

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.

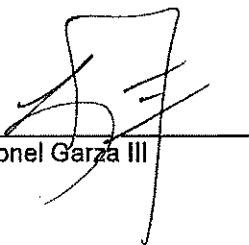
No one other than those mentioned within this certification provided significant real property appraisal assistance to the person(s) signing this certification.

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 expansion of the Trenton Drain Project. The proposed easement will be for underground or piped drainage, 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 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 Albino R. Rodriguez under Document 1998588. 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. 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.



**GARZA
& ASSOCIATES**

1418 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

Albino R. Rodriguez
4511 S. Alamo Road
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 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 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,

A handwritten signature in black ink, appearing to read 'L. Garza III', written over a horizontal line.

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 ON TOP OF MAILPIECE TO RECEIVE POSTAGE INFORMATION. STICKER WILL BE REMOVED AT POST OFFICE. **CERTIFIED MAIL**



7017 3380 0000 6133 9395
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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 \$ _____ 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 \$ _____ <input type="checkbox"/> Adult Signature Required \$ _____ <input type="checkbox"/> Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____	Postmark Here
Sent to: <i>Albino R. Rodriguez</i> Street and Apt. No., or PO Box No. <i>4511 S. Alamo Rd</i> City, State, ZIP+4® <i>Edenburg, Tx 78542</i>	
PS Form 3811, April 2015 PSN 7530-02-000-9063 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
Albino R. Rodriguez
4511 S. Alamo Rd
Edenburg, Tx 78542



9590 9402 3901 8060 1759 27

2. Article Number (transfer from service label)
 7017 3380 0000 6133 9395

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 |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | |

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No.

