



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 12 San Marcos Avenue, Edinburg, TX
Property Owner: Maria E. De Leon
Address of Property Owner: P.O. Box 19, Pharr, Texas 78577
Occupant's Name: Vacant
Whole: Partial: Acquisition

District: Pharr
Parcel:
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 \$4,634.00 as of December 4, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on December 4, 2018, I personally inspected in the field the property herein appraised; that I afforded Maria E. De Leon, 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 December 4, 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
December 20, 2018
Date

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

J. L. A. M. H. G. 1/07/2019
Reviewing Appraiser Date



* A 5 *

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 time 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.

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@hccd1.org

Property Rights Appraised

The property rights being appraised in this report consist of the easement valuation of the subject property. The scope of the assignment is to evaluate the subject as an "Easement" as the subject property is to be purchased as an easement for the Trenton Drain Project. The proposed easement will be an undergrounded or piped drainage easement with the fee owner having limited use of the surface area. According to the Dictionary of Real Estate Appraisal "An easement is the conveyance of certain property rights, but not ownership, to a parcel of real estate." The final determination of compensation shall be based on the value of the part to be described as an "Easement".

Dictionary of Real Estate Appraisal, 6th Edition

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 for the valuation of the whole property and is not applied to the remainder after.

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. Garza & Associates proceeded with an off-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 Maria E. De Leon under Document No. 2623272 and has been since June 26, 2015. Prior to that sale the subject property was under the ownership of Felix Garza and Sandra Garza since September 13, 2012.

Property Owner Contact

The appraiser contacted the property owners of record by certified letter dated November 30, 2018. The contact information was gathered from the Hidalgo County Appraisal District (www.hidalgoad.org). As per date of report, no one has contacted this office to request an on-site inspection and or provide verbal or written permission for the appraiser to enter the subject property. Therefore, the inspection as per scope proceeded off-site. The owner and or representative shall reserve the right to contact the appraiser at a later date for an on-site inspection.



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

November 30, 2018

County: Hidalgo
CSJ:
Highway: Trenton Drain Phase 3
From: Wisconsin Road to Trenton Road
Parcel

Maria E. De Leon
P.O. Box 19
Pharr, Texas 78577

To Whom It May Concern:

Garza & Associates LLC has been contracted by Urban County Program, to appraise various properties along Trenton Drain Phase 3 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 an 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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



7017 3380 0000 6133 9388
 7017 3380 0000 6133 9388

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

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

OFFICIAL USE

Certified mail fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	Postmark Here
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent to Maria E. De Leon Street and Apt. No., or P.O. Box No. P.O. Box 19 City, State, ZIP+4® Pharr, Tx 78577	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Trenton Drain Phase 3
 Maria E. De Leon
 P.O. Box 19
 Pharr, Tx 78577

9590 9402 3901 8060 1759 34

2. Article Number (Transfer from service label)
 7017 3380 0000 6133 9388

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

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

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

3. Service Type

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

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.
Date Taken: December 4, 2018

