



**REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION**

Address of Property: SWC of Alamo Road & Wisconsin Road,  
Hidalgo County, Texas.  
Property Owner: Msey Limited Partnership  
Address of Property Owner: PO Box 5178 McAllen, Texas 78502  
Occupant's Name: Vacant  
Whole:  Partial:  Acquisition

District: Pharr  
Parcel: 1  
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 \$18,700.00 as of August 21, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on August 21, 2018 (date)(s), I personally inspected in the field the property herein appraised; that I afforded Msey Limited Partnership, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

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

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

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

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82<sup>nd</sup> 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: \_\_\_\_\_

August 27, 2018  
Date

To the best of my knowledge, the value does not include any items which are not compensable under State law.	
<u>John Milg</u>	8/30/2018
Reviewing Appraiser	Date



## **Certification**

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

The statements of fact contained in this report are true and correct.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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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 a 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@hcdd1.org

### **Property Rights Appraised**

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

### **Hypothetical Condition**

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

### **Definition of Market Value**

Market value is defined by as “the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.” This 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. Owner of record gave written permission for Leonel Garza III to enter the property for purpose of the on-site inspection.

### **History of the Property**

According to the Hidalgo County Deed Records and the Hidalgo County Appraisal District the subject is under the ownership of Msey Limited Partnership under Document 1045711 dated January 17, 2002. To our knowledge, there have been no other transactions of the subject property over the prior (5) five years from the date of this report.

**Property Owner Contact**

The appraiser contacted the property owners of record by certified letter dated August 8, 2018. The contact information was gathered from the Hidalgo County Appraisal District ([www.hidalgoad.org](http://www.hidalgoad.org)). Hector & Criselda Maldonado submitted the questionnaire, giving Garza & Associates written permission to enter the subject property for an on-site inspection.



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

August 8, 2018

County: Hidalgo  
CSJ:  
Highway: Trenton Drain Phase 2  
From: Wisconsin Road to Trenton Road  
Parcel 1

MSEY Limited  
P.O. Box 5178  
McAllen, Texas 78502

To Whom It May Concern:

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

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

With this letter, I request permission to perform an on-site visit to measure and photograph the area to be acquired 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,

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*

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 1  
Date Taken: August 21, 2018

Local Address: {ADDRESS}  
Taken By: Leonel Garza III

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

Looking: Photo 1: South  
Photo 2: South



Photo 1

Drone photo of subject property taken by county



Photo 2

View of acquisition area. Note survey stake present.