Local Address: Western-end of Dan Avenue, Edinburg,
Texas

Date Taken: December 4, 2018

Taken By: Leonel Garza III

Point which taken: Photo 1: Pioneer Street
Photo 2: Pioneer Street

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



Photo 1
View of subject property

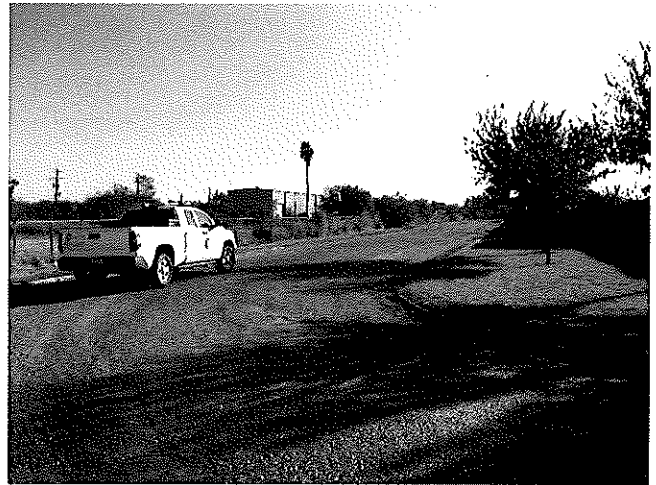


Photo 2
Street view of Anchor Street

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

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



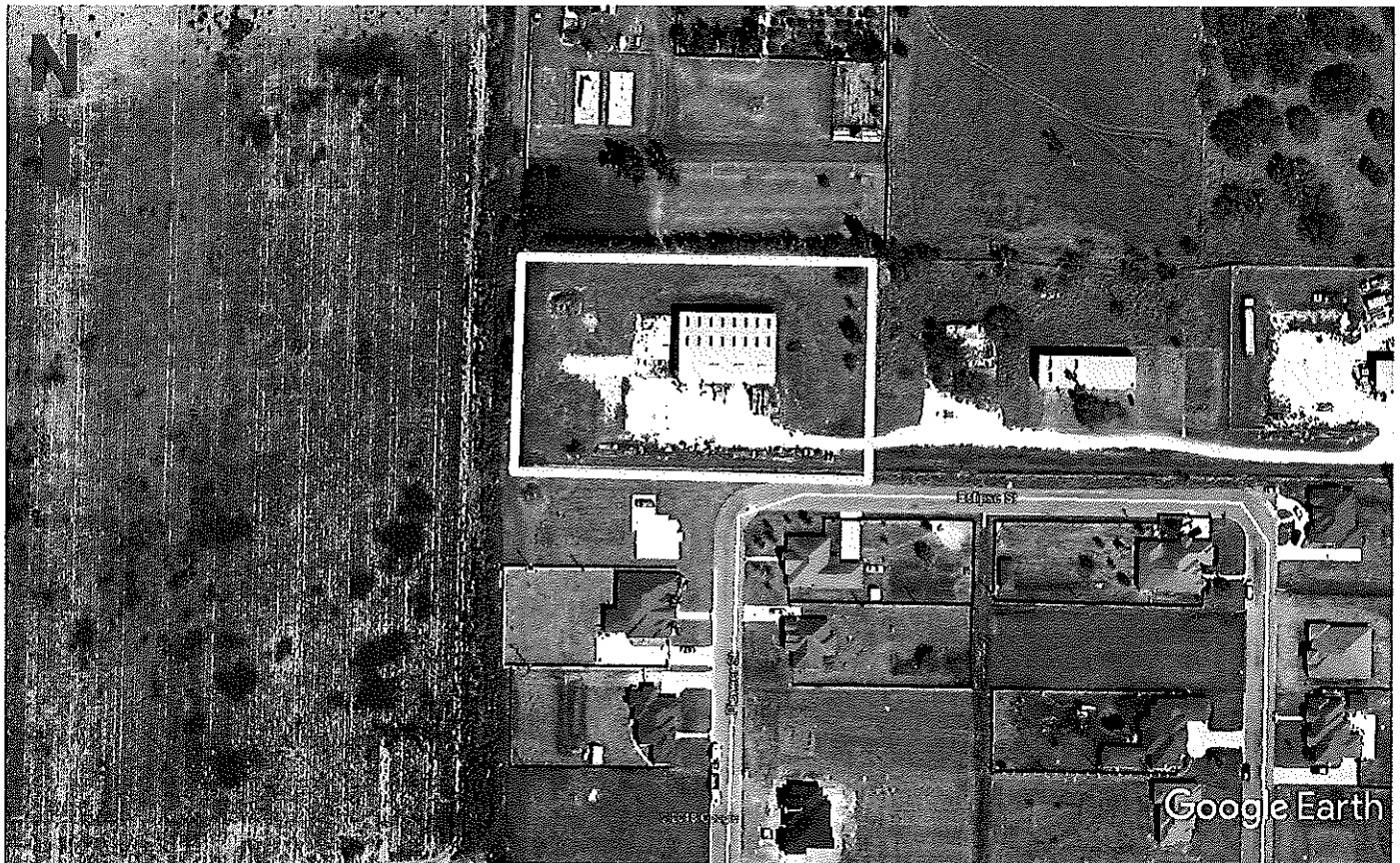
Photo 3
View of acquisition area facing east



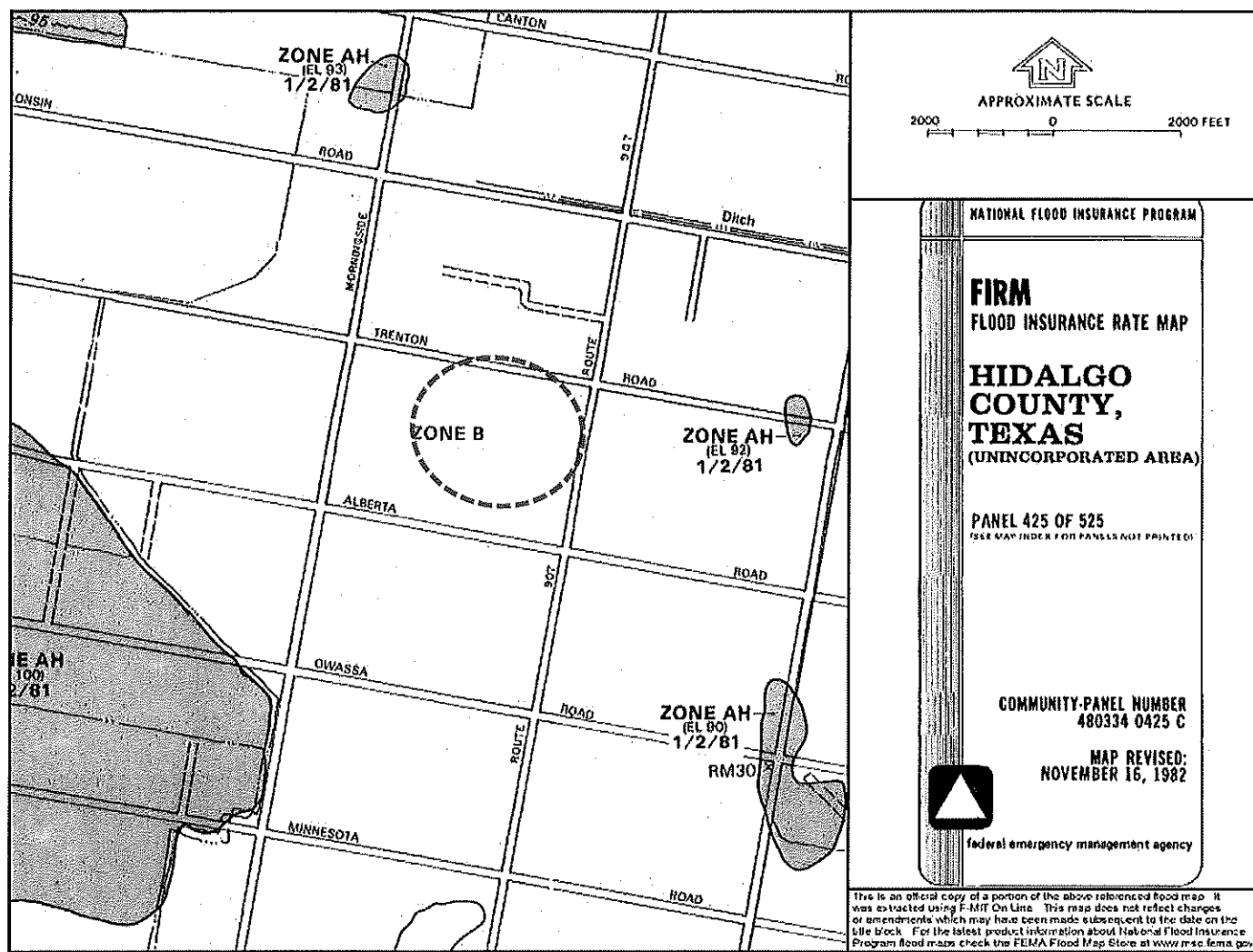
Photo 4
View of acquisition area facing west

