



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 4716 E Wisconsin Road Edinburg, Texas
Property Owner: Edelio Rocha & Esperanza Benavidez
Address of Property Owner: 7655 Creekwood Drive North Royalton,
Ohio 44133

District: Pharr
Parcel: 9
ROW CSJ: N/A

Occupant's Name: Edelio Rocha & Esperanza Benavidez
Whole: Partial: Acquisition

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 \$9,962 as of August 25, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on August 25, 2018 (date)(s), I personally inspected in the field the property herein appraised; that I afforded Edelio Rocha & Esperanza Benavidez, 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 25, 2018 (date)(s);

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

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

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

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

I certify to the best of my knowledge and belief:

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

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

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

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

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

August 28, 2018
Date

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

J. L. A. M. H. G. 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.



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@hcdd1.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 Adam & Black drainage. According to the Dictionary of Real Estate Appraisal "An easement is the conveyance of certain property rights, but not ownership, to a parcel of real estate." The final determination of compensation shall be based on the value of the part to be described as an "Easement".

Dictionary of Real Estate Appraisal, 6th Edition

Hypothetical Condition

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

Definition of Market Value

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

Exposure Time

During the analysis of the subject property, the exposure time is determined in order to define trends in the market. Exposure time is defined as the "estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on the analysis of past events assuming a competitive and open market." Based on research performed within the market area, there is a twelve (12) month exposure time is reasonable, based on current and past listings within the market area.

Personal Property

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

Access Rights

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

Jurisdictional Exception

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

Accessibility to Site

The property owner shall always reserve the right to contact the office of Leonel Garza, Jr. & Associates, LLC, at (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an additional on-site inspection in his/her presence with appraiser, Leonel Garza III. The owner-of-record was sent a certified letter asking for permission to enter the subject property to measure and photograph the subject property. Garza & Associates proceeded with an off-site inspection.

History of the Property

According to the Hidalgo County Deed Records and the Hidalgo County Appraisal District the subject is under the ownership of Edelio Rocha & Esperanza Benavidez under Document 2668064. 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). As per date of report, no one has contacted this office to request an on-site inspection and or provide verbal or written permission for the appraiser to enter the subject property. Therefore, the inspection as per scope proceeded off-site. The owner and or representative shall reserve the right to contact the appraiser at a later date for an on-site inspection.



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

August 8, 2018

County: Hidalgo
CSJ:
Highway: Trenton Drain Phase 2
From: Wisconsin Road to Trenton Road
Parcel 9

Edelio Rocha & Esperanza Benavidez
7655 Creekwood Drive
North Royalton, OH 44133

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,



Leonel Garza III
State Certified, TX 1328375-G

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

PLACE STICKER AT TOP OF ENVELOPE TO THE FRONT OF THE MAIL ADDRESS POLARIZED DOTTED LINE

CERTIFIED MAIL



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7018 0680 0000 0876 9464

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Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To **Edelio Rocha & Esperanza Benavidez**

Street and Apartment or P.O. Number **7655 Creekwood Drive**

City, State, ZIP+4® **North Royalton, OH 44133**

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p>X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Number</p> <p>Trenton Drain Phase II Project</p> <p>Edelio Rocha & Esperanza Benavidez 7655 Creekwood Drive North Royalton, OH 44133 9590 9402 3706 7335 5170 70</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p>Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>7018 0680 0000 0876 9464</p>	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 9
Date Taken: August 25, 2018

Local Address: 4716 E Wisconsin Road Edinburg, Texas
Taken By: Leonel Garza III

Point which taken: Photo 1: Neighboring Property
Photo 2: Neighboring Property

Looking: Photo 1: East
Photo 2: East



Photo 1
View of subject property



Photo 2
View of northernmost acquisition area facing east

Point which taken: Photo 3: Neighboring Property
Photo 4: Neighboring Property

Looking: Photo 3: South
Photo 4: South



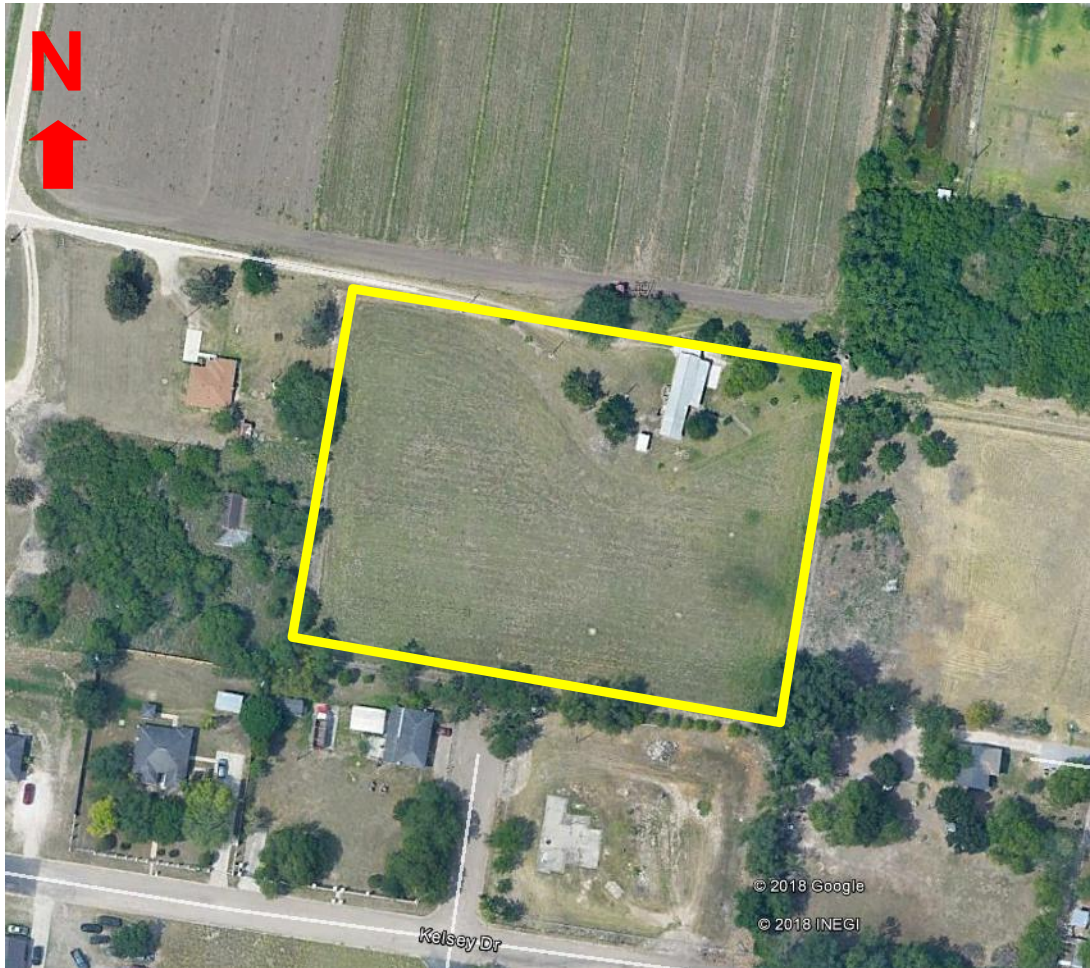
Photo 3
View of acquisition area in between the two stakes facing south



