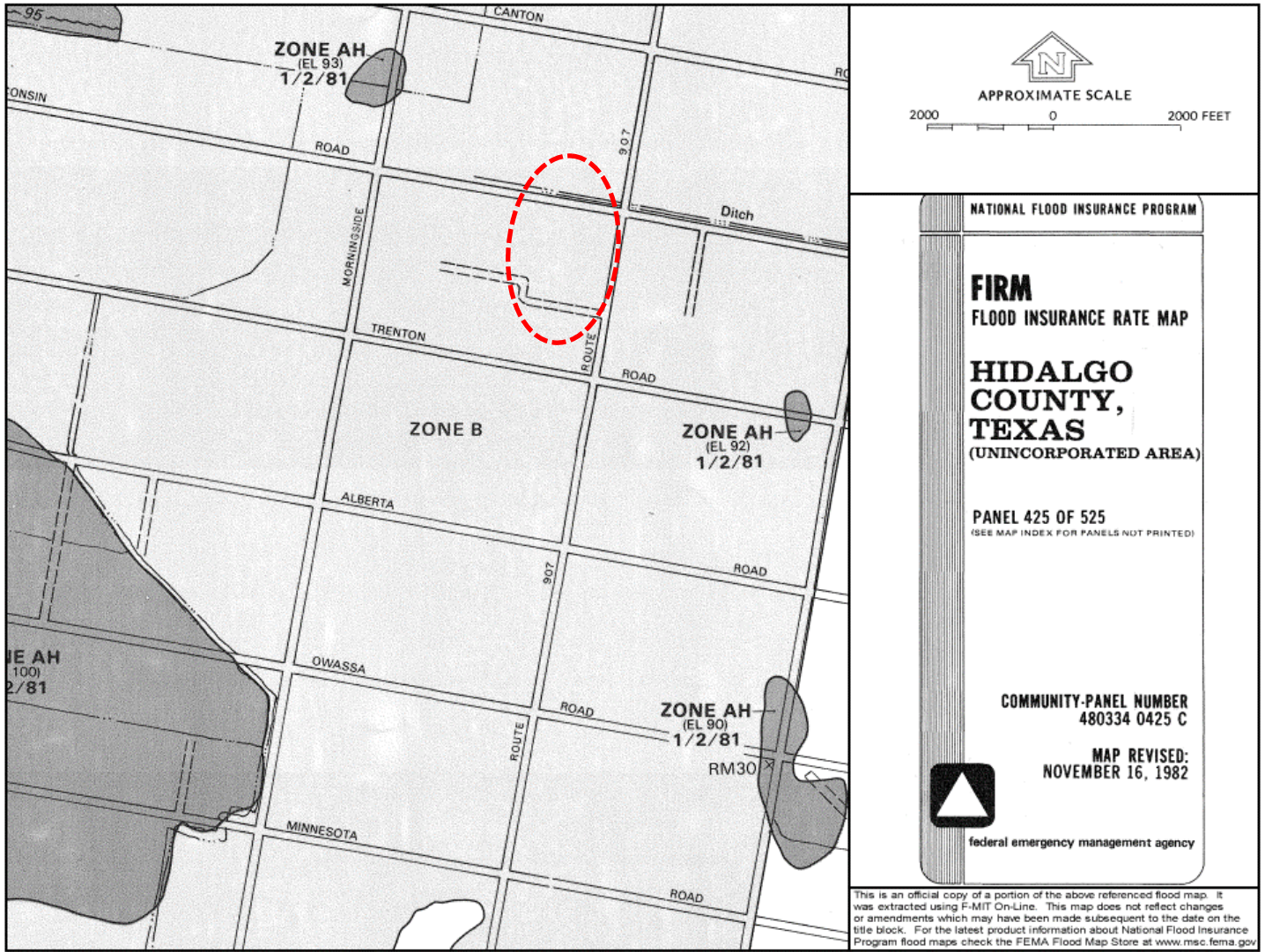
Site Analysis: Whole Property

The subject property is a single-family residence which is located Cabalette Street within the Los Mirasoles No. 2 Subdivision. The subject property is a 0.713-acre (31,083-square feet) tract of land which contain general utilities with the residence under septic system. The property contains an existing detention pond which is an encumbrance on the subject property by way of a plat restriction. This land area is the area which is the subject of this report. The Urban County Program along with the Hidalgo County Drainage District No. 1 is proposing to acquire the existing detention pond for a master drainage plan in the area, which will satisfy the subdivisions drainage needs and not require drainage to be replaced. This area is owned in fee simple and therefore shall valued at 100% of market value. Based on the location of the proposed acquisition, the residence will not be affected.

Whole Property Land Area	0.713-Acre / 31,083-Square Feet
Location / Address	3719 Caballete Street
Frontage	Caballete Street / 2 lane asphalt paved
Shape	Rectangular
Utilities	Water / Electricity / Septic System
Topography	Level and Typical of Market Area
Municipal Zoning (ETJ)	Not Applicable – No zoning applies within Municipal Extraterritorial Jurisdiction
Improvements	Manufactured home on the premises



Flood Map



A review of the FEMA Flood Insurance Rate Map, the subject property is located in a Flood Zone B. Zone B is not a designated Special Flood Hazard area. (www.fema.gov)

AD Valorem Tax Data

The Hidalgo County Appraisal District provides general information about the property tax system in Texas, as well as general information regarding properties assessed for the current year. The Appraisal District will annually appraise properties according to the Texas Property Tax Code utilizing accepted practices from the Uniform Standards of Professional Appraisal Practices (USPAP). The Hidalgo County Appraisal District is located at 4405 South Professional Drive, Edinburg, Texas and online at www.hidalgoad.org. This information is utilized for general information only and not for valuation purposes.