Site Analysis: Whole Property

Whole Property Land Area	1.8939-Acres / 82,500-Square Feet (Per HCAD)
Location / Address	Western-end of Dan Avenue, Edinburg, Texas
Frontage	Dan Avenue / a dedicated caliche paved road with access to Alamo Road
Shape	Rectangular
Utilities	Water / No Sewer (Septic System)
Topography	Level and Typical of Market Area
Municipal Zoning	Not Applicable – Extraterritorial Jurisdiction (ETJ)
Improvements	Metal Warehouse Building and Perimeter Fencing



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 > 157205 RODRIGUEZ ALBINO R for Year 2019

Property

Account

Property ID: 157205 Legal Description: DAN BURNS ESTATES LOT 4
 Geographic ID: D0690-00-000-0004-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: S ALAMO RD Mapsco:
 TX
 Neighborhood: DAN BURNS ESTATES Map ID:
 Neighborhood CD: D069000

Owner

Name: RODRIGUEZ ALBINO R Owner ID: 102805
 Mailing Address: 4511 S ALAMO RD % Ownership: 100.0000000000%
 EDINBURG, TX 78542-7196
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$114,356	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$74,250	Ag/ Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$188,606	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$188,606	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$188,606	

Taxing Jurisdiction

Owner: RODRIGUEZ ALBINO R
 % Ownership: 100.0000000000%
 Total Value: \$188,606

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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CAD	APPRAISAL DISTRICT	0.000000	\$188,606	\$188,606	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$188,606	\$188,606	\$179.36
FD3	EMS DIST #03	0.025700	\$188,606	\$188,606	\$48.47
GHD	HIDALGO COUNTY	0.580000	\$188,606	\$188,606	\$1,093.91
JCC	SOUTH TEXAS COLLEGE	0.178000	\$188,606	\$188,606	\$335.72
R15	ROAD DIST 15	0.000000	\$188,606	\$188,606	\$0.00
SEB	EDINBURG ISD	1.239800	\$188,606	\$188,606	\$2,338.34
SST	SOUTH TEXAS SCHOOL	0.049200	\$188,606	\$188,606	\$92.79
Total Tax Rate:		2.167800			
				Taxes w/Current Exemptions:	\$4,088.59
				Taxes w/o Exemptions:	\$4,088.60

Improvement / Building

Improvement #1:	COMMERCIAL	State Code:	F1	Living Area:	6250.0 sqft	Value:	\$114,356
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
WHS	WAREHOUSE	100 - CAV	PFM	1990	6250.0		
CAN	CANOPY	100 - CAV		1990	750.0		
CLF	CHAIN LINK FENCE	* - CAV		1990	1190.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	1.8939	82500.00	375.00	220.00	\$74,250	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$114,356	\$74,250	0	188,606	\$0	\$188,606
2018	\$118,105	\$74,250	0	192,355	\$0	\$192,355
2017	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2016	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2015	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2014	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2013	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2012	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2011	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2010	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2009	\$87,835	\$49,500	0	137,335	\$0	\$137,335
2008	\$87,835	\$37,125	0	124,960	\$0	\$124,960
2007	\$87,835	\$37,125	0	124,960	\$0	\$124,960
2006	\$87,835	\$37,125	0	124,960	\$0	\$124,960
2005	\$87,835	\$37,125	0	124,960	\$0	\$124,960

Deed History - (Last 3 Deed Transactions)

#	Deed	Type	Description	Grantor	Grantee	Volume	Page	Deed
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	Date						Number
1	5/14/2009	WDV	WARRANTY DEED/VENDORS LIEN	TROELLER LEONARD G OR BETTY	RODRIGUEZ ALBINO R		1998588
2		CONV	CONVERSION	BURNS DANIEL E	TROELLER LEONARD G OR BETTY	2023	485

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 light industrial use. The scope of the assignment is to value the subject based on the highest and best use to derive a unit rate applicable to the part to be acquired or easement proposed.