Photo 4
View of acquisition area from northeastern stake facing south

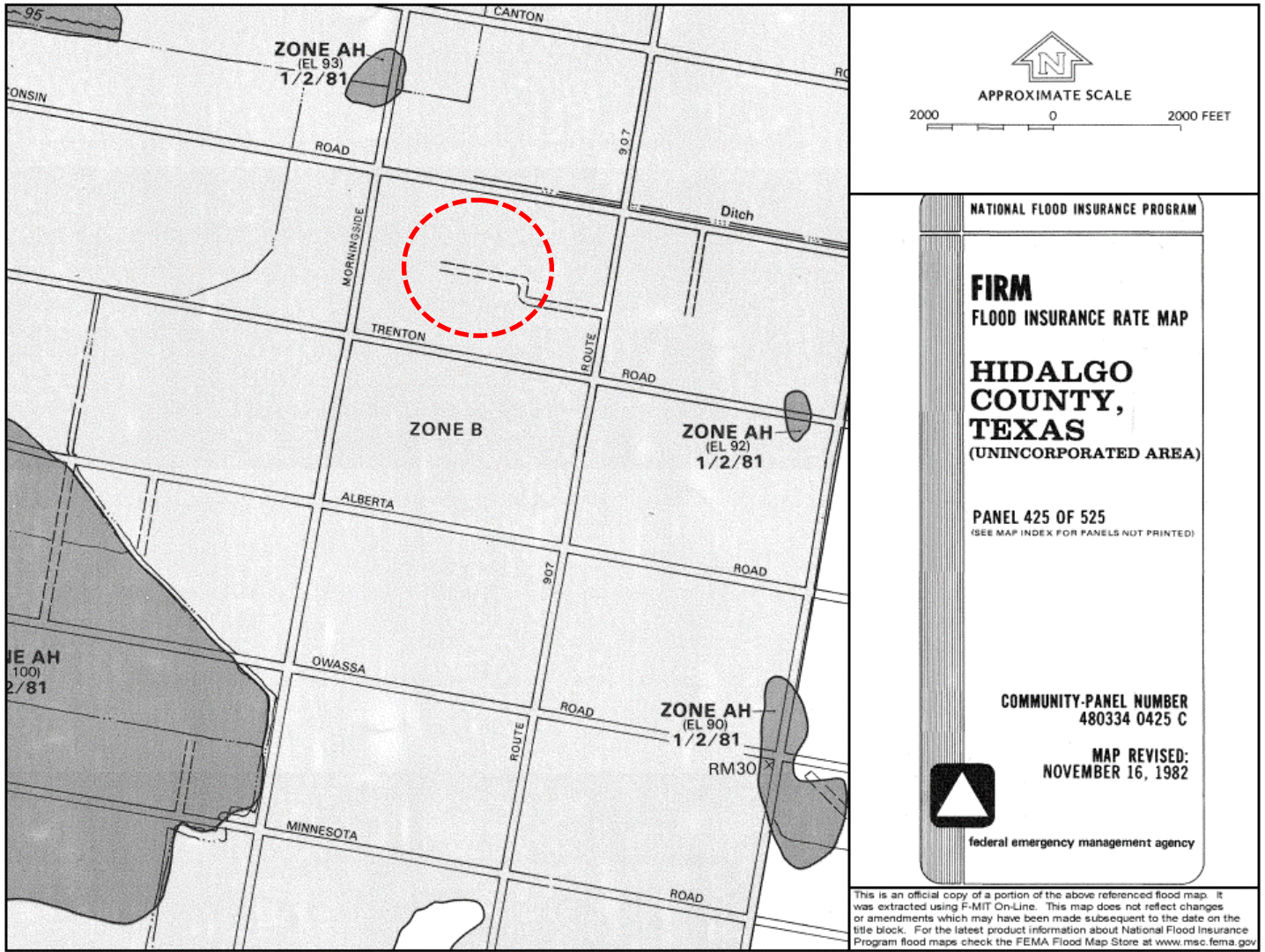
Site Analysis: Whole Property

Whole Property Land Area	2.93-Acres / 127,631-Square Feet (Per HCAD)
Location / Address	4716-A E Wisconsin Road
Frontage	Wisconsin Road / Two lane asphalt paved thoroughfare
Shape	Rectangular
Utilities	Water / Electricity / Septic System
Topography	Level and Typical of Market Area
Municipal Zoning	Not Applicable – 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



The above yellow boundary lines are for illustration purposes only.

Flood Map



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

AD Valorem Tax Data

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

Property

Account

Property ID:	113456	Legal Description:	ALAMO LAND & SUGAR CO E2.93AC LOT 15 BLK 56
Geographic ID:	A1800-00-056-0015-03	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	4716-A E WISCONSIN RD EDINBURG, TX	Mapsco:	
Neighborhood:	ALAMO LAND & SUGAR CO.	Map ID:	
Neighborhood CD:	A180000		

Owner

Name:	ROCHA EDELIO & ESPERANZA BENAVIDEZ	Owner ID:	1066096
Mailing Address:	7655 CREEKWOOD DR NORTH ROYALTON, OH 44133-3851	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$20,539	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$16,920	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$82,231	\$1,025
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$119,690	
(-) Ag or Timber Use Value Reduction:	-	\$81,206	

(=) Appraised Value:	=	\$38,484	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$38,484	

Taxing Jurisdiction

Owner: ROCHA EDELIO & ESPERANZA BENAVIDEZ

% Ownership: 100.0000000000%

Total Value: \$119,690

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$38,484	\$38,484	\$0.00
DR1	DRAINAGE DISTRICT #1	0.095100	\$38,484	\$38,484	\$36.60
FD3	EMS DIST #03	0.028500	\$38,484	\$38,484	\$10.97
GHD	HIDALGO COUNTY	0.580000	\$38,484	\$38,484	\$223.21
JCC	SOUTH TEXAS COLLEGE	0.185000	\$38,484	\$38,484	\$71.20
R15	ROAD DIST 15	0.000000	\$38,484	\$38,484	\$0.00
SEB	EDINBURG ISD	1.239800	\$38,484	\$38,484	\$477.12
SST	SOUTH TEXAS SCHOOL	0.049200	\$38,484	\$38,484	\$18.93
Total Tax Rate:		2.177600			
				Taxes w/Current Exemptions:	\$838.03
				Taxes w/o Exemptions:	\$838.03