Account

Property ID:	688601	Legal Description:	LOS MIRASOLES #2 LOT 14
Geographic ID:	L6267-02-000-0014-00	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	CABALETE ST	Mapsc0:	
Neighborhood:	LOS MIRASOLES #2	Map ID:	25D VOL 46 PG 53-55
Neighborhood CD:	L626702		

Owner

Name:	MIJANGOS LUIS E	Owner ID:	965003
Mailing Address:	2114 LLANO GRANDE LN EDINBURG, TX 78542-2645	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$23,618	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$35,669	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$59,287	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$59,287	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$59,287	

Taxing Jurisdiction

Owner:	MIJANGOS LUIS E
% Ownership:	100.0000000000%
Total Value:	\$59,287

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$59,287	\$59,287	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$59,287	\$59,287	\$56.38
GHD	HIDALGO COUNTY	0.580000	\$59,287	\$59,287	\$343.86
JCC	SOUTH TEXAS COLLEGE	0.185000	\$59,287	\$59,287	\$109.68
R15	ROAD DIST 15	0.000000	\$59,287	\$59,287	\$0.00
SEB	EDINBURG ISD	1.239800	\$59,287	\$59,287	\$735.04
SST	SOUTH TEXAS SCHOOL	0.049200	\$59,287	\$59,287	\$29.17
Total Tax Rate:		2.149100			
Taxes w/Current Exemptions:					\$1,274.13
Taxes w/o Exemptions:					\$1,274.14

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	A2	Living Area:	958.0 sqft	Value: \$23,618
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
MHR	MANUFACTURED HOME RES	MHFA	HDB	1999	958.0	
CANW-	NO SLAB WOOD CAN	MHFA		2001	1224.0	
CANA-	NO SLAB ALM CAN	MHFA		2013	360.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0000	31083.36	105.60	294.35	\$35,669	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$23,618	\$35,669	0	59,287	\$0	\$59,287
2017	\$22,166	\$30,384	0	52,550	\$0	\$52,550
2016	\$22,866	\$30,384	0	53,250	\$0	\$53,250
2015	\$23,568	\$30,384	0	53,952	\$0	\$53,952
2014	\$22,342	\$30,384	0	52,726	\$0	\$52,726
2013	\$16,501	\$30,384	0	46,885	\$0	\$46,885
2012	\$16,848	\$30,384	0	47,232	\$0	\$47,232
2011	\$0	\$30,384	0	30,384	\$0	\$30,384
2010	\$0	\$30,384	0	30,384	\$0	\$30,384
2009	\$0	\$30,384	0	30,384	\$0	\$30,384
2008	\$0	\$27,742	0	27,742	\$0	\$27,742
2007	\$0	\$21,916	0	21,916	\$0	\$21,916
2006	\$0	\$19,419	0	19,419	\$0	\$19,419
2005	\$0	\$19,419	0	19,419	\$0	\$19,419

Deed History - (Last 3 Deed Transactions)

#	Deed	Type	Description	Grantor	Grantee	Volume	Page	Deed
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	Date					Number
1	8/23/2011	SVD	SPEC WD/VEN LIEN	F & V JOINT VENTURE	MIJANGOS LUIS E	2234736
2	8/2/2011	STD	SUB TRUSTEE DEED	DAVILA ROBERTO P & SULEMA B	F & V JOINT VENTURE	2228381
3	9/30/2010	SVD	SPEC WD/VEN LIEN	F & V JOINT VENTURE	DAVILA ROBERTO P & SULEMA B	2142543

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

The highest and best use of the subject property is for single family residential purposes.

VALUATION APPROACHES

Cost Approach \$68,119
 Sales Comparison Approach (Land Only) \$38,854
 Income Approach N/A

RECONCILIATION OF APPROACHES TO VALUE:

The subject property is a partial acquisition; no structural improvements are located within the proposed acquisition. The Sales Comparison Approach (Land Only) is the only reliable method to value the whole property.

Contributory Value of Improvements	
Single Family Residence (Stated Value As Per HCAD)	\$ 23,618
Caliche Driveway	\$ 199
Perimeter Fencing - Chain-link w/Barb Wire	\$ 5,448
Total Contributory Value of Improvements	\$ 29,265

Land Value 31,083 SF @ \$ 1.25 / SF \$ 38,854
 Total Land Value \$ 38,854

Reconciled Final Value **\$ 68,119**

Each approach developed follows this page and is sequenced as shown below.
 Land Value, pg 3.1 Cost Approach, pg 3.8 Sales Comparison Approach, pg 3.3 Income Approach, pg 3.10

Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improvement property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value. This is further defined as: “Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.” The Dictionary of Real Estate Appraisal. 6TH Edition Chicago: Appraisal Institute 2015.