VALUATION APPROACHES

Cost Approach \$ 230,089
 Sales Comparison Approach (Land Only) \$ 90,750
 Income Approach N/A

RECONCILIATION OF APPROACHES TO VALUE:

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

Contributory Value of Improvements	
Warehouse (Stated Value as per HCAD)	\$ 114,356
Chain Link Fencing	\$ 12,126
Chain Link Swinging Gate	\$ 413
Chain Link Rolling Gate	\$ 975
Caliche	\$ 10,969
Mesquite Tree	\$ 500
Total Contributory Value of Improvements	\$ 139,339

Land Value (Fee Simple) 82,500 SF @ \$ 1.10 / SF \$ 90,750
Total Land Value \$ 90,750

Reconciled Final Value \$ 230,089

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, commercial or light industrial use. The subject area is located inside the extraterritorial jurisdiction (ETJ) of Edinburg, City of Edinburg zoning ordinances are not enforced within the ETJ.

Physically Possible

The subject property is located at the western-end of Dan Avenue and consists of 1.8939-acres. The subject property has adequate land area and access for a light industrial use.

Financially Feasible

Due to the surrounding developments within the Dan Burns Estates Subdivision which consists of light industrial uses and developments, which appears financially feasible to utilize the subject property for a light industrial use.

Maximally Productive

The subject property’s maximally productive state is for light industrial use. This is consistent with market trends in the immediate area, as the subject property is located in the Dan Burns Estate Subdivision which is a light industrial subdivision.

Conclusion

The conclusion of the highest and best use “as if vacant” and “as Improved” is for light industrial use. This is the same conclusion for the remainder in the before and after state.

Sales Comparison Approach As If 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	Leonard G & Betty Troeller	Francisco Javier Melendez and wife, San Juanita Melendez		Bradford William Smith, Trustee of the William C. Smith Jr. Family Trust		Garco LTD	
Grantee	Albino R. Rodriguez	Effinensee, LLC		Oscar Javier Campos and Ana Maria Campos		Jaime J. Coronado Guajardo	
Date	May 14, 2009	February 14, 2017		June 15, 2017		July 9, 2018	
Sales Price		\$ 85,000		\$ 79,000		\$ 94,000	
Unit Price		\$ 1.15 / SF		\$ 0.92 / SF		\$ 1.08 / 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		\$ 1.15 / SF		\$ 0.92 / SF		\$ 1.08 / SF	
Relative Location	Average	Similar	0%	Similar	0%	Similar	0%
Site Utility	Interior Lot	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Rectangular	Similar	0%	Similar	0%	Similar	0%
Utilities	Water / Septic	Similar	0%	Similar	0%	Similar	0%
Frontage	Dan Avenue	Owassa Road	0%	Tower Road	0%	Tower Road	0%
Size Adjustment	82,500 SF	73,616	0%	85,787	0%	87,120	0%
	Net Adjustment	\$ -	0%	\$ -	0%	\$ -	0%
	Indicated Unit Value	\$ 1.15 / SF		\$ 0.92 / SF		\$ 1.08 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.10 / SF	

Estimated Value by Sales Comparison Approach **\$ 90,750**

COMPARABLE DATA SUPPLEMENT

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

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Bradford William Smith, Trustee
 of the William C. Smith Jr. Family Trust
 Date: June 15, 2017

Grantee/Lessee: Oscar Javier Campos and Ana
 Maria Campos

Recording Information: Deed No. 2825187

Key Map: Lon: W-98.099563
 Lat: N26.245468

Address: 4920 S Tower Road, Edinburg, TX

Zip Code: 78542

Legal Description: Lot Six (6), Tower Terrace Subdivision, an addition to the City of Edinburg, Hidalgo County, Texas.

Confirmed Price: \$79,000

Verified with: MLS No. A206163S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 1.969 Acres / 85,787 Sq. Ft.

Unit Price as Vacant: \$40,114 / Acre
 \$0.92 / 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 / Light Industrial Use

Current Use: Vacant

Zoning: N/A

Flood Plain: Zone C

Date of Inspection: December 2, 2018

Appraiser: Leonel Garza III

January 2, 2019

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
 Date: July 9, 2018

Grantee/Lessee: Jaime J. Coronado Guajardo

Recording Information: Deed No. 2933531

Key Map: Lon: W-98.101592

Lat: N26.245794

Address: 5007 Tower Road, Edinburg, TX

Zip Code: 78542

Legal Description: Lot Sixty-Seven (67) Vegas Tower Ranches Subdivision, Hidalgo County, Texas.

Confirmed Price: \$94,000

Verified with: MLS No. A222044S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 2.000 Acres / 87,120 Sq. Ft.