Improvement / Building

Improvement #1:	MOBILE HOME	State Code:	E2	Living Area:	854.0 sqft	Value: \$20,539
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MHR	MANUFACTURED HOME RES	MHAV	DVYL	1984	854.0
CANA-	NO SLAB ALM CAN	MHAV		1984	272.0
STGA	ALUMINUM STORAGE	MHAV		1984	96.0
CANA	SLAB ALM CAN	MHAV		2016	240.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	H	1WETFARM	2.4300	105850.80	0.00	0.00	\$82,231	\$1,025
2	AC	ACREAGE	0.5000	21780.00	0.00	0.00	\$16,920	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$20,539	\$99,151	1,025	38,484	\$0	\$38,484
2017	\$19,133	\$63,124	1,025	30,930	\$0	\$30,930
2016	\$19,428	\$63,124	0	82,552	\$0	\$82,552
2015	\$22,890	\$63,124	1,130	34,792	\$0	\$34,792
2014	\$0	\$75,937	1,310	1,310	\$0	\$1,310
2013	\$0	\$75,937	1,254	1,254	\$0	\$1,254
2012	\$0	\$75,937	1,222	1,222	\$0	\$1,222
2011	\$0	\$47,334	0	47,334	\$0	\$47,334
2010	\$0	\$47,334	0	47,334	\$0	\$47,334
2009	\$0	\$47,334	0	47,334	\$0	\$47,334
2008	\$0	\$41,928	0	41,928	\$0	\$41,928
2007	\$0	\$41,928	0	41,928	\$0	\$41,928

2006	\$5,048	\$41,928	0	46,976	\$0	\$46,976
2005	\$9,897	\$41,928	0	51,825	\$0	\$51,825
2004	\$9,703	\$41,928	0	51,631	\$11,312	\$40,319

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/8/2015	WD	WARRANTY DEED	ROCHA PABLO A & OFELIA	ROCHA EDELIO & ESPERANZA BENAVIDEZ			2668064
2	8/5/2014	GFD	GIFT DEED	ROCHA PABLO A & OFELIA	ROCHA PABLO A & OFELIA			2536766
3	2/23/1993	CONV	CONVERSION	ROCHA JACINTO	ROCHA PABLO A & OFELIA			307778

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

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

VALUATION APPROACHES

Cost Approach	\$ 158,170
Sales Comparison Approach (Land Only)	\$ 127,631
Income Approach	N/A

RECONCILIATION OF APPROACHES TO VALUE:

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

Contributory Value of Improvements	
Manufactured Home (Stated Value as per HCAD)	\$ 20,539
General Landscaping	\$ 10,000
Total Contributory Value of Improvements	\$ 30,539

Land Value (Irr. Easement)	4,792 SF @ \$ 0.50 / SF	\$ 2,396
Land Value (Encumbered)	4,792 SF @ \$ 0.50 / SF	\$ 2,396
Land Value (unencumbered)	122,839 SF @ \$ 1.00 / SF	\$ 122,839
Total Land Value		\$ 127,631
 Reconciled Final Value		 \$ 158,170

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

Land Value,
pg 3.1

Cost Approach,
pg 3.7

Sales Comparison Approach,
pg 3.8

Income Approach,
pg 3.9

Highest & Best Use

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

Legally Permissible

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

Physically Possible

The site is 2.93 acres which is consistent with surrounding tracts utilized for residential use. The subject has the site area and utility to allow for single family residential development.

Financially Feasible

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

Maximally Productive

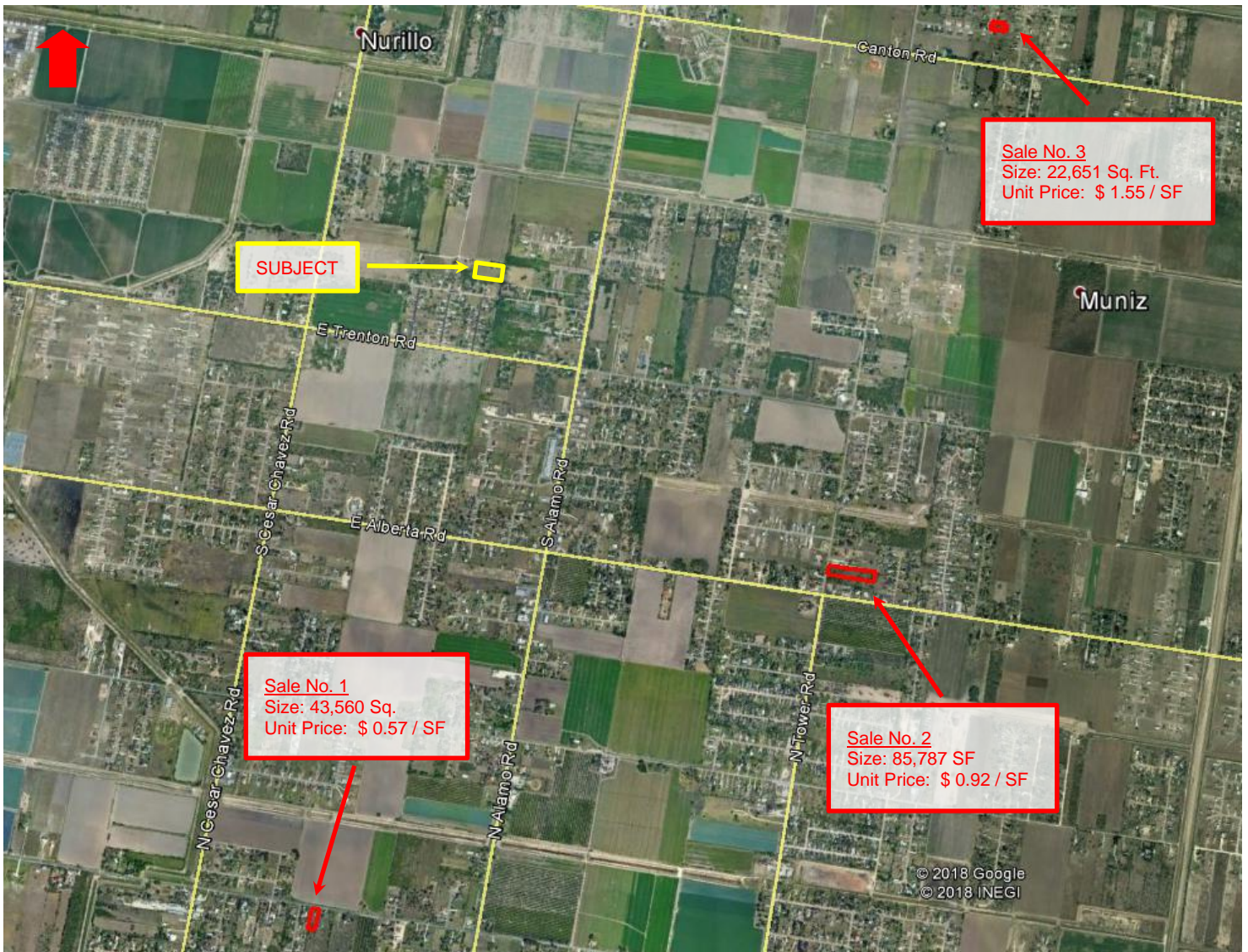
The subject property maximally productive state is for single family residential development. This is consistent with market trends in the immediate area. There are other types of developments including light commercial and multifamily developments in the area. The primary demand for the area is for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