Legally Permissible

After a review of the Hidalgo County Model Subdivision Rules, the subject can be legally utilized for single family residential development use. The subject area is located inside the extraterritorial jurisdiction (ETJ) of Edinburg, however no zoning is indicated.

Physically Possible

The site is 0.713 acres which is consistent with surrounding tracts utilized for residential use. The subject has the site area and utility to allow for single family residential development.

Financially Feasible

Due to the surrounding developments and market trends, it appears that it is financially feasible to develop the subject property into residential use.

Maximally Productive

The subject property maximally productive state is for single family residential development. This is consistent with market trends in the immediate area. There are other types of developments including light commercial and multifamily developments in the area. The primary demand for the area is for ½ acre single family residential lots.

Conclusion

The conclusion of the highest and best use as though vacant is for single family residential development. This is the same conclusion for the remainder in the before and after state.

Sales Comparison Approach As Vacant

The sales comparison approach utilizes comparable sales with similar highest and best uses as the subject property, in order to determine the overall market value. Each of these sales was gathered through various sources, including but not limited to, the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various property owners in the surrounding market area. Each sale was confirmed with at least two sources, which include the Hidalgo County Deed Records and the Hidalgo County Appraisal District.



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

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	F & V Joint Venture	Graciela Gamez & Alberto Gamez		Javier Suarez		Jorge Oviedo & Laura Catalina Oviedo et al	
Grantee	Luis E. Mijangos	Alberto Molina & Alicia E. Molina		Heriberto J. Arreola & Yolanda Arreola		Omar I. Rios	
Date	August 16, 2011	June 2, 2016		May 13, 2015		May 15, 2017	
Sales Price		\$ 35,000		\$ 42,500		\$ 80,000	
Unit Price		\$ 1.55 / SF		\$ 1.88 / SF		\$ 1.84 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Adjusted Unit Price		\$ 1.55 / SF		\$ 1.88 / SF		\$ 1.84 / SF	
Relative Location	Average	Similar	0%	Superior	-10%	Superior	-10%
Site Utility (Corner/Interior)	Interior	Corner	0%	Similar	0%	Similar	0%
Physical Characteristics	Encumbered w/ Plat Restriction (Detention Pond)	Superior	-25%	Superior	-25%	Superior	-25%
Utilities	Water / Septic	Similar	0%	Similar	0%	Similar	0%
Frontage	Caballate Street	Spades Avenue	0%	Keralum Drive	0%	Alamo Road	0%
Size Adjustment	31,083 SF	22,577	-5%	22,608	-5%	43,560	5%
	Net Adjustment	\$ (0.47) -30%		\$ (0.75) -40%		\$ (0.55) -30%	
	Indicated Unit Value	\$ 1.09 / SF		\$ 1.13 / SF		\$ 1.29 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.25 / SF	

Estimated Value by Sales Comparison Approach**\$****38,854**

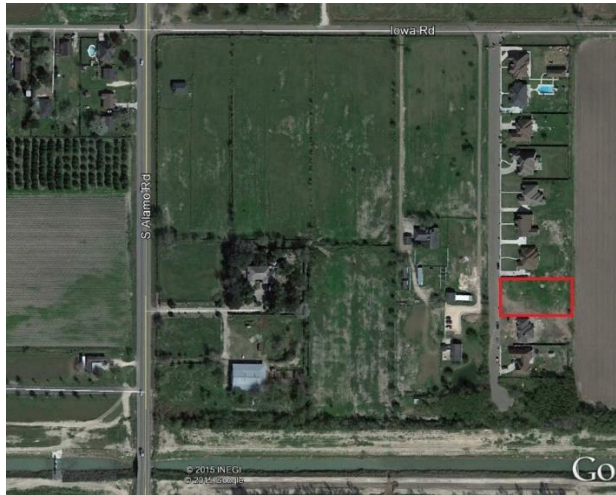
COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 4 Highway: Trenton Drain Phase III
 County: Hidalgo ROW CSJ:

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Javier Suarez

Grantee/Lessee: Heriberto J. Arreola and wife,
Yolanda Arreola

Date: May 13, 2015

Recording Information: Deed No. 2615544

Key Map: Lon: W-98.104524

Lat: N26.272400

Address: Keralum Drive, Edinburg, Texas

Zip Code: 78539

Legal Description: Lot 8, Kelly Estates, City of Edinburg, Hidalgo County, Texas.

Confirmed Price: \$42,500

Verified with: MLS No. A179811S & Deed Records

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.519 Acres / 22,608 Sq. Ft.

Unit Price as Vacant: \$81,888 / Acre
\$1.88 / Square Foot

Type Street: Asphalt Paved

Utilities: Electricity, Water

Improvement(s) Description: N/A

Unit Price as Improved: N/A

Improvement(s) Size: N/A

Condition and Functional Design: N/A

Current Use: Residential

Highest & Best Use: Residential Development

Date of Inspection: August 24, 2018

Zoning: Residential

Flood Plain: Zone X

Appraiser: Leonel Garza III

October 24, 2018

Date

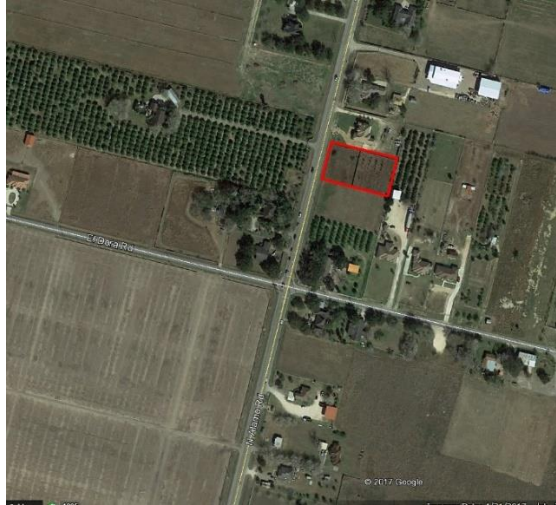
COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 4 Highway: Trenton Drain Phase III
 County: Hidalgo ROW CSJ:

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Jorge Oviedo & Laura Catalina
Oviedo et al

Grantee/Lessee: Omar I. Rios

Date: May 15, 2017

Recording Information: Deed No. 2815469

Key Map: Lon: W-98.116728
Lat: N26.218911

Address: 1418 N Alamo Road, Alamo, Texas

Zip Code: 78516

Legal Description: Lot 2, Citrus Tree Subdivision, City of Alamo, Hidalgo County, Texas.

Confirmed Price: \$80,000

Verified with: MLS No. A204270S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 1.000 Acres / 43,560 Sq. Ft.

Unit Price as Vacant: \$80,000 / Acre
\$1.84 / Square Foot

Type Street: Asphalt Paved

Utilities: Electricity, Water, Sewer

Improvement(s) Description: N/A

Unit Price as Improved: N/A

Improvement(s) Size: N/A

Condition and Functional Design: N/A

Current Use: Residential

Highest & Best Use: Residential Development

Date of Inspection: August 24, 2018

Zoning: Residential

Flood Plain: Zone X

Appraiser: Leonel Garza III

October 24, 2018
Date

Explanation of Adjustments with Reconciliation:

The comparable sales are reviewed for items recognized by the market that affect market value. These include but not limited to the conditions of the sale, market conditions, location, physical characteristics, utilities available, size and other factors. Each of these factors may require adjustments for any differences found in comparison to the subject property. This is based on a direct sales analysis approach to value. After adjustments were made to each sale, an adjusted unit range of value of \$1.09 per square foot to \$1.29 per square foot was determined. A unit rate of \$1.25 per square foot was selected for the valuation of the subject whole property. This unit rate shall be applied to the remainder before and after. No diminution of market value has been determined as the acquisition area does not affect the overall highest and best use, site utility nor functional utility of the property.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Single Family Residence (Stated Value As Per HCAD)					\$ 23,618
Contributory Value of the Buildings					\$ 23,618
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Caliche Driveway	398	\$ 1.00	\$ 398	50%	\$ 199
Perimeter Fencing - Chain-link w/Barb Wire	745	\$ 9.75	\$ 7,264	25%	\$ 5,448
Contributory Value of the Site Improvements					\$ 5,647
Contributory Value of All Improvements					\$ 29,265
	Net Land Area		Price / Unit		
Land Value (Fee)	31,083	SF @	\$ 1.25	/ SF	\$ 38,854
Estimated Value By Cost Approach					\$ 68,119

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

Cost analysis derived from Marshall & Swift and local contractors.

SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

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

Estimated Value by Sales Comparison Approach **N/A**

The sales comparison approach as improved is not applicable in the valuation of the whole property for purposes of determining the valuation of the part to be acquired.

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

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

The income approach is not applicable in the valuation of the whole property for purposes of determining the valuation of the part to be acquired.

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

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

VALUATION APPROACHES

Cost Approach \$11,443
 Sales Comparison Approach (Land Only) \$9,900
 Income Approach \$

RECONCILIATION OF APPROACHES TO VALUE

The subject property is a partial acquisition; no structural improvements are located within the proposed acquisition. Several site improvements are located within the proposed acquisition; therefore, the cost approach is the only applicable method to value the part to be acquired.

Contributory Value of Improvements	
Perimeter Fencing - Chain-Link w/Barb Wire (211 LF x \$9.75/LF x 25% Depreciation)	\$ 1,543
Total Contributory Value of Improvements	\$ 1,543