Point which taken: Photo 3: Wisconsin Road  
Photo 4: Wisconsin Road

Looking: Photo 3: East  
Photo 4: Southeast



Photo 3

View of Wisconsin Road - East



Photo 4

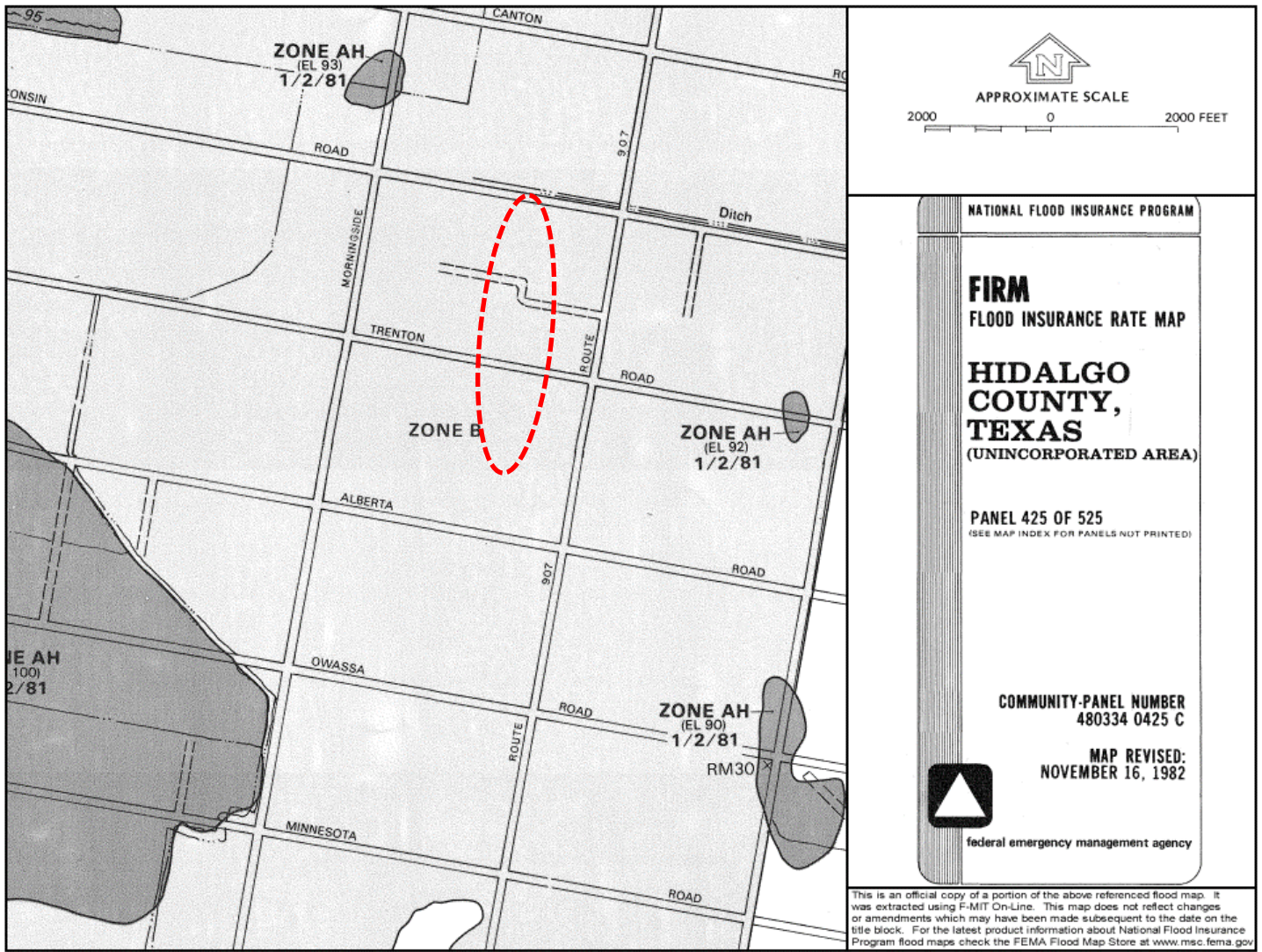
View of subject property

**Site Analysis: Whole Property**

Whole Property Land Area	20.00 Acres (Gross) / 18.95 Acres (Net)
Location / Address	Southwest corner Alamo Road & Wisconsin Road, Hidalgo County, Texas
Frontage	Wisconsin Road & Alamo Road / Both 2 lane asphalt paved thoroughfares
Shape	Rectangular
Utilities	Water / Electricity / Sewer Not Available
Topography	Level and Typical of Market Area
Municipal Zoning	Not Applicable – Outside of Municipal Extraterritorial Jurisdiction (ETJ)
Improvements	No compensable site improvements nor structural improvements observed on-site. Subject utilized for agricultural row crop farming. It is assumed via conversation with the Hidalgo County Drainage District No. 1 that there are no private irrigation lined affected by the acquisition



**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](http://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**

**Account**

Property ID:	113425	Legal Description:	ALAMO LAND & SUGAR CO N 20 AC LOT 11 BLK 56 18.95 AC NET
Geographic ID:	A1800-00-056-0011-02	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

**Location**

Address:	S ALAMO RD TX	Mapsco:	
Neighborhood:	ALAMO LAND & SUGAR CO.	Map ID:	
Neighborhood CD:	A180000		

**Owner**

Name:	MSEY LIMITED PARTNERSHIP	Owner ID:	481454
Mailing Address:	PO BOX 5178 MCALLEN, TX 78502-5178	% Ownership:	100.0000000000%
		Exemptions:	

**Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$303,200	\$7,997
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$303,200	
(-) Ag or Timber Use Value Reduction:	-	\$295,203	
-----			
(=) Appraised Value:	=	\$7,997	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$7,997	

**Taxing Jurisdiction**

Owner:	MSEY LIMITED PARTNERSHIP
% Ownership:	100.0000000000%

Total Value: \$303,200

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$7,997	\$7,997	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$7,997	\$7,997	\$7.61
FD3	EMS DIST #03	0.028500	\$7,997	\$7,997	\$2.28
GHD	HIDALGO COUNTY	0.580000	\$7,997	\$7,997	\$46.38
JCC	SOUTH TEXAS COLLEGE	0.185000	\$7,997	\$7,997	\$14.79
R15	ROAD DIST 15	0.000000	\$7,997	\$7,997	\$0.00
SEB	EDINBURG ISD	1.239800	\$7,997	\$7,997	\$99.14
SST	SOUTH TEXAS SCHOOL	0.049200	\$7,997	\$7,997	\$3.93
Total Tax Rate:		2.177600			
Taxes w/Current Exemptions:					\$174.13
Taxes w/o Exemptions:					\$174.14