Conclusion

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

Sales Comparison Approach As Vacant

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



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

	Subject	Comp. No. 1		Comp. No. 2		Comp. No. 3	
Grantor	Pablo R. Rocha & Ofelia G. Rocha	Gail A. Heltcel		Bradford William Smith		Garco, LTD	
Grantee	Edelio Rocha & Esperanza Benavidez	Rafael De Jesus Gutierrez & Jaqueline Arias Gutierrez		Oscar Javier Campos & Ana Maria Campos		Juan De Dios Hernandez	
Date	June 14, 2015	April 27, 2017		June 15, 2017		April 12, 2018	
Sales Price		\$ 25,000		\$ 79,000		\$ 35,000	
Unit Price		\$ 0.57 / SF		\$ 0.92 / SF		\$ 1.55 / 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		\$ 0.57 / SF		\$ 0.92 / SF		\$ 1.55 / SF	
Relative Location	Average	Similar	0%	Similar	0%	Similar	0%
Site Utility	Interior	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	Wisconsin Road (by private road)	Minnesota Road	0%	Tower Road	0%	Jeffrey Drive	0%
Size Adjustment	127,631 SF	43,560	-15%	85,787	-10%	22,651	-20%
	Net Adjustment	\$ (0.09) -15%		\$ (0.09) -10%		\$ (0.31) -20%	
	Indicated Unit Value	\$ 0.48 / SF		\$ 0.83 / SF		\$ 1.24 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.00 / SF	
Discount for Existing Irrigation Easement Area						50%	
Estimated Unit Value of Encumbered Drainage / Detention Area						\$ 0.50 / SF	
Market Value of Irrigation Easement (4,792 SF)						\$ 2,396	
Market Value of Encumbered Fee Simple Irrigation Easement Area (4,792 SF)						\$ 2,396	
Market Value of Unencumbered Fee Simple Area (122,839 SF)						\$ 122,839	

Estimated Value by Sales Comparison Approach**\$ 127,631**

COMPARABLE DATA SUPPLEMENT

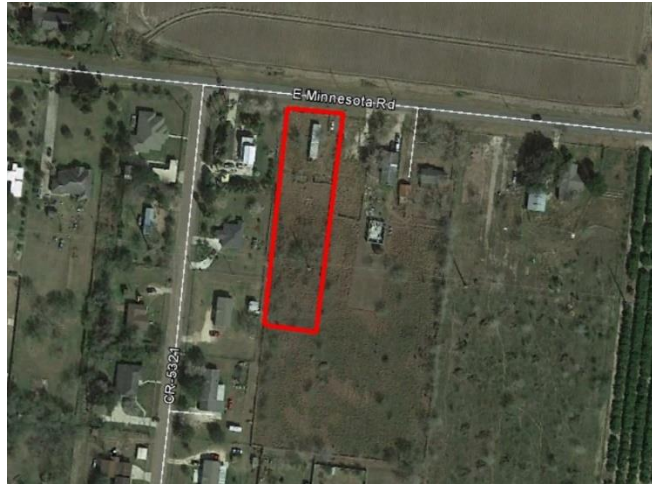
District: Pharr Parcel No.: 9 Highway:

 County: Hidalgo ROW CSJ:

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Gail A. Helteel AKA Gail Jones Grantee/Lessee: Rafael De Jesus Gutierrez and wife, Jaqueline Arias Gutierrez

 Date: April 27, 2017 Recording Information: Deed No. 2807232 Key Map: Lon: W-98.121908

 Lat: N26.232207

Address: 1341 E Minnesota Road, Alamo, Texas Zip Code: 78516

Legal Description: A 1.00 acre tract of land out of the North 1/2 of the East 1/2 of the East 1/2 of the West 1/2 of Lot 10, Block 48, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas.

Confirmed Price: \$25,000 Verified with: MLS No. A206334S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 1.000 Acres / 43,560 Sq. Ft. Unit Price as Vacant: \$25,000 / Acre

 \$0.57 / Square Foot

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: Residential Highest & Best Use: Residential Development

Date of Inspection: August 24, 2018 Zoning: N/A Flood Plain: Zone X

Appraiser: Leonel Garza III

 August 28, 2018

 Date

COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 9 Highway:
 County: Hidalgo ROW CSJ:

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Bradford William Smith, Trustee
William C. Smith Jr. Family Trust

Grantee/Lessee: Oscar Javier Campos and Ana Maria Campos

Date: June 15, 2017

Recording Information: Deed No. 2825187

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

Address: 4920 S Tower Road, Edinburg, Texas

Zip Code: 78542

Legal Description: Lot Six (6), Tower Terrace Subdivision, 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: Electricity / Water

Improvement(s) Description: N/A

Unit Price as Improved: N/A

Improvement(s) Size: N/A

Condition and Functional Design: N/A

Current Use: Vacant

Highest & Best Use: Residential Development

Date of Inspection: August 24, 2018

Zoning: Residential

Flood Plain: Zone X

Appraiser: Leonel Garza III

August 28, 2018
Date

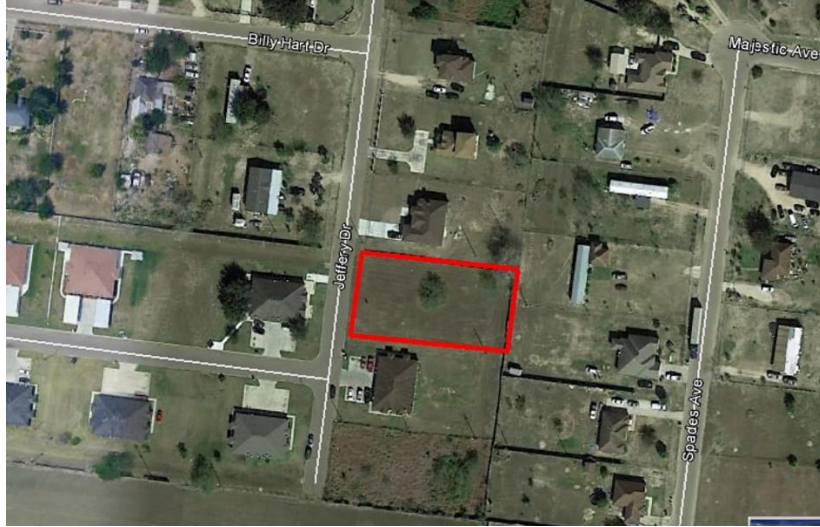
COMPARABLE DATA SUPPLEMENT

District: Pharr Parcel No.: 9 Highway:
 County: Hidalgo ROW CSJ:

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Garco Ltd,

Grantee/Lessee: Juan De Dios Hernandez

Date: April 12, 2018

Recording Information: Deed No. 2906412

Key Map: Lon: W-98.092976
Lat: N26.267307

Address: 2504 North Jeffery Drive, Edinburg, Texas.