Land Value 7,920 SF @ \$ 1.25 / SF \$ 9,900
 Total Land Value \$ 9,900

Reconciled Final Value _____ **\$ 11,443**

Land Value,
pg 3.3

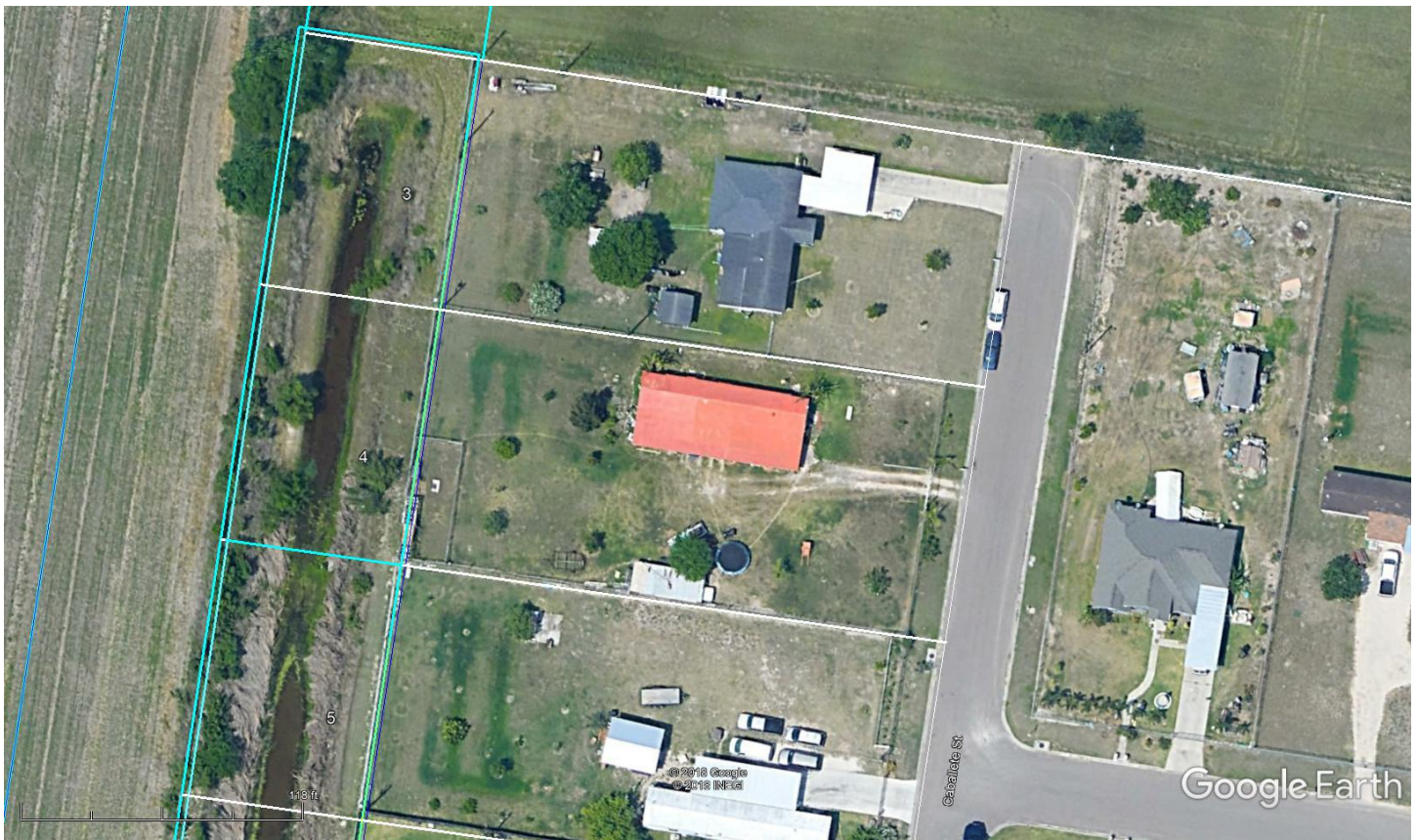
Cost Approach,
pg 3.8

Sales Comparison Approach,
pg 3.9

Income Approach,
pg 3.10

Part To Be Acquired

The part to be acquired consist of 0.18-acres (7,920-square feet) of land located at the western portion of the whole property, currently utilized as a detention pond for the subdivision by way of a plat restriction. The valuation of the part to be acquired shall consist of the land value plus improvements, if any, located on the property defined by survey. The unit rate utilized in the determination of market value shall be a pro-rata part of the whole. The improvements located within the acquisition area are valued based on the current depreciated value. The part to be acquired is to be utilized for the expansion and extension of Trenton Drain Phase III. In order to determine the unit market value of the part to be acquired, the sales comparison approach "as vacant" is utilized to determine the subject land value. Once completed, the appraiser shall utilize the determined unit rate for the pro-rata valuation and include any compensable structural and/or site improvements located within the acquisition area. This determination of market value is based on the fee simple estate for the property. During the analysis of the unit rate, the appraiser has been instructed by jurisdictional exception to disregard any decreases or increases in the market value that are directly caused by the proposed public improvement or its likelihood, prior to the date of valuation. This is applied to the valuation of the property, part to be acquired and the remainder before acquisition. In the remainder after scenario, the determination of market value must consider the effect of the proposed acquisition on the remainder after, in order to determine if any damages (diminution in value) were incurred, as required by State Law. Any utilities that are affected by the part to be acquired shall be relocated during construction and therefore, shall not be included as a compensable item for purposes of this report. Area outlined in blue is the area of acquisition.





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulallo Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 10041140
Municipal & County Projects * Subdivisions * Surveys
124 E. Stubbs, Edinburg, Texas 78538
Phone 956/361-8480 Fax 956/361-0527

METES AND BOUNDS

HIDALGO COUNTY DRAINAGE DISTRICT No.1
TRENTON DRAIN PHASE III
PARCEL No.4

A 0.18 OF AN ACRE TRACT OF LAND OUT OF LOT 14, LOS MIRASOLES SUBDIVISION No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234736, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 14, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, ALONG THE NORTH LINE OF LOT 14, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51" W, A DISTANCE OF 105.60 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 14 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 14, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF LOT 14, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°31'51" E, ALONG THE WEST LINE OF LOT 14, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.18 OF AN ACRE OF LAND MORE OR LESS.