Unit Price as Vacant: \$47,000 / Acre

\$1.08 / 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: Vacant

Highest & Best Use: Residential / Light Industrial

Date of Inspection: December 2, 2018

Zoning: N/A

Flood Plain: Zone C

Appraiser: Leonel Garza III

January 2, 2019

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 \$0.92 to \$1.15 per square foot was calculated for the subject property. A unit rate of \$1.10 per square foot was determined for the land valuation.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Warehouse (Stated Value as per HCAD)	1	\$ 114,356	\$ 114,356	As Per HCAD	\$ 114,356
Contributory Value of the Buildings					\$ 114,356
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Chain Link Fencing	1,115	\$ 14.50	\$ 16,168	25%	\$ 12,126
Chain Link Swinging Gate	1	\$ 550	\$ 550	25%	\$ 413
Chain Link Rolling Gate	2	\$ 650	\$ 1,300	25%	\$ 975
Caliche	19500	\$ 0.75	\$ 14,625	25%	\$ 10,969
Mesquite Tree	1	\$ 500	\$ 500	0%	\$ 500
Contributory Value of the Site Improvements					\$ 24,983
Contributory Value of All Improvements					\$ 139,339
	Net Land Area		Price / Unit		
Land Value (Fee Simple)	82,500	SF @	\$ 1.10 / SF		\$ 90,750
Estimated Value By Cost Approach					\$ 230,089

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

VALUATION APPROACHES

Cost Approach \$ 8,490
 Sales Comparison Approach (Land Only) \$ 3,011
 Income Approach N/A

RECONCILIATION OF APPROACHES TO VALUE

The subject property is a partial acquisition; only site improvements are located within the proposed acquisition. Therefore, the cost approach is the only applicable method to value the part to be acquired.

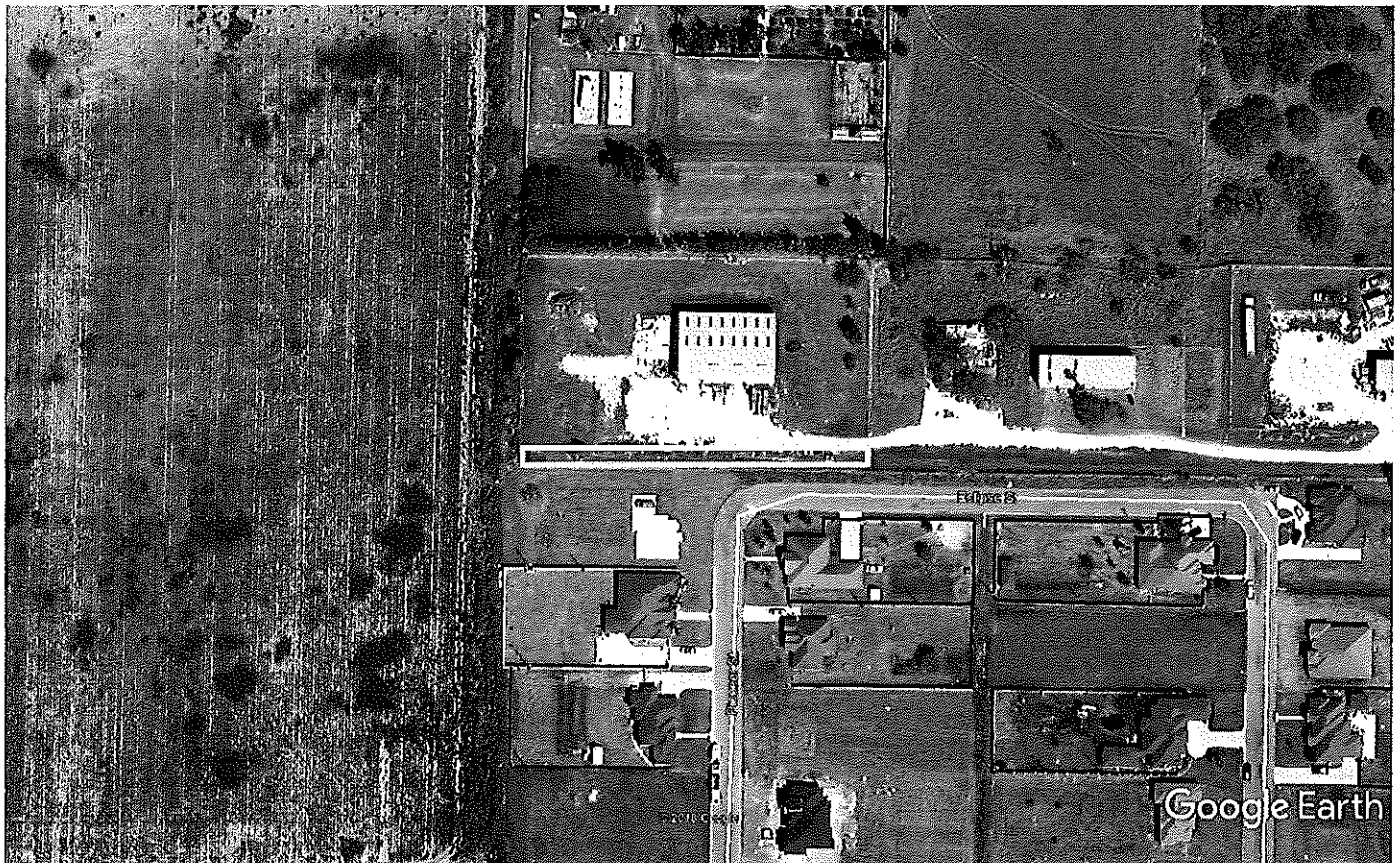
Contributory Value of Improvements	
Chain Link Fencing w/ Barbed Wire (375' lf x \$14.50/lf @ 25% Depreciation)	\$ 4,078
(1) Swinging Chain Link Gate (\$550/Gate @ 25% Depreciation)	\$ 413
(1) Rolling Chain Link Gate (\$650/Gate @ 25% Depreciation)	\$ 488
(1) Mesquite Tree (\$500 / Tree)	\$ 500
Total Contributory Value of Improvements	\$ 5,479