Zip Code: 78539

Legal Description: Lot 7, Sevilla Subdivision, City of Edinburg, Hidalgo County, Texas.

Confirmed Price: \$35,000

Verified with: MLS No. L213828S

Terms and Conditions of Sale: Cash To Seller

Rental Data: N/A

Land Size: 0.520 Acres / 22,651 Sq. Ft.

Unit Price as Vacant: \$67,308 / Acre
\$1.55 / Square Foot

Type Street: Asphalt Paved

Utilities: 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: Residential

Flood Plain: Zone X

Appraiser: Leonel Garza III

August 28, 2018
Date

Explanation of Adjustments with Reconciliation:

Each sale is reviewed for items recognized by the market that affect market value, which include conditions of the sale, market conditions, relative location, physical characteristics, available utilities and other factors that are recognized for arms-length transactions. Each of these factors may require adjustments for any differences found in comparison to the subject property, based on a direct sales analysis approach to value. After the appropriate adjustments were made to each sale, an adjusted unit range of value per square foot of \$0.48 to \$1.24 per square foot was calculated for the subject property. A unit rate of \$1.00 per square foot was determined for the land valuation.

As for the portion of the subject property that is encumbered by a HICD No. 2 Irrigation Easement a -50% adjustment of the fee simple unit rate was applied to the area encumbered by the HICD No. 2 Easement. The purpose of such discount is that the fee simple owner of record does not contain the full bundle of rights to this portion of the subject property as the easement is an irrigation easement, occupied by HICD No. 2, and the underlying fee owner can only utilize the easement area for access and cannot build on the easement. Therefore, the area located within the HICD No. 2 Easement, shall have a unit rate calculated at 50% of the \$1.00/square foot or \$0.50/square foot value determined for the fee simple area.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Manufactured Home (Stated Value as per HCAD)					\$ 20,539
Contributory Value of the Buildings					\$ 20,539
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
General Landscaping	1	\$ 10,000	\$ 10,000	0%	\$ 10,000
Contributory Value of the Site Improvements					\$ 10,000
Contributory Value of All Improvements					\$ 30,539
	Net Land Area		Price / Unit		
Land Value (HCID No. 2 Irrigation Easement)	4,792	SF @	\$ 0.50 / SF		\$ 2,396
Land Value (Encumbered Fee Simple)	4,792	SF @	\$ 0.50 / SF		\$ 2,396
Land Value (Unencumbered Fee Simple)	122,839	SF @	\$ 1.00 / SF		\$ 122,839
Estimated Value By Cost Approach					\$ 158,170

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	
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	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 _____ **N/A**

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

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

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

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

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

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

VALUATION APPROACHES

Cost Approach \$ 9,962
 Sales Comparison Approach (Land Only) \$ 5,462
 Income Approach N/A

RECONCILIATION OF APPROACHES TO VALUE

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

Contributory Value of Improvements	
(3) Large Trees (\$1,000 / Tree)	\$ 3,000
(3) Small Trees (\$500 / Tree)	\$ 1,500
Total Contributory Value of Improvements	\$ 4,500

Land Value (Overlapping)	4,792	SF @ \$	0.25 / SF	\$ 1,198
Land Value (Easement)	8,528	SF @ \$	0.50 / SF	\$ 4,264
Total Land Value				\$ 5,462

Reconciled Final Value **\$ 9,962**

Part To Be Acquired

The part to be acquired consist of 13,320-square feet of land located at the eastern 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.





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.9

A 0.31 OF AN ACRE TRACT OF LAND OUT OF LOT 15, 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 2668064, 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 POINT FOR THE NORTHEAST CORNER OF LOT 15, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51" W, ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 296.01 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF TRENTON OAKS SUBDIVISION (RECORDED IN VOLUME 31, PAGE 108, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF TRENTON OAKS SUBDIVISION, A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°31'51" E, A DISTANCE OF 296.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 15 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, ALONG THE NORTH LINE OF LOT 15, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 OF AN ACRE OF LAND MORE OR LESS.

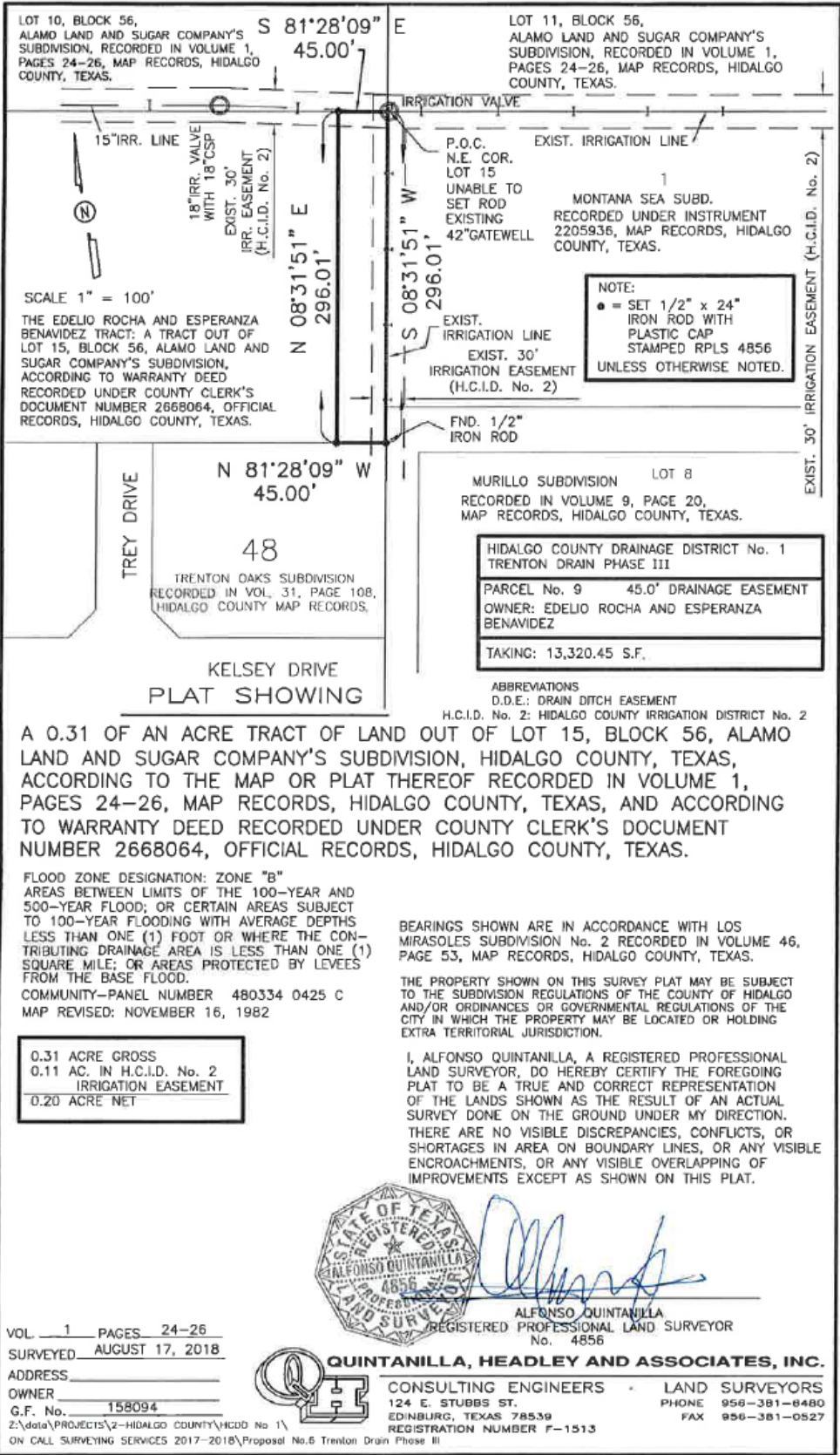
BEARINGS ARE IN ACCORDANCE WITH LOS MIRASOLES SUBDIVISION No.2, RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