Local Address: 12 San Marcos Avenue, Pharr, TX
Taken By: Leonel Garza III

Point which taken: Photo 1: San Marcos Avenue
Photo 2: San Marcos Avenue

Looking: Photo 1: Eastern View
Photo 2: Western View



Photo 1
View of subject property



Photo 2
Street view of San Marcos Avenue facing west

Point which taken: Photo 3: San Marcos Avenue
Photo 4: San Marcos Avenue

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



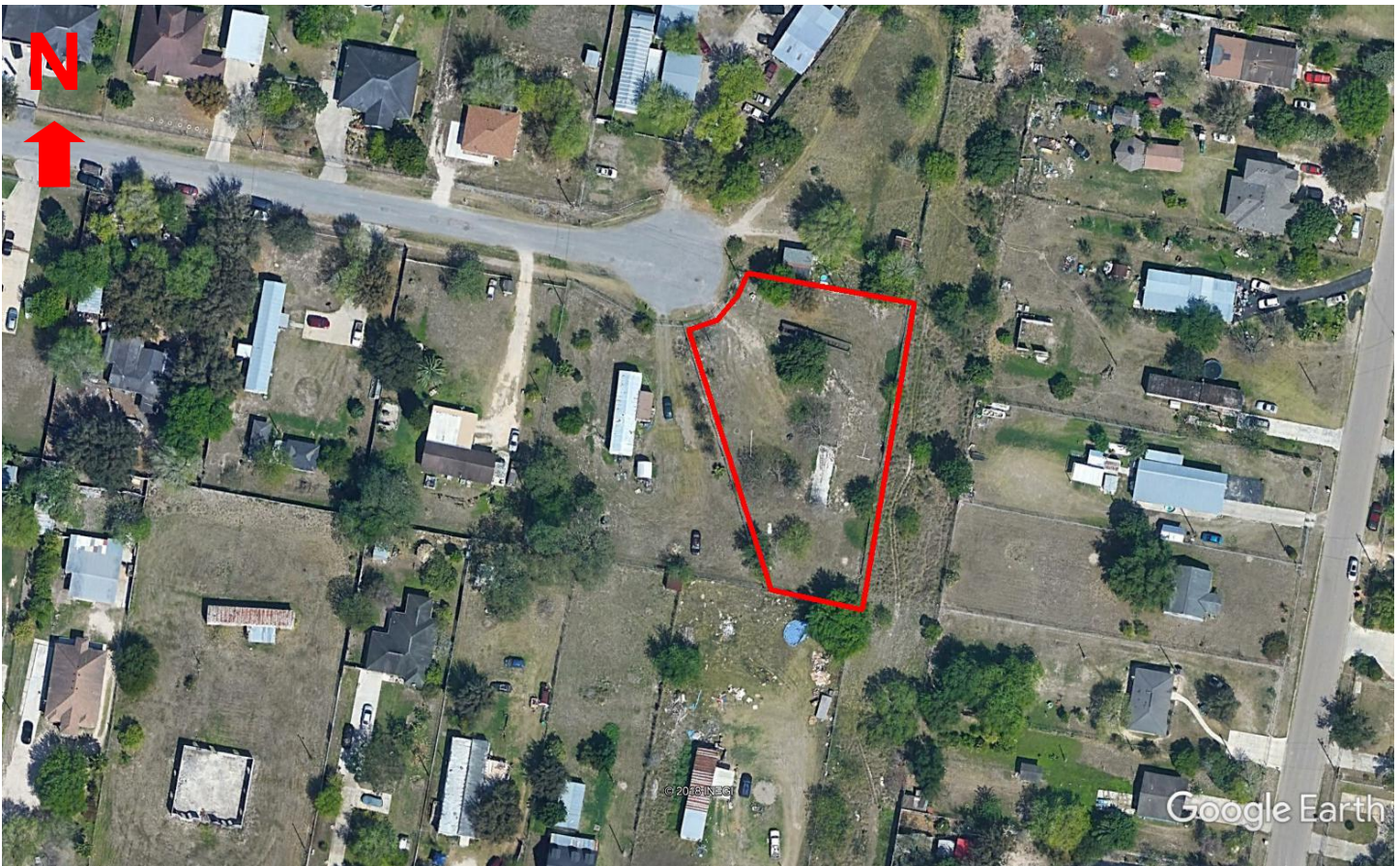
Photo 3
View of acquisition area



Photo 4
General view of acquisition area

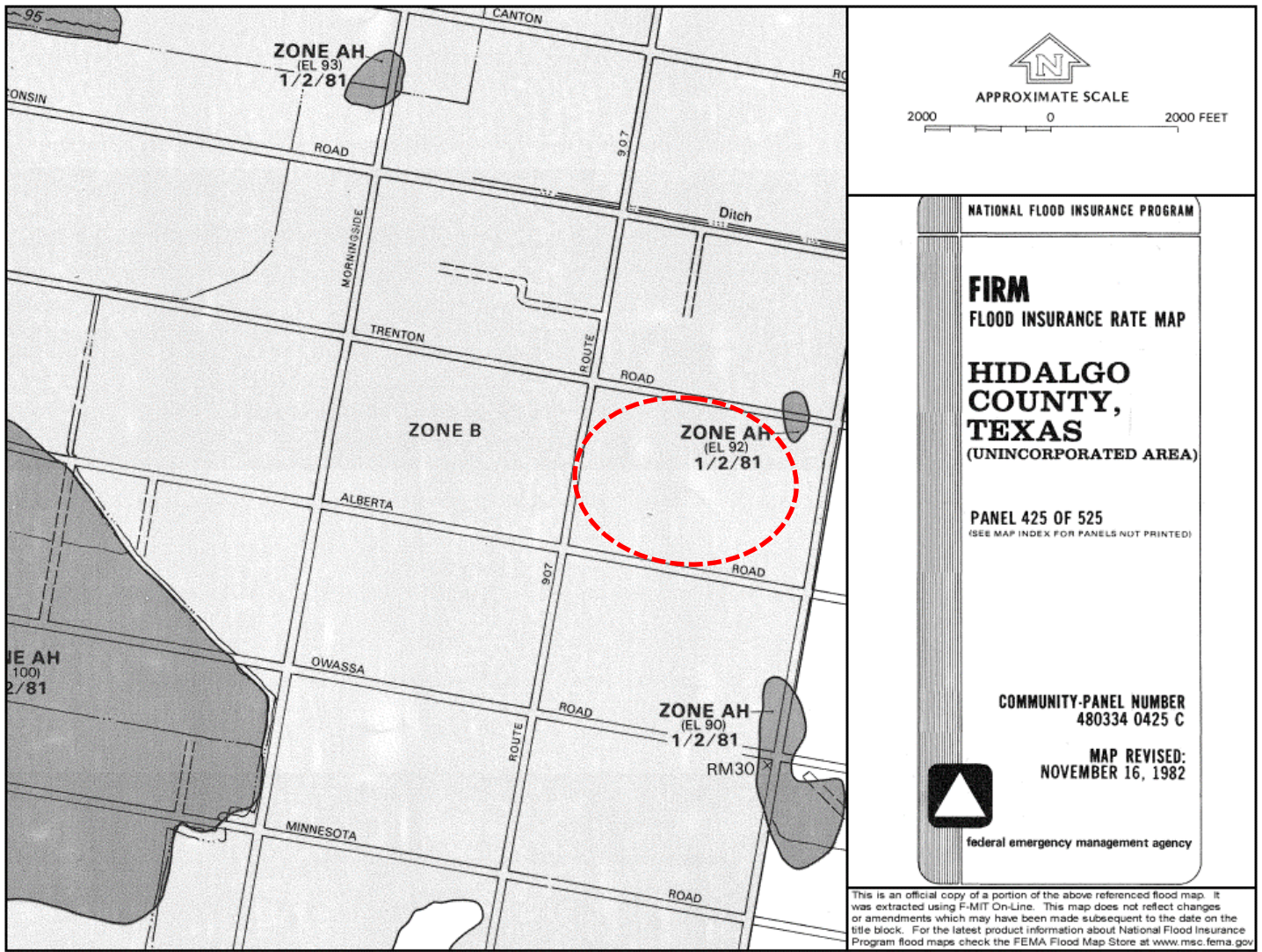
Site Analysis: Whole Property

Whole Property Land Area	24,417-Square Feet (Per HCAD)
Location / Address	12 San Marcos Avenue, Pharr, Texas
Frontage	San Marcos Avenue (asphalt paved residential street)
Shape	Irregular (cul-de-sac lot)
Utilities	Water / No Sewer (septic system)
Topography	Level and Typical of Market Area
Municipal Zoning	Not Applicable – Extraterritorial Jurisdiction (ETJ)
Improvements	No structural site improvements were observed on-site. The subject property is a vacant residential lot with fencing and landscaping only



The above red boundary lines are for illustration purposes only.

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.

Property Search Results > 543960 DE LEON MARIA E for Year 2019

Property

Account

Property ID:	543960	Legal Description:	SAN MARCOS ACRES NO. 3 LOT 12
Geographic ID:	S1080-03-000-0012-00	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	12 SAN MARCOS DR ST TX	Mapsc0:	
Neighborhood:	SAN MARCOS ACRES #3	Map ID:	25D VOL 30 PG 49
Neighborhood CD:	S108003		

Owner

Name:	DE LEON MARIA E	Owner ID:	1054426
Mailing Address:	PO BOX 19 PHARR, TX 78577-1601	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$34,061	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$34,061	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$34,061	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$34,061	

Taxing Jurisdiction

Owner:	DE LEON MARIA E
% Ownership:	100.0000000000%
Total Value:	\$34,061

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$34,061	\$34,061	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$34,061	\$34,061	\$32.39
FD3	EMS DIST #03	0.025700	\$34,061	\$34,061	\$8.75
GHD	HIDALGO COUNTY	0.580000	\$34,061	\$34,061	\$197.55
JCC	SOUTH TEXAS COLLEGE	0.178000	\$34,061	\$34,061	\$60.63
R15	ROAD DIST 15	0.000000	\$34,061	\$34,061	\$0.00
SEB	EDINBURG ISD	1.239800	\$34,061	\$34,061	\$422.28
SST	SOUTH TEXAS SCHOOL	0.049200	\$34,061	\$34,061	\$16.76
Total Tax Rate:		2.167800			
Taxes w/Current Exemptions:					\$738.36
Taxes w/o Exemptions:					\$738.37