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	18.9500	825462.00	0.00	0.00	\$303,200	\$7,997

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$303,200	7,997	7,997	\$0	\$7,997
2017	\$0	\$255,825	7,997	7,997	\$0	\$7,997
2016	\$0	\$255,825	8,471	8,471	\$0	\$8,471
2015	\$0	\$255,825	8,812	8,812	\$0	\$8,812
2014	\$0	\$227,400	8,471	8,471	\$0	\$8,471
2013	\$0	\$227,400	8,111	8,111	\$0	\$8,111
2012	\$0	\$227,400	7,902	7,902	\$0	\$7,902
2011	\$0	\$236,875	7,599	7,599	\$0	\$7,599
2010	\$0	\$236,875	7,656	7,656	\$0	\$7,656
2009	\$0	\$236,875	7,940	7,940	\$0	\$7,940
2008	\$0	\$170,550	7,940	7,940	\$0	\$7,940
2007	\$0	\$170,550	7,561	7,561	\$0	\$7,561
2006	\$0	\$170,550	7,580	7,580	\$0	\$7,580
2005	\$0	\$170,550	7,656	7,656	\$0	\$7,656
2004	\$0	\$170,550	7,580	7,580	\$0	\$7,580

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

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/28/2002	WD	WARRANTY DEED	CAMERON OIL COMPANY	MSEY LIMITED PARTNERSHIP			1045711

2	1/28/2002	WD	WARRANTY DEED	GARZA ISAAC	CAMERON OIL COMPANY			1045710
3	9/6/1991	CONV	CONVERSION	MOORE VARDIMAN GRIFFITH	GARZA ISAAC	3129	125	

**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 development use.

**VALUATION APPROACHES**

Cost Approach	\$322,150
Sales Comparison Approach (Land Only)	\$322,150
Income Approach	N/A

**RECONCILIATION OF APPROACHES TO VALUE:**

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

Contributory Value of Improvements	
	\$ -
<b>Total Contributory Value of Improvements</b>	<b>\$ -</b>

Land Value	18.95 ACRE @ \$ 17,000 / ACRE	\$ 322,150
Total Land Value		<u>\$ 322,150</u>

**Reconciled Final Value** ..... **\$ 322,150**

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

Land Value, pg 3.1	Cost Approach, pg 3.8	Sales Comparison Approach, pg 3.3	Income Approach, pg 3.10
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### **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. 6<sup>TH</sup> Edition Chicago: Appraisal Institute 2015.

### **Legally Permissible**

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

### **Physically Possible**

The site is 18.95 acres which is consistent with surrounding tracts utilized for residential use. The subject has the site area and utility to allow for single family residential development.

### **Financially Feasible**

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

### **Maximally Productive**

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

### **Conclusion**

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

## Sales Comparison Approach As Vacant

The sales comparison approach utilizes comparable sales with similar highest and best uses as the subject property, in order to determine the overall market value. Each of these sales was gathered through various sources, including but not limited to, the Greater McAllen Multiple Listing Service (MLS), 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	Cameron Oil Company	Eugenio Perez Et Al		Rodrigo Ramon III & Dinorah Ramon		Michael D. Bell	
Grantee	MSEY Limited Partnership	Pedro Vargas and Lourdes Vargas		Hi Starr Investments, LLC		Arnold and Angelita G. Cantu	
Date	January 17, 2002	August 26, 2016		July 7, 2017		October 9, 2015	
Sales Price		\$ 122,500		\$ 150,000		\$ 410,000	
Unit Price		\$ 14,653 / ACRE		\$ 15,000 / ACRE		\$ 20,500 / ACRE	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Superior	5%
Market Conditions Adjusted Unit Price		\$ 14,653 / ACRE		\$ 15,000 / ACRE		\$ 21,525 / ACRE	
Relative Location	Average	Similar	0%	Similar	0%	Superior	-15%
Site Utility	Average	Inferior - Limited Frontage	15%	Inferior - Limited Frontage	15%	Similar	0%
Physical Characteristics	Rectangular	Similar	0%	Similar	0%	Similar	0%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / Septic	Similar	0%	Similar	0%	Similar	0%
Frontage	Wisconsin Road	Trenton Road	0%	Alberta Road	0%	Raul Longoria Road	0%
Size Adjustment	18.95 ACRES	8.36	-5%	10.00	-5%	20.00	0%
	Net Adjustment	\$ 1,465	10%	\$ 1,500	10%	\$ (3,075)	-15%
	Indicated Unit Value	\$ 16,118 / ACRE		\$ 16,500 / ACRE		\$ 17,425 / ACRE	
<b>Estimated Unit Value of Fee Simple Area</b>						<b>\$ 17,000 / ACRE</b>	