DATE PREPARED: AUGUST 17, 2018

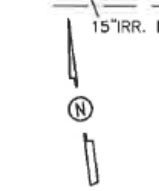

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





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

LOT 11, BLOCK 56,
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION, RECORDED IN VOLUME 1,
PAGES 24-26, MAP RECORDS, HIDALGO
COUNTY, TEXAS.



SCALE 1" = 100'

THE EDELIO ROCHA AND ESPERANZA
BENAVIDEZ TRACT: A TRACT OUT OF
LOT 15, BLOCK 56, ALAMO LAND AND
SUGAR COMPANY'S SUBDIVISION,
ACCORDING TO WARRANTY DEED
RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 2668064, OFFICIAL
RECORDS, HIDALGO COUNTY, TEXAS.

P.O.C.
N.E. COR.
LOT 15
UNABLE TO
SET ROD
EXISTING
42" GATEWELL

MONTANA SEA SUBD.
RECORDED UNDER INSTRUMENT
2205936, MAP RECORDS, HIDALGO
COUNTY, TEXAS.

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

TREY DRIVE

N 81°28'09" W
45.00'
48
TRENTON OAKS SUBDIVISION
RECORDED IN VOL. 31, PAGE 108,
HIDALGO COUNTY MAP RECORDS.

KELSEY DRIVE
PLAT SHOWING

MURILLO SUBDIVISION LOT 8
RECORDED IN VOLUME 9, PAGE 20,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1	
TRENTON DRAIN PHASE III	
PARCEL No. 9	45.0' DRAINAGE EASEMENT
OWNER: EDELIO ROCHA AND ESPERANZA BENAVIDEZ	
TAKING: 13,320.45 S.F.	

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

A 0.31 OF AN ACRE TRACT OF LAND OUT OF LOT 15, 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 2668064, 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.

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

COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

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.

0.31 ACRE GROSS
0.11 AC. IN H.C.I.D. No. 2
IRRIGATION EASEMENT
0.20 ACRE NET

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
ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 1 PAGES 24-26
SURVEYED AUGUST 17, 2018
ADDRESS _____
OWNER _____
G.F. No. 158094



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-8480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513

Z:\data\PROJECTS\2-HIDALGO COUNTY\HCDD No. 1\

ON CALL SURVEYING SERVICES 2017-2018\Proposal No.6 Trenton Drain Phase II

PART TO BE ACQUIRED

Highest and Best Use:

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

Contributory Value of Improvements				
(3) Large Trees (\$1,000 / Tree)				\$ 3,000
(3) Small Trees (\$500 / Tree)				\$ 1,500
Total Contributory Value of Improvements				\$ 4,500
Land (Overlapping)	4,792	SF @	\$ 0.25 / SF	\$ 1,198
Land (Easement)	8,528	SF @	\$ 0.50 / SF	\$ 4,264
Total Land				\$ 5,462
TOTAL AS A UNIT				\$ 9,962

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements				
Manufactured Home (Stated Value as per HCAD)				\$ 20,539
General Landscaping				\$ 5,500
Total Contributory Value of Improvements				\$ 26,039
Irr. Easement	4,792	SF @	\$ 0.50 / SF	\$ 2,396
Overlapping	4,792	SF @	\$ 0.25 / SF	\$ 1,198
Encumbered	8,528	SF @	\$ 0.50 / SF	\$ 4,264
Unencumbered	114,311	SF @	\$ 1.00 / SF	\$ 114,311
Total Land				\$ 122,169
TOTAL AS A UNIT				\$ 148,208

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 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 \$ 148,208
 Sales Comparison Approach (Land Only) \$ 122,169
 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.