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.5605	24417.00	0.00	0.00	\$34,061	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$0	\$34,061	0	34,061	\$0	\$34,061
2018	\$0	\$34,061	0	34,061	\$0	\$34,061
2017	\$0	\$14,528	0	14,528	\$0	\$14,528
2016	\$0	\$14,528	0	14,528	\$0	\$14,528
2015	\$22,394	\$14,528	0	36,922	\$879	\$36,043
2014	\$23,091	\$14,528	0	37,619	\$4,853	\$32,766
2013	\$15,259	\$14,528	0	29,787	\$0	\$29,787
2012	\$15,965	\$14,528	0	30,493	\$0	\$30,493
2011	\$15,165	\$14,015	0	29,180	\$0	\$29,180
2010	\$15,834	\$14,015	0	29,849	\$0	\$29,849
2009	\$16,280	\$14,015	0	30,295	\$0	\$30,295
2008	\$16,726	\$11,413	0	28,139	\$0	\$28,139
2007	\$17,395	\$11,413	0	28,808	\$0	\$28,808
2006	\$17,841	\$11,413	0	29,254	\$0	\$29,254
2005	\$6,784	\$11,413	0	18,197	\$0	\$18,197

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/26/2015	WD	WARRANTY DEED	GARZA SANDRA GUADALUPE	DE LEON MARIA E			2623272
2	9/13/2012	DIV	DIVORCE DECREE	GARZA FELIX &	GARZA			DIV # F-1439-12-4

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	\$ 52,016
Sales Comparison Approach (Land Only)	\$ 39,067
Income Approach	N/A

RECONCILIATION OF APPROACHES TO VALUE:

The subject property is a partial acquisition; with site improvements located within the proposed acquisition. The Cost Approach is the only reliable method to value the whole property.

Contributory Value of Improvements	
Chain Link Fencing	\$ 2,699
Swinging Chain Link Gate	\$ 250
General Landscaping	\$ 10,000
Total Contributory Value of Improvements	\$ 12,949

Irrigation Easement	3,254 SF @ \$ 0.80 / SF	\$ 2,603
Encumbered	3,254 SF @ \$ 0.80 / SF	\$ 2,603
Unencumbered	21,163 SF @ \$ 1.60 / SF	\$ 33,861
Total Land Value		\$ 39,067
Reconciled Final Value	.....	\$ 52,016

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

Land Value,
pg 3.1

Cost Approach,
pg 3.7

Sales Comparison Approach,
pg 3.8

Income Approach,
pg 3.9

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 subject property is a cul-de-sac lot consisting of 24,417-square feet, which has access to water but not sanitary sewer. The subject property is Lot 12 out of the San Marcos Acres No. 3 Subdivision which is a single-family residential subdivision with the lot consisting of adequate area for a single-family use.

Financially Feasible

Due to the surrounding developments and market trends, it appears that it is financially feasible to develop the subject property for a single-family residential use.

Maximally Productive

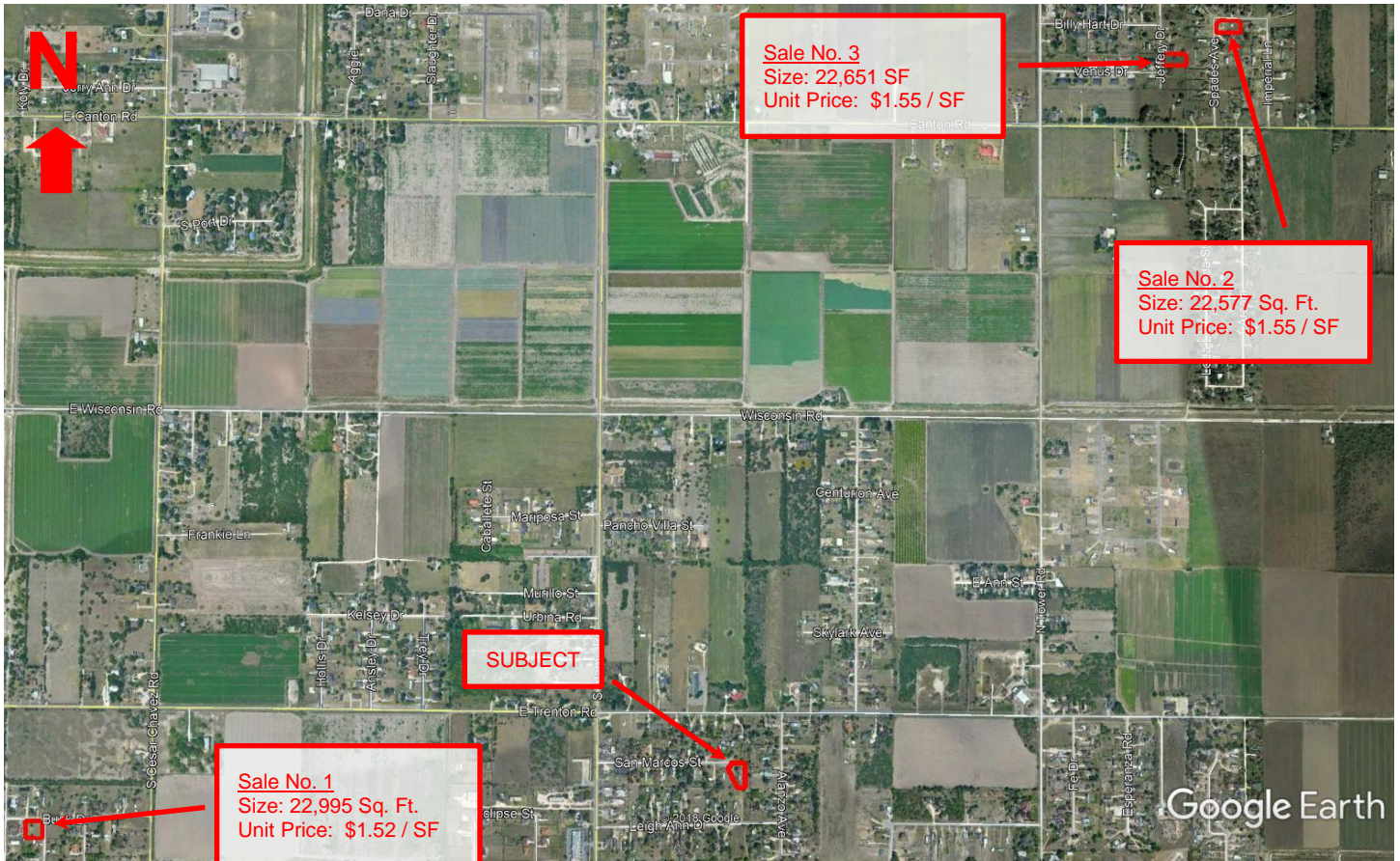
The subject property’s maximally productive state is for a single-family residential use; however, the subject property is currently vacant.