**Estimated Value by Sales Comparison Approach**

**\$ 322,150**



**COMPARABLE DATA SUPPLEMENT**

District: Pharr Parcel No.: 1 Highway: Trenton Drain Phase III  
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Rodrigo Ramon, III & Dinorah Ramon

Grantee/Lessee: Hi Starr Investments, LLC

Date: July 7, 2017

Recording Information: Deed No. 2830925

Key Map: Lon: W-98.105607  
Lat: N26.247154

Address: Alberta Road, Edinburg, Texas

Zip Code: 78542

Legal Description: A 10.10-acre tract of land out of Lot Eight (8), Block Fifty-Three (53), Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas.

Confirmed Price: \$150,000

Verified with: MLS No. A206578S & Deed Records

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 10.00 Acres

Unit Price as Vacant: \$15,000 / Acre

Type Street: Asphalt Paved

Utilities: Electric / Water

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 Development

Date of Inspection: August 24, 2018

Zoning: N/A

Flood Plain: Zone X

Appraiser: Leonel Garza III

August 24, 2018  
Date

**COMPARABLE DATA SUPPLEMENT**

District: Pharr Parcel No.: 1 Highway: Trenton Drain Phase III  
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Michael D. Bell

Grantee/Lessee: Arnold and Angelita G. Cantu Trust, Ida C. Lopez, et al

Date: October 09, 2015

Recording Information: Deed No. 2653336

Key Map: Lon: W-98.143383  
Lat: N26.248257

Address: 5132 South Raul Longoria Road, Edinburg, Texas.

Zip Code: 78539

Legal Description: A tract of land being the North 20.00 acres of the South Forty (40) acres, including the parts thereof embraced in roadways and canal drainage rights of the way, out of Lot Fifteen (15), Block One (1) of the John Clossner et al Subdivision out of Porciones 71 and 72, Hidalgo County, Texas.

Confirmed Price: \$410,000

Verified with: MLS No. A174196S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 20.000 Acres

Unit Price as Vacant: \$20,500 / Acre

Type Street: Asphalt Paved

Utilities: Electricity, Water

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 Development

Date of Inspection: August 24, 2018

Zoning: N/A

Flood Plain: Zone X

Appraiser: Leonel Garza III

August 24, 2018  
Date

**Explanation of Adjustments with Reconciliation:**

The comparable sales are reviewed for items recognized by the market that affect market value. These include but not limited to the conditions of the sale, market conditions, location, physical characteristics, utilities available, size and other factors. Each of these factors may require adjustments for any differences found in comparison to the subject property. This is based on a direct sales analysis approach to value. After adjustments were made to each sale, an adjusted unit range of value per acre of \$16,118 per acre to \$17,425 per acre was determined. A unit rate of \$17,000 per acre was selected for the valuation of the subject whole property. No diminution of market value has been determined as the acquisition area does not affect the overall highest and best use, site utility nor functional utility of the property.

**COST APPROACH**

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
<b>Contributory Value of the Buildings</b>					<b>\$ -</b>
<b>Accessory Improvements</b>					
<b>Contributory Value of the Accessory Improvements</b>					<b>\$ -</b>
<b>Site Improvements</b>					
<b>Contributory Value of the Site Improvements</b>					<b>\$ -</b>
<b>Contributory Value of All Improvements</b>					<b>\$ -</b>
	<b>Net Land Area</b>		<b>Price / Unit</b>		
Land Value (Fee)	18.95	ACRE	@	\$ 17,000 / ACRE	\$ 322,150
<b>Estimated Value By Cost Approach</b>					<b>\$ 322,150</b>

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%	0%	0%
Lot Location		0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%
Market Conditions		0%	0%	0%	0%	0%
Physical Characteristics		0%	0%	0%	0%	0%
Available Utilities		0%	0%	0%	0%	0%
Street Access		0%	0%	0%	0%	0%
Size of Improvement	square feet	- square feet 0%	- square feet 0%	- square feet 0%	- square feet 0%	- square feet 0%
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 \_\_\_\_\_ **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 development purposes. This shall be utilized for the determination of value for the part to be acquired.

**VALUATION APPROACHES**

Cost Approach	\$18,700
Sales Comparison Approach (Land Only)	\$18,700
Income Approach	\$ N/A

RECONCILIATION OF APPROACHES TO VALUE

The subject property is a partial acquisition; no structural improvements are located within the proposed acquisition. No site improvements are located within the proposed acquisition; therefore, the sales comparison approach "As Vacant" is the only applicable method to value the part to be acquired.