Land Value (Easement) 5,475 SF @ \$ 0.55 / SF \$ 3,011
 Total Land Value \$ 3,011

Reconciled Final Value \$ 8,490

Part To Be Acquired

The part to be acquired consist of 5,475-square feet of land located at the southern 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 # 10002 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,
0.13 ACRES OF LOT 4,
DAN BURNS ESTATES
HIDALGO COUNTY, TEXAS

A 0.13 ACRE (5,475.00 SQ. FT.) TRACT OF LAND, MORE OR LESS, BEING PART OF DAN BURNS ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 30A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 73650, OFFICIAL RECORDS OF HIDALGO COUNTY;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, DAN BURNS ESTATES SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 30A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS RECORDED IN DOCUMENT NUMBER 73650, OFFICIAL RECORDS OF HIDALGO COUNTY;

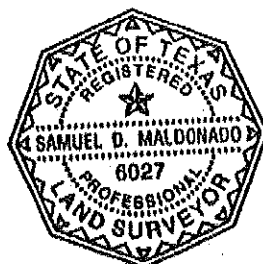
1. THENCE, (NORTH 81°15'00" WEST), WITH THE SOUTH LOT LINE OF SAID LOT 4, A DISTANCE OF 365.0 FEET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
2. THENCE, (NORTH 08°45'00" EAST), PARALLEL WITH THE WEST LOT LINE OF SAID LOT 4, A DISTANCE OF 15.0 FEET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
3. THENCE, (SOUTH 81°15'00" EAST), PARALLEL WITH THE SOUTH LOT LINE OF SAID LOT 4, A DISTANCE OF 365.0 FEET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;
4. THENCE, (SOUTH 08°45'00" WEST), WITH THE EAST LOT LINE OF SAID LOT 4, A DISTANCE OF 15.0 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, CONTAINING A 0.13 ACRE (5,475.00 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.



SAMUEL D. MALDONADO DATE 8/28/2018
REGISTERED PROFESSIONAL LAND SURVEY No. 6027



SHEET 1 of 2 : METES & BOUNDS
DAN BURNS ESTATES PROP. DRAINAGE EASEMENT

PART TO BE ACQUIRED

Highest and Best Use:

The highest and best use of the subject property is for a light industrial use.

Contributory Value of Improvements			
Chain Link Fencing w/ Barbed Wire (375' lf x \$14.50/lf @ 25% Depreciation)		\$	4,078
(1) Swinging Chain Link Gate (\$550/Gate @ 25% Depreciation)		\$	413
(1) Rolling Chain Link Gate (\$650/Gate @ 25% Depreciation)		\$	488
(1) Mesquite Tree (\$500 / Tree)		\$	500
Total Contributory Value of Improvements		\$	5,479
Land (Easement)	5,475 SF @ \$ 0.55 / SF	\$	3,011
Total Land		\$	3,011
TOTAL AS A UNIT		\$	8,490

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements			
Warehouse (Stated Value as per HCAD)		\$	114,356
Chain Link Fencing		\$	8,048
Chain Link Rolling Gate		\$	487
Caliche		\$	10,969
Total Contributory Value of Improvements		\$	133,860
Encumbered	5,475 SF @ \$ 0.55 / SF	\$	3,011
Unencumbered	77,025 SF @ \$ 1.10 / SF	\$	84,728
Total Land		\$	87,739
TOTAL AS A UNIT		\$	221,599