Conclusion

The conclusion of the highest and best use as vacant is for a single family residential use. 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	Sandra Guadalupe Garza	Karen Reyes		Graciela Gamez & Alberto Gamez		Garco LTD	
Grantee	Maria E. De Leon	Daniel Alvarado		Alberto Molina & Alicia E. Molina		Juan De Dios Hernandez	
Date	June 26, 2015	October 24, 2016		June 2, 2016		April 12, 2018	
Sales Price		\$ 35,000		\$ 35,000		\$ 35,000	
Unit Price		\$ 1.52 / SF		\$ 1.55 / SF		\$ 1.55 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Inferior	5%	Inferior	5%	Similar	0%
Adjusted Unit Price		\$ 1.60 / SF		\$ 1.63 / SF		\$ 1.55 / SF	
Relative Location	Average	Similar	0%	Similar	0%	Similar	0%
Site Utility	Average	Corner	0%	Corner	0%	Interior	0%
Physical Characteristics	Irregular	Similar	0%	Similar	0%	Similar	0%
Utilities	Water / Septic	Similar	0%	Similar	0%	Similar	0%
Frontage	San Marcos Drive Street	Fox Lane	0%	Spades Avenue	0%	Jeffery Drive	0%
Size Adjustment	24,417 SF	22,995	0%	22,577	0%	22,651	0%
	Net Adjustment	\$ -	0%	\$ -	0%	\$ -	0%
	Indicated Unit Value	\$ 1.60 / SF		\$ 1.63 / SF		\$ 1.55 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.60 / SF	
Discount for Existing Irrigation Easement Area						50%	
Estimated Unit Value of Irrigation Easement / Encumbered Area						\$ 0.80 / SF	
Market Value of Irrigation Easement (3,254 SF)						\$ 2,603	
Market Value of Encumbered Fee Simple Irrigation Easement Area (3,254 SF)						\$ 2,603	
Market Value of Unencumbered Fee Simple Area (21,163 SF)						\$ 33,861	

Estimated Value by Sales Comparison Approach **\$ 39,067**



COMPARABLE DATA SUPPLEMENT

District: Pharr

Parcel No.:

Highway: Trenton Drain Phase III

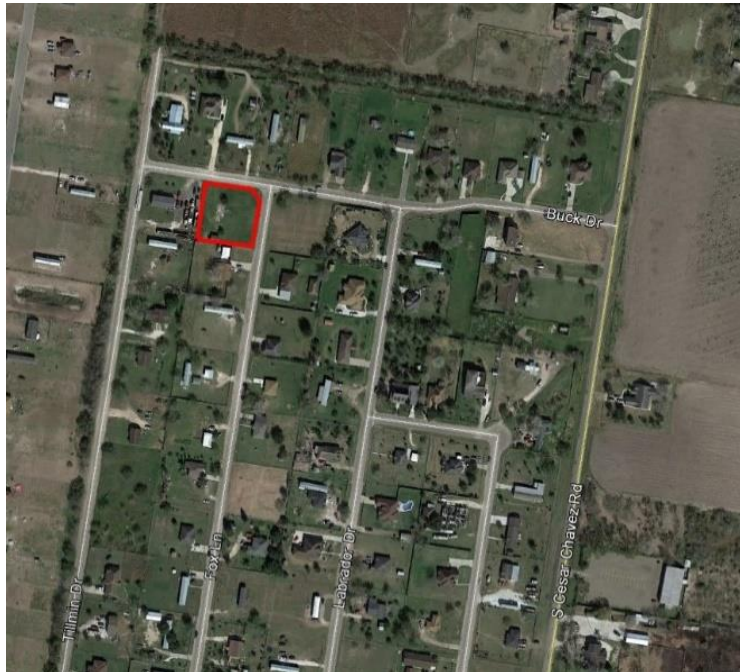
County: Hidalgo

ROW CSJ:

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Karen Reyes

Grantee/Lessee: Daniel Alvarado

Date: October 24, 2016

Recording Information: Deed No. 2757988

Key Map: Lon: W-98.126897

Lat: N26.252638

Address: 4701 Fox Lane, Edinburg, TX

Zip Code: 78542

Legal Description: Lot 63, of Damian Acres Phase II, an Addition to the City of Edinburg, Hidalgo County, Texas.

Confirmed Price: \$35,000

Verified with: MLS No. L198840S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.528 Acres / 22,995 Sq. Ft.

Unit Price as Vacant: \$66,300 / Acre

\$1.52 / Square Foot

Type Street: Asphalt Paved

Utilities: Water / No Sewer

Improvement(s) Description: N/A

Improvement(s) Size: N/A

Unit Price as Improved: N/A

Condition and Functional Design: N/A

Current Use: Residential

Highest & Best Use: Residential

Date of Inspection: December 4, 2018

Zoning: Residential

Flood Plain:

Appraiser: Leonel Garza III

December 20, 2018

Date

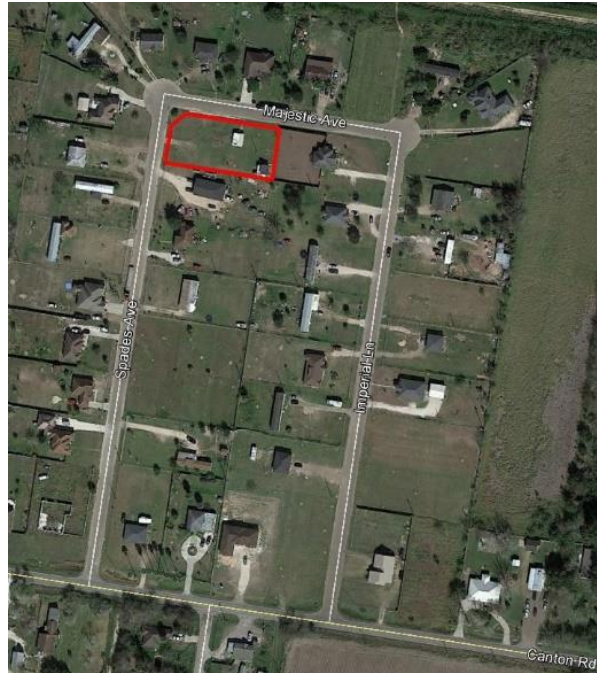
COMPARABLE DATA SUPPLEMENT

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

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Graciela Gamez & Alberto Gamez
 Date: June 2, 2016

Grantee/Lessee: Alberto Molina & Alicia E. Molina
 Key Map: Lon: W-98.091365
 Lat: N26.267875

Address: 2502 Spades Avenue, Edinburg, Texas.