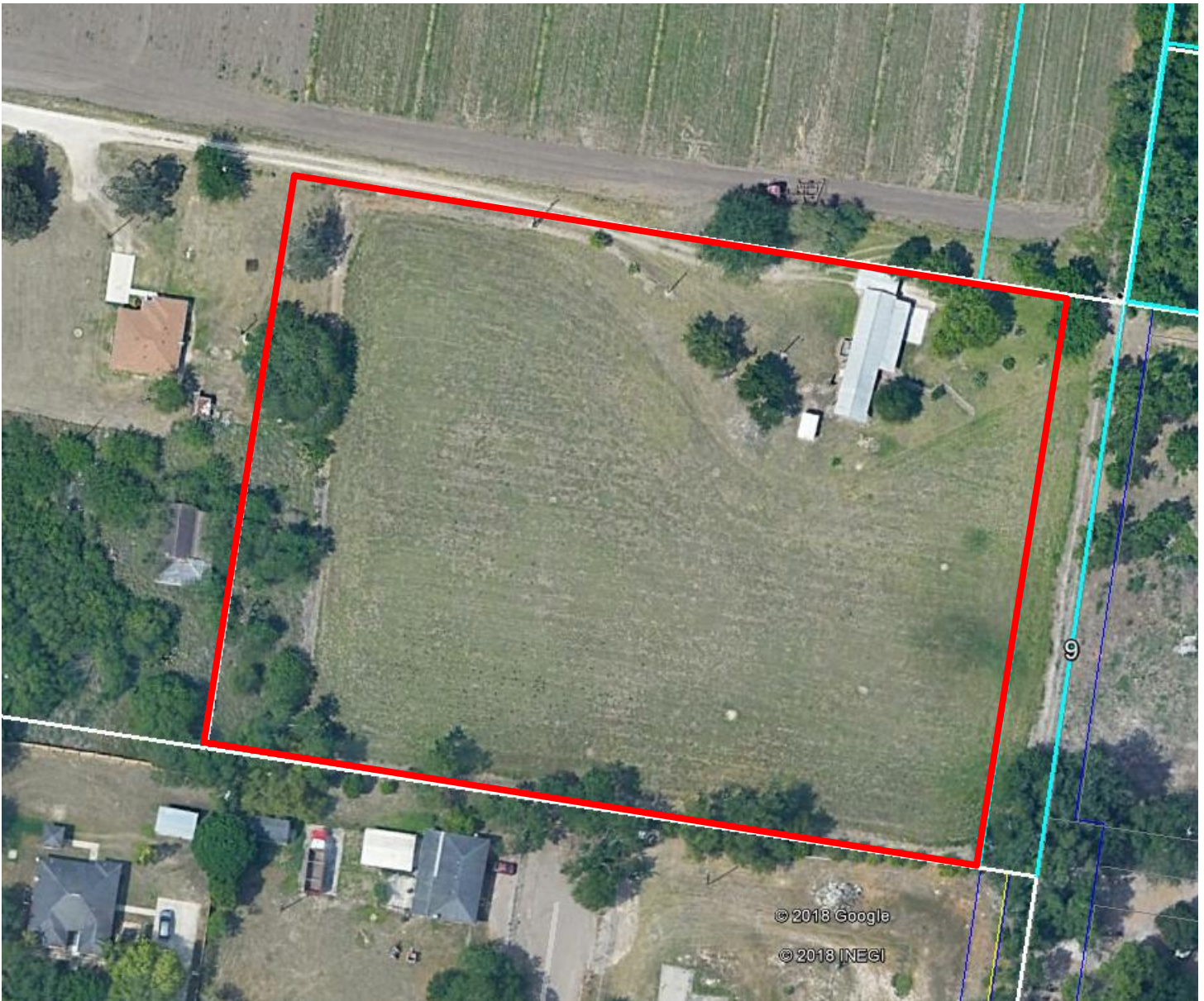
Contributory Value of Improvements	
Manufactured Home (Stated Value as per HCAD)	\$ 20,539
General Landscaping	\$ 5,500
Total Contributory Value of Improvements	\$ 26,039

Existing Irr. Easement	4,792 SF @ \$ 0.50 / SF	\$ 2,396
Overlapping Encumbered	4,792 SF @ \$ 0.25 / SF	\$ 1,198
Encumbered	8,528 SF @ \$ 0.50 / SF	\$ 4,264
Unencumbered	114,311 SF @ \$ 1.00 / SF	\$ 114,311
Total Land Value		\$ 122,169

Reconciled Final Value **\$ 148,208**

Remainder After The Acquisition

The part to be acquired is located along the eastern boundary of the subject property. The subject property will retain its access through an access easement or agreement with the neighboring property with no denial nor impairment of access. Based on the limited acquisition area, no diminution/damages are indicated to the market value of the remainder after.



SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

	Subject	Comp. No. 1	Comp. No. 2	Comp. No. 3
Grantor	Pablo R. Rocha & Ofelia G. Rocha	Gail A. Heltcel	Bradford William Smith	Garco, LTD
Grantee	Edelio Rocha & Esperanza Benavidez	Rafael De Jesus Gutierrez & Jaqueline Arias Gutierrez	Oscar Javier Campos & Ana Maria Campos	Juan De Dios Hernandez
Date	June 14, 2015	April 27, 2017	June 15, 2017	April 12, 2018
Sales Price		\$ 25,000	\$ 79,000	\$ 35,000
Unit Price		\$ 0.57 / SF	\$ 0.92 / SF	\$ 1.55 / 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		\$ 0.57 / SF	\$ 0.92 / SF	\$ 1.55 / SF
Relative Location	Average	Similar 0%	Similar 0%	Similar 0%
Site Utility	Interior	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	Wisconsin Road (by private road)	Minnesota Road 0%	Tower Road 0%	Jeffrey Drive 0%
Size Adjustment	114,311 SF	43,560 -15%	85,787 -10%	22,651 -20%
	Net Adjustment	\$ (0.09) -15%	\$ (0.09) -10%	\$ (0.31) -20%
	Indicated Unit Value	\$ 0.48 / SF	\$ 0.83 / SF	\$ 1.24 / SF
Estimated Unit Value of Fee Simple Area				\$ 1.00 / SF
Discount for Existing Irrigation & Drainage Easement Area				50%
Estimated Unit Value of Encumbered Area				\$ 0.50 / SF
Estimated Unit Value of Overlapping Encumbered Area				\$ 0.25 / SF
Market Value of Existing Irrigation Easement (4,792 SF)				\$ 2,396
Market Value of Overlapping Encumbered Fee Simple Area (4,792 SF)				\$ 1,198
Market Value of Encumbered Fee Simple Area (8,528 SF)				\$ 4,264
Market Value of Unencumbered Fee Simple Area (114,311 SF)				\$ 114,311

Estimated Value by Sales Comparison Approach **\$ 122,169**

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 \$0.48 to \$1.24 per square foot was calculated for the subject property. A unit rate of \$1.00 per square foot was determined for the land valuation.

In addition to the fee simple market value of the subject property, the scope of the assignment is to appraise the subject property as an "easement". In order to value this portion of the bundle of rights of said property, a discount of 50% from the fee simple market value is required. The proposed easement holder (i.e. Hidalgo County Drainage District No. 1) shall have the right to utilize the property as an easement. Since the property shall be held as an easement, the owner-of-record shall retain a portion of said bundle of rights to the Real Estate. In the case of the subject property, a value equating to 50% of the fee simple market value as the area to be acquired shall be for an easement, with the fee simple owner having limited use to said acquisition area after the acquisition. A portion of the proposed acquisition area is encumbered by an existing Hidalgo County Irrigation Easement, which will be left in place as part of an agreement between the Irrigation District and Drainage District; therefore, encumbered fee land will be discounted by 50% or \$0.25 per square foot. Therefore, the area within the acquisition area to be purchased as "easement" shall be valued as follows:

Calculation For Land Valuation

Fee Simple Unit Value	\$ 1.00 / Square Foot
Irrigation Easement Value	\$ 0.50 / Square Foot
Overlapping Easement Value	\$ 0.25 / Square Foot
Overlapping Encumbered Value	\$ 0.25 / 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
Manufactured Home (Stated Value as per HCAD)					\$ 20,539
Contributory Value of the Buildings					\$ 20,539
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
General Landscaping	1	\$ 5,500	\$ 5,500	0%	\$ 5,500
Contributory Value of the Site Improvements					\$ 5,500
Contributory Value of All Improvements					\$ 26,039
	Net Land Area		Price / Unit		
Land Value (HCID No. 2 Irrigation Easement)	4,792	SF @	\$ 0.50 / SF		\$ 2,396
Land Value (Overlapping Encumbered Area)	4,792	SF @	\$ 0.25 / SF		\$ 1,198
Land Value (Encumbered Area)	8,528	SF @	\$ 0.50 / SF		\$ 4,264
Land Value (Unencumbered Area)	114,311	SF @	\$ 1.00 / SF		\$ 114,311
Estimated Value By Cost Approach					\$ 148,208

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.