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 a light industrial 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 \$ 221,599
 Sales Comparison Approach (Land Only) \$ 87,739
 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	
Warehouse (Stated Value as per HCAD)	\$ 114,356
Chain Link Fencing	\$ 8,048
Chain Link Rolling Gate	\$ 487
Caliche	\$ 10,969
Total Contributory Value of Improvements	\$ 133,860

Encumbered	5,475 SF @ \$ 0.55 / SF	\$ 3,011
Unencumbered	77,025 SF @ \$ 1.10 / SF	\$ 84,728
Total Land Value		\$ 87,739
Reconciled Final Value		\$ 221,599

Remainder After The Acquisition

The part to be acquired is located along the southern boundary of the subject property. The subject property will retain its access through Dan Avenue a dedicated caliche paved road which provides direct access to Alamo Road. 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	Leonard G & Betty Troeller	Francisco Javier Melendez and wife, San Juanita Melendez		Bradford William Smith, Trustee of the William C. Smith Jr. Family Trust		Garco LTD	
Grantee	Albino R. Rodriguez	Effnese, LLC		Oscar Javier Campos and Ana Maria Campos		Jaime J. Coronado Guajardo	
Date	May 14, 2009	February 14, 2017		June 15, 2017		July 9, 2018	
Sales Price		\$ 85,000		\$ 79,000		\$ 94,000	
Unit Price		\$ 1.15 / SF		\$ 0.92 / SF		\$ 1.08 / 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		\$ 1.15 / SF		\$ 0.92 / SF		\$ 1.08 / SF	
Relative Location	Average	Similar 0%		Similar 0%		Similar 0%	
Site Utility	Interior Lot	Similar 0%		Similar 0%		Similar 0%	
Physical Characteristics	Rectangular	Similar 0%		Similar 0%		Similar 0%	
Available Utilities	Water / Septic	Similar 0%		Similar 0%		Similar 0%	
Frontage	Dan Avenue	Owassa Road	0%	Tower Road	0%	Tower Road	0%
Size Adjustment	77,025 SF	73,616	0%	85,787	0%	87,120	0%
	Net Adjustment	\$ - 0%		\$ - 0%		\$ - 0%	
	Indicated Unit Value	\$ 1.15 / SF		\$ 0.92 / SF		\$ 1.08 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.10 / SF	
Discount for Drainage Easement Area						50%	
Estimated Unit Value of Encumbered Area						\$ 0.55 / SF	
Market Value of Encumbered Fee Simple Area (5,475 SF)						\$ 3,011	
Market Value of Unencumbered Fee Simple Area (77,025 SF)						\$ 84,728	

Estimated Value by Sales Comparison Approach \$ 87,739

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 \$0.92 to \$1.15 per square foot was calculated for the subject property. A unit rate of \$1.10 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. 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	\$ 1.10 / Square Foot
Drainage Easement Value	\$ 0.55 / Square Foot
Encumbered Value	\$ 0.55 / 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
Warehouse (Stated Value as per HCAD)	1	\$ 114,356	\$ 114,356	As Per HCAD	\$ 114,356
Contributory Value of the Buildings					\$ 114,356
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Chain Link Fencing	740	\$ 14.50	\$ 10,730	25%	\$ 8,048
Chain Link Rolling Gate	1	\$ 650	\$ 650	25%	\$ 487
Caliche	19500	\$ 0.75	\$ 14,625	25%	\$ 10,969
Contributory Value of the Site Improvements					\$ 19,504
Contributory Value of All Improvements					\$ 133,860
	Net Land Area		Price / Unit		
Land Value (Encumbered Area)	5,475	SF @	\$ 0.55 / SF		\$ 3,011
Land Value (Unencumbered Area)	77,025	SF @	\$ 1.10 / SF		\$ 84,728
Estimated Value By Cost Approach					\$ 221,599

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	
Relative Location	Average		0%		0%		0%
Lot Location	Corner		0%		0%		0%
Financing	Conventional		0%		0%		0%
Conditions of Sale	Cash to Seller		0%		0%		0%
Market Conditions	Average		0%		0%		0%
Physical Characteristics	Average		0%		0%		0%
Available Utilities	All Utilities		0%		0%		0%
Street Access	Public		0%		0%		0%
Size of Improvement	SF	SF	0%	SF	0%	SF	0%
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 **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.