Contributory Value of Improvements	
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
<b>Total Contributory Value of Improvements</b>	<b>\$ -</b>

Land Value	1.10 ACRES @ \$ 17,000 / ACRE	\$ 18,700
Total Land Value		\$ 18,700
<b>Reconciled Final Value</b>	.....	<b>\$ 18,700</b>

**Part To Be Acquired**

The part to be acquired consist of 1.10-acres (48,000-square feet) of land located at the western 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. 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. Part to be acquired "Labeled 1"





**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers \* Land Surveyors**

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects \* Subdivisions \* Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 956/381-0480 Fax 956/381-0527

**METES AND BOUNDS**

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

A 1.10 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 11, AND ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 08°31'51" W, 20.00 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE; S 81°28'09" E, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51" W, A DISTANCE OF 640.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2 (RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE NORTHWEST CORNER OF LOS MIRASOLES SUBDIVISION No.2, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°31'51" E, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

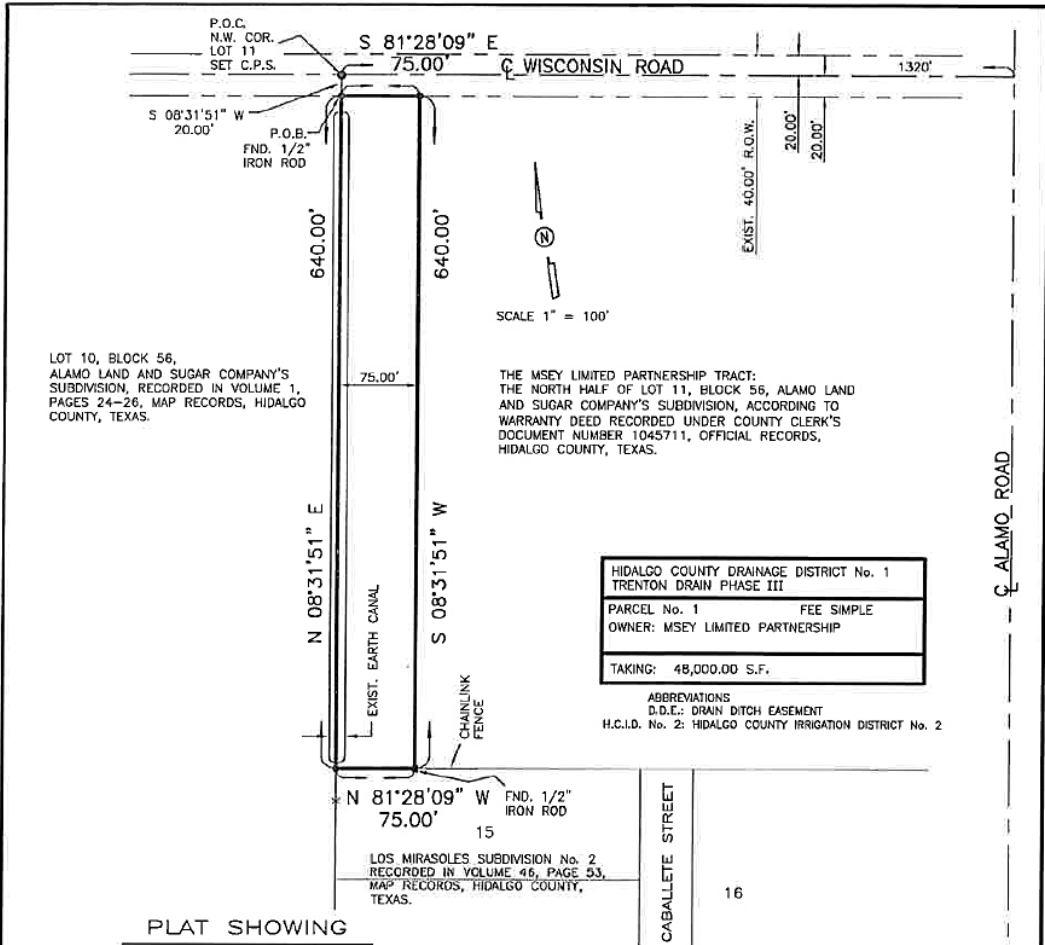
BEARINGS ARE IN ACCORDANCE WITH LOS MIRASOLES SUBDIVISION No.2, RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

DATE PREPARED: AUGUST 17, 2018

  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856





LOT 10, BLOCK 56,  
ALAMO LAND AND SUGAR COMPANY'S  
SUBDIVISION, RECORDED IN VOLUME 1,  
PAGES 24-26, MAP RECORDS, HIDALGO  
COUNTY, TEXAS.