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 158,170

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) \$ 9,962

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 148,208

Considering the uses to which the part taken is to be subjected to the market value of the remainder immediately acquisition is \$ 148,208

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 \$ 9,962

QUALIFICATIONS OF APPRAISERS



Leonel Garza Jr. & Associates

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

Company

Leonel Garza, Jr. & Associates, LLC provides a variety of real estate consulting services with primary focus on real estate appraisals and appraisal litigation support. The company specializes in General Commercial Real Estate, Estate Valuations, and Right-of-Way Easement Acquisition and Defense. In addition to the appraisal services, the company provides Real Property Tax Consulting Services. The purpose of this division is to support property tax owners in the verification of property tax assessment as promulgated by the Texas Property Tax Code.

Property Tax Division

The property tax division of the firm conducts reviews of property tax assessments by various county appraisal districts to consult clients on their current tax liabilities. Reviews include attending informal and formal hearings on behalf of clients at local appraisal districts. With accounts throughout South Texas including the County of Cameron, Brooks, Hidalgo, Starr, Willacy, Webb and Nueces County. Clients include dealerships, movie theaters, concrete batch plants, convenience stores, national franchises, retail box centers, retail strip centers, warehouses, subdivisions, and many other commercial type properties and specialty type properties.

Right-of-Way Division

The Right-of-Way Division of the firm conducts Real Estate Appraisals for various local and government agencies throughout South Texas. Leonel Garza III has undergone extensive training in this field of work. He specializes in acquisitions concerning diminution of market value and/or property bi-sections. ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, transmission line easements, drainage or irrigation easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support. Clients include the Texas Department of Transportation (TxDOT), Texas Attorney General Office Real Estate Division, Hidalgo County Drainage District No. 2, Hidalgo County Regional Mobility Authority (HCRMA), American Electric & Power (AEP), Hidalgo County Precinct No. 2, Hidalgo County Precinct No. 3, Hidalgo County Precinct No. 4 and United Irrigation District.

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

Texas A&M University, College Station, Texas

Bachelor of Science Degree, 1995
Biomedical Science Major

Texas Appraiser Licensing and Certification Board

Certified General Real Estate Appraiser
TX 1328375 G

Texas Department of Licensing and Regulation

State Certified Property Tax Consultant
TX 00003181



Professional Organizations & Public Service

Appraisal Institute
Associate Member

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

National Association of Master Appraisers

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

International Right of Way Association (IRWA)

Associate Member 7899430

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

Hidalgo County Subdivision Advisory Board

Chairman of the Board

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

Hidalgo County Building Line of Adjustments

Chairman of the Board

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

McAllen Planning and Zoning Board

Former Member & Chairman

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

McAllen Traffic Commission Board

Former Member & Vice Chairman

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

McAllen Zoning Board of Adjustments and Appeals

Former Member & Chairman

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

McAllen Ambulance Advisory Committee

Former Member & Vice Chairman

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

McAllen Building Board of Adjustments and Appeals

Former Member

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

ADDENDA

WARRANTY DEED

Recorded On-2015-Dec-08 As-2668064

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



70 2015 02668064

Instrument Number: 2015-2668064

Recorded On: December 08, 2015

As
Recording

Parties:

To

Billable Pages: 2

Number of Pages: 3

Comment: WD

**** Examined and Charged as Follows: ****

Recording	30.00
Total Recording:	30.00

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

File Information:

Document Number: 2015-2668064
Receipt Number: 1567248
Recorded Date/Time: December 08, 2015 02:46P

Record and Return To:

LAW OFFICE OF FLORENCIO LOPEZ
ORIGINAL RETURN TO CUSTOMER
EDINBURG TX 78539

User / Station: I Leal - Cash Station 02



STATE OF TEXAS
COUNTY OF HIDALGO

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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

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

STATE OF TEXAS §

COUNTY OF HIDALGO §

WARRANTY DEED

2068064

We, PABLO A. ROCHA and OFELIA G. ROCHA of Hidalgo County, Texas

("Grantor"), ten dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantees, EDELIO ROCHA and ESPERANZA BENAVIDEZ of Hidalgo County, Texas ("Grantees"), the receipt of which is hereby acknowledged, have granted, sold, and conveyed, and by this instrument do grant, sell, and convey to the Grantees, and his heirs, executors, administrators, and assigns, all of that certain tract or parcel of land described as follows:

The East 2.93 Acres out of Lot 15, Block 56 out of the Alamo Land & Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat of said subdivision which is on file and of record in the Office of the County Clerk of Hidalgo County, Texas.

SUBJECT TO ANY easements, restrictions and reservations of records, if any.

To have and to hold, together with all and singular, the rights and appurtenances thereto and any wise belonging forever. Grantor does hereby bind himself his heirs, executors, administrators and assigns to warrant and defend all and singular the premises to the Grantee and his heirs and assigns, against every person lawfully claiming or to claim the same of any part thereof.

This conveyance is further made subject to any and all valid and subsisting restrictions, easements, rights-of-way, reservations, maintenance charges, together with any lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above as shown by the records of the county clerk of Hidalgo County.

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

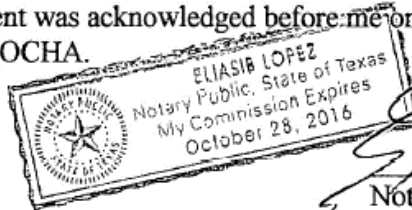
EXECUTED this 14th day of June, 2015, at Hidalgo County, Texas.

NO TITLE EXAMINATION OR TAX EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE OR TAXES TO THIS PROPERTY.

Pablo Rocha
PABLO A. ROCHA

BEFORE ME, the undersigned authority, on this day personally appeared PABLO A. ROCHA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

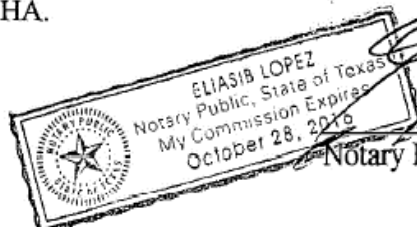
This instrument was acknowledged before me on the 14th day of June, 2015 by PABLO A. ROCHA.


[Signature]
Notary Public

F
OFELIA G. ROCHA

BEFORE ME, the undersigned authority, on this day personally appeared OFELIA G. ROCHA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

This instrument was acknowledged before me on the 14th day of June, 2015 by OFELIA G. ROCHA.


[Signature]
Notary Public

After Recording return to Grantees: Edelio Rocha, 7655 Creekwood Drive, North Royalton, OH 44133
Esperanza Benavidez, 7655 Creekwood Drive, North Royalton, OH 44133