Replacement / Cost To Cure Item	Units	\$ Per Unit	Replacement Cost New	Depreciated Market Value	Cost To Cure
Chainlink Fencing w/3-Strand Barbed Wire	345	\$ 14.50	\$ 5,003	\$ 4,078	\$ 925
Swinging Chain Link Gate	1	\$ 550	\$ 550	\$ 413	\$ 137
Rolling Chain Link Gate	1	\$ 650	\$ 650	\$ 488	\$ 162
Total Cost To Cure					\$ 1,224

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 230,089

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) \$ 8,490

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 221,599

Considering the uses to which the part taken is to be subjected to
the market value of the remainder immediately acquisition is \$ 221,599

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 \$ 1,224

TOTAL COMPENSATION \$ 9,714

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)

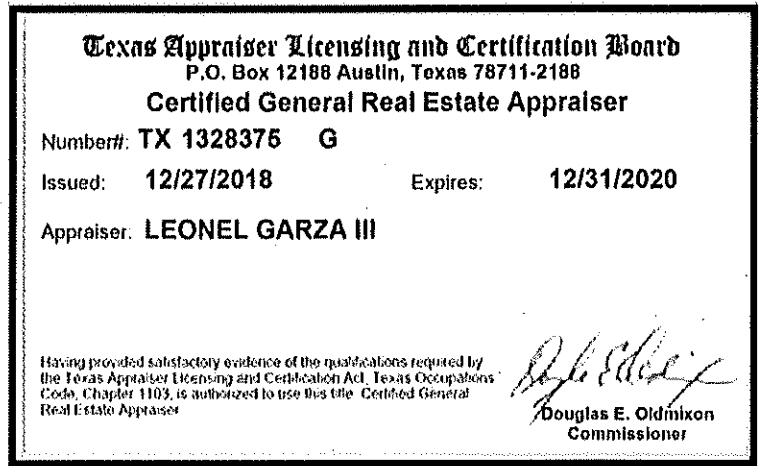
Associate Member 7899430

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

Doc-199858 Charge to: VLIU
GF# 115741

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:

YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 22, 2009

Grantor(s): Leonard G. Troeller or Betty L. Troeller Tteesbo Troeller-Revoc-Int-Tr-Udt 2-6-81

Grantor's Mailing Address: 3310 S. Lands End Rd.
Coeur D. Alene, ID. 83814-7790
Kootenai County

Grantee: Albuo R. Rodriguez

Grantee's Mailing Address 4511 South Alamo Road
Edinburg, Texas 78542
Hidalgo County

Consideration: For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein name the receipt of which is hereby acknowledged and the further consideration of a note of even date that is in the principal amount of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00), and is executed by Grantee, payable to the order of A. C. GARCIA in this deed and by a deed of trust of even date from Grantee to GUS GARCIA, AS TRUSTEE.

A. C. GARCIA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of A. C. GARCIA and are transferred to A. C. GARCIA without recourse against Grantor.

Property (including improvements, if any):

All of Lot 4, DAN BURNS ESTATES, Hidalgo County, Texas, according to the map recorded in Volume 24, Page 30A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants of record in Volume 24, Page 30A, Map Records and Volume 14, Page 12, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates

to handicap but does not discriminate against handicapped persons.

- A. Blanket easements, rules regulations and rights in favor of Hidalgo County Water Improvement District No. 2.
- B. Minimum floor elevations, setback, lines, utility easements and restrictions as shown on the map of Dan Burns Estates, recorded in Volume 24, Page 30A, Map Records of Hidalgo County, Texas.
- C. Easements for roadways, canals, drainage ditches, etc. as shown by instrument dated June 9, 1911, recorded in Volume 19, Page 201, Deed Records of Hidalgo County, Texas.
- D. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease recorded in Volume 362, Page 292, Oil and Gas Records of Hidalgo County, Texas.
- E. Mineral and/or royalty reservation contained in deed and other minerals have been heretofore reserved by prior grantors as set forth in Deed Records of Hidalgo County, Texas.
- F. Rights of parties in possession.
- G. Visible and apparent easements on or across the property herein described.
- H. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
- I. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

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, successor, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warranty and forever defend all and singular this property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

As a material part of the Consideration for this deed, Grantor 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 Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates 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. Grantee takes the Property with the express understanding and stipulation that there are 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.

Leonard G. Troeller or Betty L. Troeller Tteesfbo
Troeller-Revoc-Int-Tr-Udt 2-6-81

By: Betty L. Troeller, Justice
Betty L. Troeller Trustee

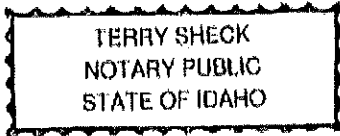
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(Acknowledgment)

STATE OF IDAHO

COUNTY OF KOOTENAI

This instrument was acknowledged before me on the 4th day of May 2009 ~~April 2009~~ by

Betty L. Troeller, Trustee of the Leonard G. Troeller or Betty L. Troeller Tteesfbo Troeller-Revoc-
Int-Tr-Udt 2-6-81.



Terry Sheck
Notary Public, State of Idaho
expired 6/18/2010

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AFTER RECORDING RETURN TO:

Law Office of A. C. Garcia
P.O. Box 630
Pharr, Texas 78577

PREPARED IN THE LAW OFFICE OF:

Law Office of A. C. Garcia
P.O. Box 630
125 E. Caffery
Pharr, Texas 78577
Phone: (956) 787-6261
Fax: (956) 787-6395