Zip Code: 3811 Caballete
 Street Edinburg, Texas 78542

Legal Description: Lot 39, of Palace Station Subdivision Phase II, City of Edinburg, Hidalgo County, Texas.

Confirmed Price: \$35,000

Verified with: MLS No. L192230S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.518 Acres / 22,577 Sq. Ft.

Unit Price as Vacant: \$67,528 / Acre
 \$1.55 / Square Foot

Type Street: Asphalt Paved

Utilities: Water / No Sewer

Improvement(s) Description: N/A

Unit Price as Improved: N/A

Improvement(s) Size: N/A

Condition and Functional Design: N/A

Highest & Best Use: Residential

Current Use: Residential

Zoning: Residential

Flood Plain: Zone X

Date of Inspection: December 4, 2018

Appraiser: Leonel Garza III

December 20, 2018
 Date

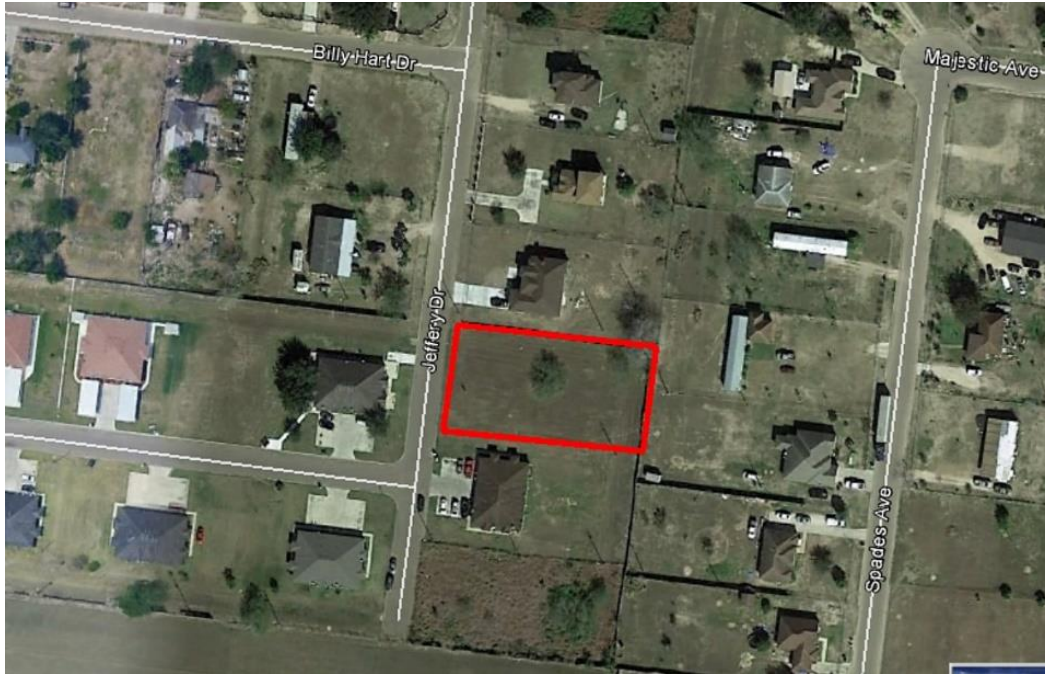
COMPARABLE DATA SUPPLEMENT

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

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Garco Ltd, Grantee/Lessee: Juan De Dios Hernandez
 Date: April 12, 2018 Recording Information: Deed No. 2906412 Key Map: Lon: W-98.092976
 Lat: N26.267307

Address: 2504 North Jeffery Drive, Edinburg, TX Zip Code: 78539

Legal Description: Lot 7, Sevilla Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas.

Confirmed Price: \$35,000 Verified with: MLS No. L213828S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.520 Acres / 22,651 Sq. Ft. Unit Price as Vacant: \$67,308 / Acre
 \$1.55 / Square Foot

Type Street: Asphalt Paved Utilities: Water / No Sewer

Improvement(s) Description: N/A

Improvement(s) Size: N/A Unit Price as Improved: N/A

Condition and Functional Design: N/A

Current Use: Residential Highest & Best Use: Residential

Date of Inspection: December 4, 2018 Zoning: Residential Flood Plain:

Appraiser: Leonel Garza III
 December 20, 2018
 Date

Explanation of Adjustments with Reconciliation:

Each sale is reviewed for items recognized by the market that affect market value, which include conditions of the sale, market conditions, relative location, physical characteristics, available utilities and other factors that are recognized for arms-length transactions. Each of these factors may require adjustments for any differences found in comparison to the subject property, based on a direct sales analysis approach to value. After the appropriate adjustments were made to each sale, an adjusted unit range of value per square foot of \$1.55 to \$1.63 per square foot was calculated for the subject property. A unit rate of \$1.60 per square foot was determined for the land valuation.

As for the portion of the subject property that is encumbered by a HICD No. 2 Irrigation Easement a -50% adjustment of the fee simple unit rate was applied to the area encumbered by the HCID No. 2 Easement. The purpose of such discount is that the fee simple owner of record does not contain the full bundle of rights to this portion of the subject property as the easement is an irrigation easement, occupied by HCID No. 2, and the underlying fee owner can only utilize the easement area for access and cannot build on the easement. Therefore, the area located within the HCID No. 2 Easement, shall have a unit rate calculated at 50% of the \$1.60/square foot or \$0.80/square foot value determined for the fee simple area.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Contributory Value of the Buildings					\$ -
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Chain Link Fencing	635	\$ 8.50	\$ 5,398	50%	\$ 2,699
Swinging Chain Link Gate	2	\$ 250	\$ 500	50%	\$ 250
General Landscaping	1	\$ 10,000	\$ 10,000	0%	\$ 10,000
Contributory Value of the Site Improvements					\$ 12,949
Contributory Value of All Improvements					\$ 12,949
	Net Land Area		Price / Unit		
Land Value (HCID No. 2 Irrigation Easement)	3,254	SF @	\$ 0.80 / SF		\$ 2,603
Land Value (Encumbered Fee Simple)	3,254	SF @	\$ 0.80 / SF		\$ 2,603
Land Value (Unencumbered Fee Simple)	21,163	SF @	\$ 1.60 / SF		\$ 33,861
Estimated Value By Cost Approach					\$ 52,016

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 use. This shall be utilized for the determination of value for the part to be acquired.