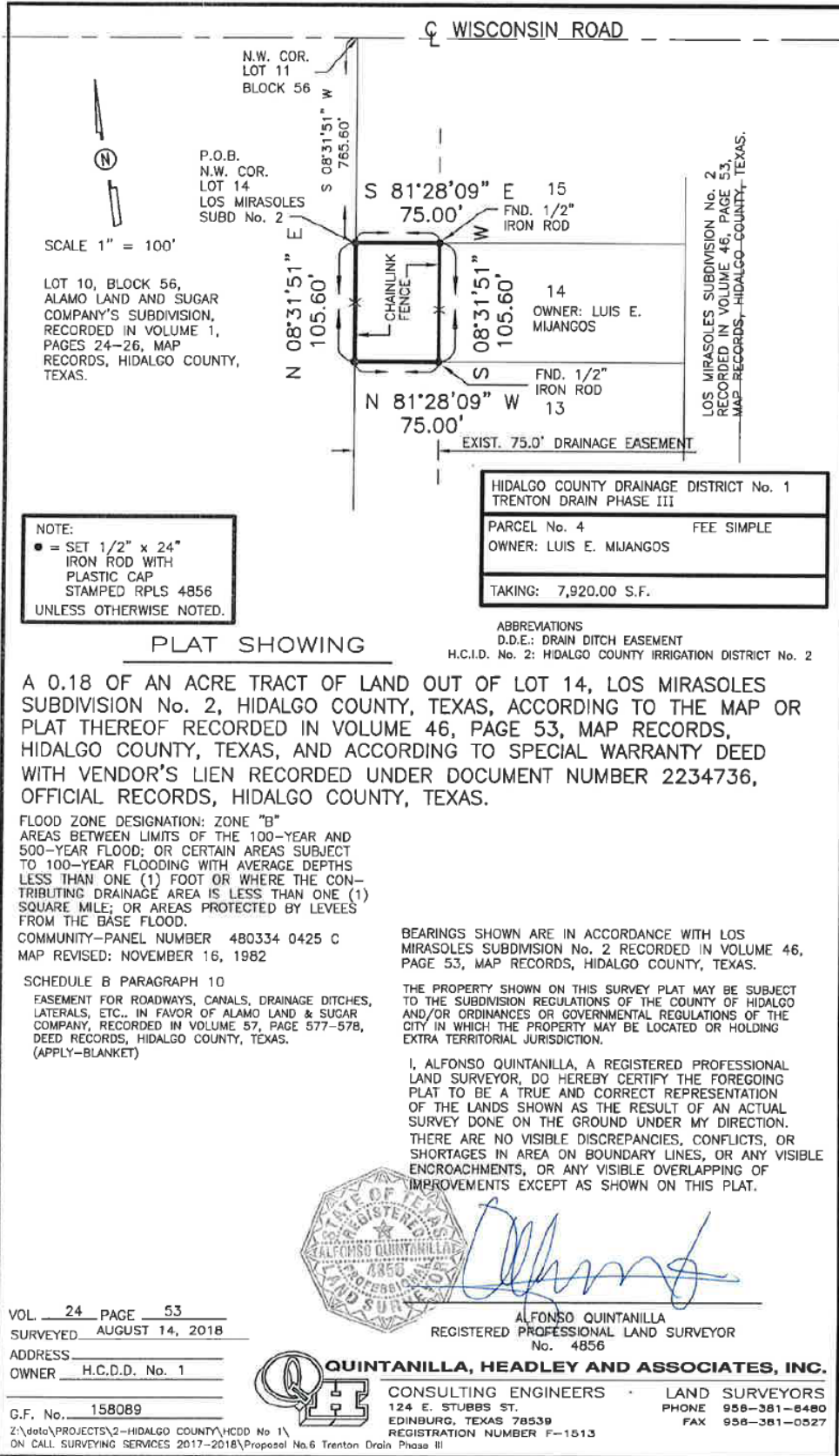
BEARINGS ARE IN ACCORDANCE WITH LOS MIRASOLES SUBDIVISION No.2, RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: AUGUST 17, 2018


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





PART TO BE ACQUIRED

Highest and Best Use:

The highest and best use of the subject property is for single family residential use.

Contributory Value of Improvements		
Perimeter Fencing - Chain-Link w/Barb Wire (211 LF x \$9.75/LF x 25% Depreciation)		\$ 1,543
Total Contributory Value of Improvements		\$ 1,543
Land (Fee Simple)	7,920 SF @ \$ 1.25 / SF	\$ 9,900
Total Land		\$ 9,900
TOTAL AS A UNIT		\$ 11,443

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements		
Single Family Residence (Stated Value As Per HCAD)		\$ 23,618
Caliche Driveway (398 SF x \$1.00/SF x 50% Depreciation)		\$ 199
Perimeter Fencing - Chain-link w/Barb Wire (534 LF x \$9.75/LF x 25% Depreciation)		\$ 3,905
Total Contributory Value of Improvements		\$ 27,722
Land	23,163 SF @ \$ 1.25 / SF	\$ 28,954
Total Land		\$ 28,954
TOTAL AS A UNIT		\$ 56,676

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

The subject property is analyzed to determine if the acquisition area affects the highest and best use of the subject property in the remainder after. Based on the land area remaining, the highest and best use shall continue to be for single family residential use. The overall site and functionality of the remainder will not be damaged due to the way the property is being acquired. No diminution to market value is assessed.