THE MSEY LIMITED PARTNERSHIP TRACT:  
THE NORTH HALF OF LOT 11, BLOCK 56, ALAMO LAND  
AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO  
WARRANTY DEED RECORDED UNDER COUNTY CLERK'S  
DOCUMENT NUMBER 1045711, OFFICIAL RECORDS,  
HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRENTON DRAIN PHASE III	
PARCEL No. 1	FEE SIMPLE
OWNER: MSEY LIMITED PARTNERSHIP	
TAKING: 48,000.00 S.F.	

ABBREVIATIONS  
D.D.E.: DRAIN DITCH EASEMENT  
H.C.I.D. No. 2: HIDALGO COUNTY IRRIGATION DISTRICT No. 2

**PLAT SHOWING**

A 1.10 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD ZONE DESIGNATION: ZONE "B"  
AREAS BETWEEN LIMITS OF THE 100-YEAR AND  
500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT  
TO 100-YEAR FLOODING WITH AVERAGE DEPTHS  
LESS THAN ONE (1) FOOT OR WHERE THE CON-  
TRIBUTING DRAINAGE AREA IS LESS THAN ONE (1)  
SQUARE MILE; OR AREAS PROTECTED BY LEVEES  
FROM THE BASE FLOOD.  
COMMUNITY-PANEL NUMBER 480334 0425 C  
MAP REVISED: NOVEMBER 16, 1992

**SCHEDULE B PARAGRAPH 10**

c. HIGHWAY RIGHT OF WAY EASEMENT IN FAVOR OF  
HIDALGO COUNTY AS SHOWN BY INSTRUMENT DATED  
FEBRUARY 18, 1956, RECORDED IN VOLUME 857,  
PAGE 156, DEED RECORDS OF HIDALGO COUNTY,  
TEXAS. (NOT APPLY-OUTSIDE SURVEY LIMITS)

NOTE:  
• = SET 1/2" x 24"  
IRON ROD WITH  
PLASTIC CAP  
STAMPED RPLS 4856  
UNLESS OTHERWISE NOTED.

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

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT  
TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO  
AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE  
CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING  
EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING  
PLAT TO BE A TRUE AND CORRECT REPRESENTATION  
OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL  
SURVEY DONE ON THE GROUND UNDER MY DIRECTION.  
THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR  
SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE  
ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF  
IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856

VOL. 1 PAGES 24-26  
SURVEYED AUGUST 17, 2018  
ADDRESS \_\_\_\_\_  
OWNER H.C.D.D. No. 1  
G.F. No. 158078  
BOOK No. \_\_\_\_\_ PAGE \_\_\_\_\_  
Z:\data\PROJECTS\2-HIDALGO COUNTY\HCCD No 1\  
ON CALL SURVEYING SERVICES 2017-2018\Proposal No.8 Trenton Drain Phase III



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS  
PHONE 858-381-6480  
FAX 956-381-0527  
OFFICE@QH-ENG.COM

**PART TO BE ACQUIRED**

Highest and Best Use:

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

<b>Contributory Value of Improvements</b>			
		\$	-
<b>Total Contributory Value of Improvements</b>		\$	-
Land	1.10 ACRES @ \$ 17,000 / ACRE	\$	18,700
Total Land		\$	18,700
<b>TOTAL AS A UNIT</b>		\$	<b>18,700</b>

**REMAINDER BEFORE THE ACQUISITION**

<b>Contributory Value of Improvements</b>			
		\$	-
<b>Total Contributory Value of Improvements</b>		\$	-
Land	17.85 ACRES @ \$ 17,000 / ACRE	\$	303,450
Total Land		\$	303,450
<b>TOTAL AS A UNIT</b>		\$	<b>303,450</b>

**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 development purposes. 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	\$303,450
Sales Comparison Approach (Land Only)	\$303,450
Income Approach	\$ NA

**Reconciliation of Approach to Value:**

Each approach to market value was considered for the determination of market value for the remainder after. The income approach and the sales comparison approach “as improved” are not applicable. The sales comparison approach “as vacant” is the only applicable approach to determine the market value of the remainder of the subject property.

Contributory Value of Improvements	
	\$ -
<b>Total Contributory Value of Improvements</b>	<b>\$ -</b>

Land Value	17.85 ACRES @ \$ 17,000 / ACRE	\$ 303,450
Total Land Value		\$ 303,450
<b>Reconciled Final Value</b>		<b>\$ 303,450</b>

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Land Value, pg 5.2	Cost Approach, pg 5.4	Sales Comparison Approach, pg 5.5	Income Approach, pg 5.6
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**Remainder After The Acquisition**

The part to be acquired is located along the frontage of Wisconsin Road which is the primary access to the subject. The subject will retain frontage along Wisconsin Road with no denial nor impairment of access. Based on the limited acquisition area, no diminution/damages are indicated to market value of the remainder after. Remainder Outlined in Red.