VALUATION APPROACHES

Cost Approach	\$ 3,997
Sales Comparison Approach (Land Only)	\$ 1,359
Income Approach	N/A

RECONCILIATION OF APPROACHES TO VALUE

The subject property is a partial 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	
Chain Link Fencing (150 lf x \$8.50/lf @ 50% Depreciation)	\$ 638
(1) Oak Tree (\$1,000 / Tree)	\$ 1,000
(1) Hackberry Tree (\$850 / Tree)	\$ 850
(1) Bougainvillea Bush (\$150 / Bush)	\$ 150
Total Contributory Value of Improvements	\$ 2,638

Drainage Easement	1,586	SF @ \$	0.80 / SF	\$ 1,269
Overlapping Drainage	225	SF @ \$	0.40 / SF	\$ 90
Total Land Value				\$ 1,359

Reconciled Final Value _____ **\$ 3,997**

Part To Be Acquired

The part to be acquired consist of 1,811-square feet of land located at the northeastern portion of the whole property. 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 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. The subject property is to be purchased as an easement. The eastern boundary of the subject property is encumbered by an irrigation easement which will remain in place as per an agreement between the Irrigation District and the Drainage District as per the client. Therefore, the encumbered fee will be discounted for the proposed easement area at 50%. 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 as a whole, part to be acquired and the remainder before acquisition. In the remainder after scenario, the determination of market value must consider the effect of the proposed acquisition on the remainder after, in order to determine if any damages (diminution in value) were incurred, as required by State Law. 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.



SAM Engineering and Surveying



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 South 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

METES AND BOUNDS DESCRIPTION

**PROP. DRAINAGE EASEMENT,
0.04 ACRES OF LOT 12,
SAN MARCOS ACRES NO. 3
HIDALGO COUNTY, TEXAS**

A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF LOT 12, SAN MARCOS ACRES NO. 3, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY.

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, SAN MARCOS ACRES NO. 3, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

1. THENCE, SOUTH 08°31'35" WEST, WITH THE EAST LOT LINE OF SAID LOT 12, A DISTANCE OF 15.0 FEET FOR A POINT ALONG THE EAST LOT LINE OF SAID LOT 12 AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
2. THENCE, NORTH 81°28'25" WEST, PARALLEL WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 122.3 FEET FOR A POINT ON THE RIGHT-OF-WAY LINE OF SAN MARCOS AVENUE AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
3. THENCE, NORTHEASTERLY, WITH THE RIGHT-OF-WAY LINE OF SAID SAN MARCOS AVENUE, AN ARC DISTANCE OF 15.235 FEET AND HAVING A RADIUS OF 50.0 FEET FOR AN EXTERIOR CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
4. THENCE, SOUTH 81°28'25" EAST, WITH THE NORTH LOT LINE OF SAID LOT 12, A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, CONTAINING A 0.04 ACRE (1,811.41 SQ. FT.) TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

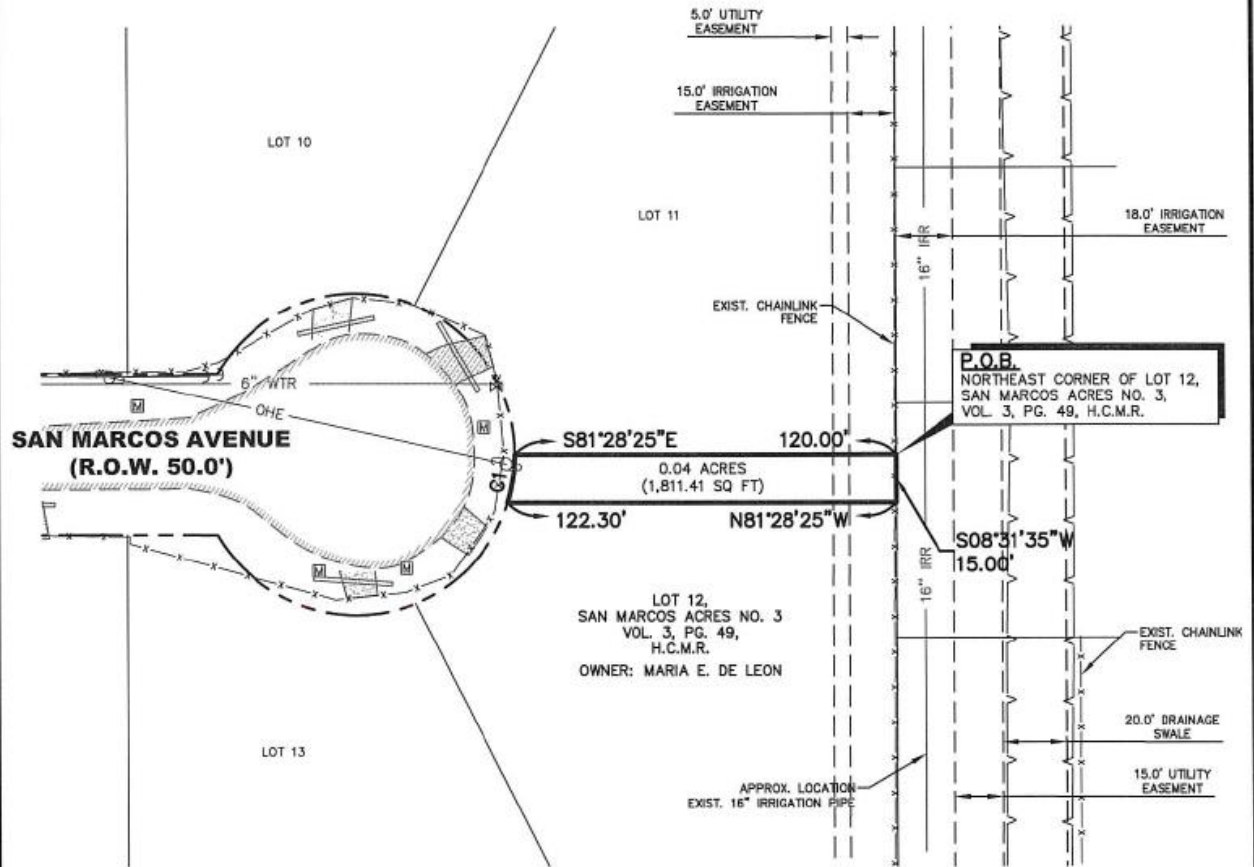
I, SAMUEL D. MALDONADO, CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

 8/28/10/18
SAMUEL D. MALDONADO DATE
REGISTERED PROFESSIONAL LAND SURVEY No. 6027



SHEET 1 of 2 : METES & BOUNDS
SAN MARCOS ACRES NO. 3 PROP. DRAINAGE EASEMENT

CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.235'	50.00'	17°27'20"	N17°15'16"E	15.18'



LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
⊞	- WATER METER
▨	- ASPHALT
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
D.R.H.C.	- DEED RECORDS OF HIDALGO COUNTY
R.O.W.	- RIGHT OF WAY
FND.	- FOUND
EXIST.	- EXISTING



MDL 8/29/2018
 SAMUEL DAVID MALDONADO DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	RVWD. BY
ENG 17.086	RL	JM

SHEET 2 OF 2: SURVEY PLAT

SAMES SAM Engineering & Surveying
 200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
 MCALLEN, TEXAS 78501 FAX: (956) 702-8883
 SURVEY FIRM REG. No. 101410-00

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		
Chain Link Fencing (150 lf x \$8.50/lf @ 50% Depreciation)		\$ 638
(1) Oak Tree (\$1,000 / Tree)		\$ 1,000
(1) Hackberry Tree (\$850 / Tree)		\$ 850
(1) Bougainvillea Bush (\$150 / Bush)		\$ 150
Total Contributory Value of Improvements		\$ 2,638
Easement	1,586 SF @ \$ 0.80 / SF	\$ 1,269
Overlapping	225 SF @ \$ 0.40 / SF	\$ 90
Total Land		\$ 1,359
TOTAL AS A UNIT		\$ 3,997

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements		
Chain Link Fencing		\$ 2,061
Swinging Chain Link Gate		\$ 250
General Landscaping		\$ 8,000
Total Contributory Value of Improvements		\$ 10,311
Irrigation Easement	3,029 SF @ \$ 0.80 / SF	\$ 2,423
Irrigation Easement Overlapping	225 SF @ \$ 0.40 / SF	\$ 90
Encumbered Irrigation	3,029 SF @ \$ 0.80 / SF	\$ 2,423
Encumbered Irrigation Overlapping	225 SF @ \$ 0.40 / SF	\$ 90
Encumbered Drainage Easement	1,586 SF @ \$ 0.80 / SF	\$ 1,269
Encumbered Overlapping	225 SF @ \$ 0.40 / SF	\$ 90
Unencumbered	19,577 SF @ \$ 1.60 / SF	\$ 31,323
Total Land		\$ 37,708
TOTAL AS A UNIT		\$ 48,019

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 \$ 48,019
 Sales Comparison Approach (Land Only) \$ 37,708
 Income Approach N/A

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 are not applicable. The cost approach is the only applicable approach to determine the market value of the remainder of the subject property.

Contributory Value of Improvements		
Chain Link Fencing		\$ 2,061
Swinging Chain Link Gate		\$ 250
General Landscaping		\$ 8,000
Total Contributory Value of Improvements		\$ 10,311

Irrigation Easement	3,029	SF	@	\$ 0.80 / SF	\$ 2,423
Overlapping Irrigation	225	SF	@	\$ 0.40 / SF	\$ 90
Encumbered Irrigation	3,029	SF	@	\$ 0.80 / SF	\$ 2,423
Overlapping Encumbered Irrigation	225	SF	@	\$ 0.40 / SF	\$ 90
Encumbered Drainage	1,586	SF	@	\$ 0.80 / SF	\$ 1,269
Overlapping Encumbered Drainage	225	SF	@	\$ 0.40 / SF	\$ 90
Unencumbered	19,577	SF	@	\$ 1.60 / SF	\$ 31,323
Total Land Value					\$ 37,708

Reconciled Final Value **\$ 48,019**

Remainder After The Acquisition

The part to be acquired is located along the norther boundary of the subject property. The subject property will retain its access through San Marcos Avenue with no denial nor impairment of access. Based on the limited acquisition area, no diminution/damages are indicated to the market value of the remainder after.



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	Sandra Guadalupe Garza	Karen Reyes		Graciela Gamez & Alberto Gamez		Garco LTD	
Grantee	Maria E. De Leon	Daniel Alvarado		Alberto Molina & Alicia E. Molina		Juan De Dios Hernandez	
Date	June 26, 2015	October 24, 2016		June 2, 2016		April 12, 2018	
Sales Price		\$ 35,000		\$ 35,000		\$ 35,000	
Unit Price		\$ 1.52 / SF		\$ 1.55 / SF		\$ 1.55 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Inferior	5%	Inferior	5%	Similar	0%
Market Conditions Adjusted Unit Price		\$ 1.60 / SF		\$ 1.63 / SF		\$ 1.55 / SF	
Relative Location	Average	Similar	0%	Similar	0%	Similar	0%
Site Utility	Average	Corner	0%	Corner	0%	Interior	0%
Physical Characteristics	Irregular	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / Septic	Similar	0%	Similar	0%	Similar	0%
Frontage	San Marcos Drive Street	Fox Lane	0%	Spades Avenue	0%	Jeffery Drive	0%
Size Adjustment	22,606 SF	22,995	0%	22,577	0%	22,651	0%
	Net Adjustment	\$ -	0%	\$ -	0%	\$ -	0%
	Indicated Unit Value	\$ 1.60 / SF		\$ 1.63 / SF		\$ 1.55 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.60 / SF	
Discount for Irrigation & Drainage Easement Area						50%	
Estimated Unit Value of Encumbered Area						\$ 0.80 / SF	
Estimated Unit Value of Overlapping Encumbered Area						\$ 0.40 / SF	
Market Value of Existing Irrigation Easement (3,029 SF)						\$ 2,423	
Market Value of Overlapping Irrigation Easement (225 SF)						\$ 90	
Market Value of Encumbered Irrigation Easement Area (3,029 SF)						\$ 2,423	
Market Value of Overlapping Encumbered Irrigation Easement Area (225 SF)						\$ 90	
Market Value of Encumbered Drainage Easement Area (1,586 SF)						\$ 1,269	
Market Value of Overlapping Encumbered Drainage Easement Area (225 SF)						\$ 90	
Market Value of Unencumbered Fee Simple Area (19,577 SF)						\$ 31,323	

Estimated Value by Sales Comparison Approach \$ 37,708

Explanation of Adjustments with Reconciliation:

Each sale is reviewed for items recognized by the market that affect market value, which include conditions of the sale, market conditions, relative location, physical characteristics, available utilities and other factors that are recognized for arms-length transactions. Each of these factors may require adjustments for any differences found in comparison to the subject property, based on a direct sales analysis approach to value. After the appropriate adjustments were made to each sale, an adjusted unit range of value per square foot of \$1.55 to \$1.63 per square foot was calculated for the subject property. A unit rate of \$1.60 per square foot was determined for the land valuation.