Valuation Approaches

Cost Approach	\$67,099
Sales Comparison Approach (Land Only)	\$39,377
Income Approach	\$

Reconciliation of Approach to Value:

Each approach to market value was considered for the determination of market value for the remainder after. The income approach and the sales comparison approach "as improved" are not applicable. The cost approach is the only applicable approach to determine the market value of the remainder of the subject property. No diminution to market value is assessed; however, an enhancement is indicated. The enhancement is due to the loss of the plat restriction for the detention pond and the decrease in land area causing an increase in the unit value.

Contributory Value of Improvements	
Single Family Residence (Stated Value As Per HCAD)	\$ 23,618
Caliche Driveway (398 SF x \$1.00/SF x 50% Depreciation)	\$ 199
Perimeter Fencing - Chain-link w/Barb Wire (534 LF x \$9.75/LF x 25% Depreciation)	\$ 3,905
Total Contributory Value of Improvements	\$ 27,722

Land Value	23,163 SF @ \$ 1.70 / SF	\$ 39,377
Total Land Value		\$ 39,377
Reconciled Final Value		\$ 67,099

Land Value,
pg 5.2

Cost Approach,
pg 5.4

Sales Comparison Approach,
pg 5.5

Income Approach,
pg 5.6

Remainder After The Acquisition

The subject in the remainder after will remain for single family residential use. The remainder land area will be 23,163 square feet which is sufficient for the subject to remain for single family residential use. The subject septic system will not be affected by the proposed acquisition. The existing chain link fence will be affected by the acquisition, however, a cost to cure shall be applied to the total compensation to allow the property owner to rebuild a chain-link fence on the proposed property boundary. The subject will retain frontage along Caballete Street with no denial nor impairment of access in the remainder after. The remainder is the area outlined in red below.



SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

Subject		Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	F & V Joint Venture	Graciela Gamez & Alberto Gamez		Javier Suarez		Jorge Oviedo & Laura Catalina Oviedo et al	
Grantee	Luis E. Mijangos	Alberto Molina & Alicia E. Molina		Heriberto J. Arreola & Yolanda Arreola		Omar I. Rios	
Date	August 16, 2011	June 2, 2016		May 13, 2015		May 15, 2017	
Sales Price		\$ 35,000		\$ 42,500		\$ 80,000	
Unit Price		\$ 1.55 / SF		\$ 1.88 / SF		\$ 1.84 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Market Conditions Adjusted Unit Price		\$ 1.55 / SF		\$ 1.88 / SF		\$ 1.84 / SF	
Relative Location	Average	Similar	0%	Superior	-10%	Superior	-10%
Site Utility	Interior	Corner	0%	Similar	0%	Similar	0%
Physical Characteristics	Average	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / Septic	Similar	0%	Similar	0%	Similar	0%
Frontage	Caballote Street	Spades Avenue	0%	Keralum Drive	0%	Alamo Road	0%
Size Adjustment	23,163 SF	22,577	0%	22,608	0%	43,560	10%
	Net Adjustment	\$ -	0%	\$ (0.19)	-10%	\$ -	0%
	Indicated Unit Value	\$ 1.55 / SF		\$ 1.69 / SF		\$ 1.84 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.70 / SF	

Estimated Value by Sales Comparison Approach **\$ 39,377**

Diminution of Market Value **0%**

Market Value Remainder After **\$ 39,377**

Explanation of Adjustments with Reconciliation:

The comparable sales are reviewed for items recognized by the market that affect market value. These include but not limited to the conditions of the sale, market conditions, location, physical characteristics, utilities available, size and other factors. Each of these factors may require adjustments for any differences found in comparison to the subject property. This is based on a direct sales analysis approach to value. After adjustments were made to each sale, an adjusted unit range of value of \$1.55 per square foot to \$1.84 per square foot was determined. A unit rate of \$1.70 per square foot was selected for the valuation of the subject remainder land value. This unit rate shall be applied to the remainder before and after. No diminution of market value has been determined as the acquisition area does not affect the overall highest and best use, site utility nor functional utility of the property.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Single Family Residence (Stated Value As Per HCAD)					\$ 23,618
Contributory Value of the Buildings					\$ 23,618
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Caliche Driveway	398	\$ 1.00	\$ 398	50%	\$ 199
Perimeter Fencing	534	\$ 9.75	\$ 5,207	25%	\$ 3,905
Contributory Value of the Site Improvements					\$ 4,104
Contributory Value of All Improvements					\$ 27,722
	Net Land Area		Price / Unit		
Land Value (Fee)	23,163	SF @	\$ 1.70 / SF		\$ 39,377
Estimated Value By Cost Approach					\$ 67,099

SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

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

Estimated Value by Sales Comparison Approach _____ **Not Applicable**

The sales comparison approach "as improved" is not applicable in the valuation of the remainder before and after the acquisition.

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

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

The income approach to value is not applicable in the valuation of the remainder before and after the acquisition.

Damages / Enhancements

No damages to the remainder were indicated due to the proposed acquisition; however, an enhancement was indicated. An enhancement may only be offset against any damages found to the remainder.