**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	Cameron Oil Company	Eugenio Perez Et Al		Rodrigo Ramon III & Dinorah Ramon		Michael D. Bell	
Grantee	MSEY Limited Partnership	Pedro Vargas and Lourdes Vargas		Hi Starr Investments, LLC		Arnold and Angelita G. Cantu	
Date	January 17, 2002	August 26, 2016		July 7, 2017		October 9, 2015	
Sales Price		\$ 122,500		\$ 150,000		\$ 410,000	
Unit Price		\$ 14,653 / ACRE		\$ 15,000 / ACRE		\$ 20,500 / ACRE	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Superior	5%
Market Conditions Adjusted Unit Price		\$ 14,653 / ACRE		\$ 15,000 / ACRE		\$ 21,525 / ACRE	
Relative Location	Average	Similar	0%	Similar	0%	Superior	-15%
Corner / Interior	Interior	Inferior - Limited Frontage	15%	Inferior - Limited Frontage	15%	Similar	0%
Physical Characteristics	Rectangular	Similar	0%	Similar	0%	Similar	0%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / Septic	Similar	0%	Similar	0%	Similar	0%
Frontage	Wisconsin Road	Trenton Road	0%	Alberta Road	0%	Raul Longoria Road	0%
Size Adjustment	17.85 ACRES	8.36	-5%	10.00	-5%	20.00	0%
	Net Adjustment	\$ 1,465.30	10%	\$ 1,500.00	10%	\$ (3,075.00)	-15%
	Indicated Unit Value	\$ 16,118 / ACRE		\$ 16,500 / ACRE		\$ 17,425 / ACRE	
<b>Estimated Unit Value of Fee Simple Area</b>						<b>\$ 17,000 / ACRE</b>	

**Estimated Value by Sales Comparison Approach** ..... **\$ 303,450**

**Diminution of Market Value** ..... **0%**

**Market Value Remainder After** ..... **\$ 303,450**

**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. 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 \$16,118 per acre to \$17,425 per acre was calculated for the subject property. A unit rate of \$17,000 per acre was determined for the subject whole property. This unit rate shall be applied to the pro-rate part of the whole or acquisition area.

**COST APPROACH**

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
<b>Contributory Value of the Buildings</b>					<b>\$ -</b>
<b>Accessory Improvements</b>					
<b>Contributory Value of the Accessory Improvements</b>					<b>\$ -</b>
<b>Site Improvements</b>					
<b>Contributory Value of the Site Improvements</b>					<b>\$ -</b>
<b>Contributory Value of All Improvements</b>					<b>\$ -</b>
	<b>Net Land Area</b>		<b>Price / Unit</b>		
Land Value (Fee)	17.85	ACRE	@	\$ 17,000 / ACRE	\$ 303,450
<b>Estimated Value By Cost Approach</b>					<b>\$ 303,450</b>

**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%
Indicated Unit Value	\$ - /SF	\$ - /SF	\$ - /SF	\$ - /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.

**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. Since the subject property is a vacant tract of land no cost to cure is required.

<b>Replacement / Cost To Cure Item</b>	<b>Units</b>	<b>\$ Per Unit</b>	<b>Replacement Cost New</b>	<b>Depreciated Market Value</b>	<b>Cost To Cure</b>
					\$ -
<b>Total Cost To Cure</b>					<b>\$ -</b>

### COMPENSATION SUMMARY

**WHOLE PROPERTY**

The market value of the whole property is ..... \$ 322,150

**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 ..... \$ 18,700

**REMAINING PROPERTY**

The value of the remainder immediately before the taking is..... \$ 303,450

Considering the uses to which the part taken is to be subjected to the market value of the remainder immediately acquisition is ..... \$ 303,450

**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** ..... \$ -

**TOTAL COMPENSATION** ..... \$ 18,700

## **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](http://www.appraisalinstitute.org)).

National Association of Master Appraisers

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

International Right of Way Association (IRWA)

Associate Member 7899430

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

Hidalgo County Subdivision Advisory Board

Chairman of the Board

This county board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and/or opinions from the Texas State Attorney General's Office, are conducted in the development of proposed subdivision within the County of Hidalgo and/or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The board's secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo. Appointed to the board since May 1999.