In addition to the fee simple market value of the subject property, the scope of the assignment is to appraise the subject property as an "easement". In order to value this portion of the bundle of rights of said property, a discount of 50% from the fee simple market value is required. The proposed easement holder (i.e. Hidalgo County Drainage District No. 1) shall have the right to utilize the property as an easement. Since the property shall be held as an easement, the owner-of-record shall retain a portion of said bundle of rights to the Real Estate. In the case of the subject property, a value equating to 50% of the fee simple market value as the area to be acquired shall be for an easement, with the fee simple owner having limited use to said acquisition area after the acquisition. A portion of the proposed acquisition area is encumbered by an existing Hidalgo County Irrigation Easement, which will be left in place as part of an agreement between the Irrigation District and Drainage District; therefore, encumbered fee land will be discounted by 50% or \$0.40 per square foot. Therefore, the area within the acquisition area to be purchased as "easement" shall be valued as follows:

Calculation For Land Valuation

Fee Simple Unit Value	\$ 1.60 / Square Foot
Irrigation Easement Value	\$ 0.80 / Square Foot
Overlapping Easement Value	\$ 0.40 / Square Foot
Overlapping Encumbered Value	\$ 0.40 / Square Foot

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
					\$ -
Contributory Value of the Buildings					\$ -
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Chain Link Fencing	485	\$ 8.50	\$ 4,123	50%	\$ 2,061
Swinging Chain Link Gate	2	\$ 250	\$ 500	50%	\$ 250
General Landscaping	1	\$ 8,000	\$ 8,000	0%	\$ 8,000
Contributory Value of the Site Improvements					\$ 10,311
Contributory Value of All Improvements					\$ 10,311
	Net Land Area		Price / Unit		
Land Value (HCID No. 2 Irrigation Easement)	3,029	SF @	\$ 0.80 / SF		\$ 2,423
Land Value (Overlapping Irrigation Easement Area)	225	SF @	\$ 0.40 / SF		\$ 90
Land Value (Encumbered Irrigation Easement Area)	3,029	SF @	\$ 0.80 / SF		\$ 2,423
Land Value (Overlapping Encumbered Irr. Easement Area)	225	SF @	\$ 0.40 / SF		\$ 90
Land Value (Encumbered Drainage Easement Area)	1,586	SF @	\$ 0.80 / SF		\$ 1,269
Land Value (Overlapping Encumbered Area)	225	SF @	\$ 0.40 / SF		\$ 90
Land Value (Unencumbered Area)	19,577	SF @	\$ 1.60 / SF		\$ 31,323
Estimated Value By Cost Approach					\$ 48,019

SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

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

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

The sales comparison approach "as improved" is not 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.

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.

Replacement / Cost To Cure Item	Units	\$ Per Unit	Replacement Cost New	Depreciated Market Value	Cost To Cure
Chain Link Fence	150	\$ 8.50	\$ 1,275	\$ 638	\$ 637
Total Cost To Cure					\$ 637

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 52,016

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 extinguished) \$ 3,997

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 48,019

Considering the uses to which the part taken is to be subjected to the market value of the remainder immediately acquisition is \$ 48,019

NET DAMAGES OR ENHANCEMENTS (if any) \$ -

ACCESS

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

COST TO CURE \$ 637

TOTAL COMPENSATION \$ 4,634

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

Recorded On-2015-Jun-26 As-2623272

2623272

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER: CHAPTER 11.008 TEXAS PROPERTY CODE.

WARRANTY DEED

**STATE OF TEXAS
COUNTY OF HIDALGO**

DATE: JUNE 26, 2015

**GRANTOR (S): FELIX GARZA AND SANDRA G. GARZA
12 SAN MARCOS
SAN JUAN, TX. 78589**

**GRANTEE: MARIA E. DE LEON
SAN MARCOS 13 SUBD 3
EDINBURG, TX. 78542**

CONSIDERATION:

TEN AND No/100 Dollars (\$10.00) and other valuable consideration.

PROPERTY (including any improvement, if any) :

LOT 12, SAN MARCOS ACRES NO. 3 SUBDIVISON, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 49, MAP RECORDS OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES

RESERVATIONS FROM CONVEYANCE:

1. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE SUBJECT PROPERTY;
2. RIGHTS OF PARTIES IN POSSESSION;
3. EASEMENTS, RIGHTS-OF-WAY, AND PRESCRIPTIVE RIGHTS, WHETHER OF RECORD OR NOT;

4. ALL RECORDED RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITION, OIL AND GAS LEASES, MINERAL SEVERANCES, AND OTHER INSTRUMENTS, OTHER THAN LIENS AND CONVEYANCES, THAT AFFECT THE PROPERTY;
5. RIGHTS OF ADJOINING OWNERS IN ANY WALLS AND FENCES SITUATED ON A COMMON BOUNDARY;
6. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES;
7. ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS;
8. 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;
9. TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS, AND SUBSEQUENT ASSESSMENTS FOR PRIOR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP;
10. 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.

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 singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successor, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrator, and successors to warranty and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successor, and assign against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to conveyance and warranty.

NO TITLE EXAMINATION WAS REQUIRED IN CONNECTION WITH THE PREPARATION OF THE DOCUMENTATION CONCERNING THE PURCHASE OF THE ABOVE DESCRIBED PROPERTY, NOR WAS ANY MADE, THE PREPARER EXPRESSES NO OPINION AS TO TITLE OR TAX TO THIS PROPERTY.

As a material part of the consideration for this deed, Grantors and Grantee agree that Grantee is taking the property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantors that the property has a particular financial value or is fit for a particular purpose. Grantees acknowledge and stipulate that Grantee is not relying on any representation, statement, or other assertion with respect to the property condition but is relying on Grantee's examination of the property. Grantees take the property with the express

understanding and stipulation that there is no express or implied warranties except for limited warranties of title set forth in this deed.

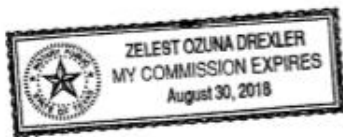
When the context requires, singular nouns and pronouns include the plural.

EXECUTED ON THIS THE 26TH DAY OF JUNE 2015.

GRANTOR : *Felix Garza*
FELIX GARZA

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO BEFORE ME, ZELEST DREXLER,
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS THE 26TH
DAY OF JUNE 2015 BY FELIX GARZA.

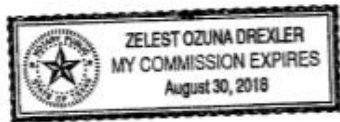


[Signature]
ZELEST DREXLER
NOTARY PUBLIC
STATE OF TEXAS

GRANTOR : 
SANDRA G. GARZA

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO BEFORE ME, ZELEST DREXLER,
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS THE 26TH
DAY OF JUNE 2015 BY SANDRA G. GARZA.




ZELEST DREXLER
NOTARY PUBLIC
STATE OF TEXAS