Cost To Cure

A cost to cure is calculated for the remainder after, as a portion of the site improvements located within the acquisition area must be replaced to maintain site utility and the existing use. Therefore, the cost to cure is based on the total cost of replacement of the improvement required, less the depreciated compensable amount calculated for the improvement within the part to be acquired, as shown below. Since the acquisition included more chain-link fencing than required in the remainder, the owner has been compensated sufficiently to replace the chain-link fence and therefore no additional compensation is required.

Replacement / Cost To Cure Item	Units	\$ Per Unit	Replacement Cost New	Depreciated Market Value	Cost To Cure
Perimeter Fencing - Chain-link w/barb wire	105	\$ 9.75	\$ 1,024	\$ 1,536	\$ -
Total Cost To Cure					\$ -

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 68,119

PART TO BE ACQUIRED

Considered as severed land, the fee simple title to the part being acquired for highway purposes (less oil, gas and sulphur and subject to any existing easements, if any, which are not to be \$ 11,443

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 56,676

Considering the uses to which the part taken is to be subjected to the market value of the remainder immediately acquisition is \$ 67,099

NET DAMAGES OR ENHANCEMENTS (if any) \$ (10,423)

ACCESS

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

COST TO CURE \$ -

TOTAL COMPENSATION \$ 11,443

QUALIFICATIONS OF APPRAISERS



Leonel Garza Jr. & Associates

ADDRESS: 1419 Dove Avenue, McAllen, Texas 78504
CONTACT 956-687-7295
leonel3@garza-associates.com

Company

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), Hidalgo County Precinct No. 2, Hidalgo County Precinct No. 3, Hidalgo County Precinct No. 4 and United Irrigation District.

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

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



Professional Organizations & Public Service

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).

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)

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)

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.

ADDENDA

WARRANTY DEED

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2011 02234736

Instrument Number: 2011-2234736

Recorded On: August 23, 2011

As
Recording

Parties:
To

Billable Pages: 3
Number of Pages: 4

Comment: WARR DEED W/LIEN LOT 14

** Examined and Charged as Follows: **

Recording	24.00
Total Recording:	24.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2011-2234736
Receipt Number: 1218943
Recorded Date/Time: August 23, 2011 08:28A

Record and Return To:

MAGIC VALLEY SERVICES, INC.
PO BOX 1675
PHARR TX 78577

User / Station: P Diaz - Cash Superstation 10



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

Notice of Confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record: Your Social Security Number or your Driver's Licence Number.

Date: August 16, 2011

Grantor: F&V Joint Venture
 Grantor's Mailing Address:
 219 South Cage
 Pharr, Texas 78577
 Hidalgo County, Texas

Grantee: **LUIS E. MIJANGOS**

Grantee's Mailing Address (including county):
2114 Llano Grande Ln
Edinburg, Texas 78539
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twenty-Nine Thousand Five Hundred Dollars and No Cents (\$29,500.00), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date to David Crook, Trustee.

Property (including any improvements):

Lot(s) **14**, Los Mirasoles Subdivision No. 2, as shown by the map or plat thereof recorded in Volume 46, Page 53-55, Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. A lien securing a promissory note (the "Prior Note"), dated January 14, 2004, payable to the order of Elsa State Bank and Trust Company which is described in and secured by a Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas under Clerk's Document Number 1297008. Grantor shall be obligated to obtain a release of the Property from all liens and security interests securing the Prior Note within 30 days of the date Grantee makes final payment on the Purchase Note;
2. Visible and apparent easements on or across the subject property;
3. Rights of parties in possession;
4. Easements, rights-of-way, and prescriptive rights, whether of record or not;
5. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
6. Rights of adjoining owners in any walls and fences situated on a common boundary;

7. Any discrepancies, conflicts, or shortages an area or boundary lines;
8. Any encroachments or overlapping of improvements;
9. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
10. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
11. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so;
12. All Easements, restrictions, set back lines, drainage swale requirements, and other matters shown on the plat of Los Mirasoles Subdivision No. 2, as shown on the plat thereof, recorded in Volume 46, Pages 53-55, Map records of Hidalgo County, Texas; and
13. Subdivision Restrictions filed for record in the Office of the County Clerk of Hidalgo County, Texas affecting the subject property.
14. No horses, cows, poultry, or livestock of any kind (other than house pets) may be kept on the Property. When not kept inside the structure located on the Property, house pets shall be leashed or confined, and shall not, under any circumstances, be permitted to run at large within the subdivision in which the Property is located.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, Grantor's successors and assigns, (to the fullest extent permitted by law) all water rights and rights to water (whether riparian, appropriative or otherwise) presently appended or annexed to said property.

If the Property is subject to an existing Lease for oil and gas, or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the Property and payable under the Lease.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular

purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute. When the context requires, singular nouns and pronouns include the plural.

Los Mirasoles Subdivision No. 2

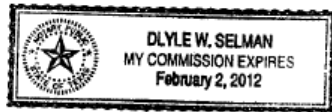
BY: F&V Joint Venture

BY: Patricia B. Fletcher
Patricia B. Fletcher, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 19 day of August, 2011 by Patricia B. Fletcher, President of F&V Joint Venture, as sole general partner of Los Mirasoles, Subdivision No. 2.



Dyle W. Selman
Notary Public, State of Texas