Hidalgo County Building Line of Adjustments

Chairman of the Board

This county board reviews applications of variances to general set-back regulations set forth by the County of Hidalgo. This review includes the review of existing and/or proposed encroachments into set-backs, easements, road right-of-way set-back, subdivision plat requirements and/or requirements set forth by adjoining municipalities of which the subject is within the extraterritorial jurisdiction. Appointed to the board since January 2005.

McAllen Planning and Zoning Board

Former Member & Chairman

This board is charged with submitting reports, plans, and recommendations to the City Commission for the orderly growth, development, and welfare of the City. They review and make recommendations on zoning change requests, conditional use permits for longer than one year, and variances to Subdivision Ordinance requirements for development. Member of board from February 8, 2010 to January 28, 2016.

McAllen Traffic Commission Board

Former Member & Vice Chairman

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

McAllen Zoning Board of Adjustments and Appeals

Former Member & Chairman

This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction of nonconforming buildings. Member of board from February 2002 to February 2008.

McAllen Ambulance Advisory Committee

Former Member & Vice Chairman

Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

McAllen Building Board of Adjustments and Appeals

Former Member

The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants. Board member from January 28, 2002 to December 31, 2003.

## ADDENDA

## WARRANTY DEED

**Date: JANUARY 17, 2002**

**Grantor: CAMERON OIL COMPANY, a Texas corporation**

**Grantor's Mailing Address (including county): 905 Nyssa, McAllen, Hidalgo County, Texas 78501**

**Grantee: MSEY LIMITED PARTNERSHIP, a Texas limited partnership**

**Grantee's Mailing Address (including county): P.O. Box 5178, McAllen, Hidalgo County, Texas 78502**

**Consideration: TEN AND NO/100TH DOLLARS (\$10.00) and other good and valuable consideration**

**Property (including any improvements):**

**The North ½ of Lot 11, Block 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows, to wit:**

**BEGINNING at a point, being the Northeast corner of Lot 11, Block 56 of the Alamo Land & Sugar Company's Subdivision of land in Hidalgo County, Texas.;**

**THENCE, South with and along the East boundary line of said Lot 11, a distance of 660 feet to a point;**

**THENCE, West with and along a line parallel with the South boundary line of said Lot 11, a distance of 1320 feet to a point on the West boundary line of Lot 11;**

**THENCE, North with and along the West boundary line of said Lot 11, a distance of 660 feet to a point, being the Northwest corner of said lot;**

**THENCE, East with and along the North boundary line of said Lot 11, a distance of 1320 feet to the POINT OF BEGINNING.**

- (1) Standby fees and taxes for the year 2002 and subsequent years not yet due and payable, and subsequent assessments for prior years due to change in land usage or ownership.
- (2) Blanket easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2 and easements for roads and canals as shown on the map of the above described subdivision.
- (3) Highway right-of-way easement in favor of Hidalgo County as shown by instrument dated February 18, 1956, recorded in Volume 857, Page 156, Deed Records of Hidalgo County, Texas.
- (4) Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Isaac Garza and wife, Maria G. Lupita Garza to Samson Lone Star Limited Partnership, dated August 4, 1999, filed October 4, 1999 under Document No. 812148, Official Records of Hidalgo County, Texas.
- (5) Visible and apparent easements on or across the property herein described.
- (6) Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

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

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

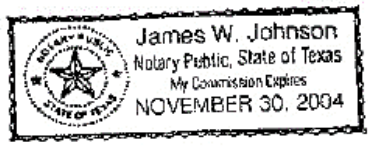
CAMERON OIL COMPANY

By:   
Leticia Balderas, President

THE STATE OF TEXAS §  
§  
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 18<sup>th</sup> day of January, 2002, by LETICIA BALDERAS, President of CAMERON OIL COMPANY, a Texas corporation, on behalf of said corporation.

*James W. Johnson*  
\_\_\_\_\_  
Notary Public, State of Texas



Filed for Record in:  
Hidalgo County  
by J. D. Salinas, III  
County Clerk

On: Jan 28, 2002 at 08:52A

As a Recording

Document Number: 1045711  
Total Fees : 18.00

Receipt Number - 396469  
By,  
Tanya De Lira, Deputy

CHARGE TO: VALLEY LAND TITLE CO.

**AFTER RECORDING RETURN TO:**  
James W. Johnson  
P.O. Box 1898  
McAllen, Texas 78505-1898

**PREPARED IN THE LAW OFFICE OF:**  
JAMES W. JOHNSON  
P.O. Box 1898  
McAllen, Texas 78505-1898  
(956) 682-1321  
#3309.J(a)/COC MSEY Deed