



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: N/S of El Cibolo Road approximately 0.50 of a mile east of I-69C, Edinburg, Texas

District: 21

Property Owner: Hidalgo County, Texas
Address of Property Owner: 100 E Cano Street Suite 302 Edinburg, Texas 78539

Parcel: 28
ROW CSJ: N/A

Occupant's Name: Vacant
Whole: Partial: Acquisition

Federal Project No: N/A
Highway: Raymondville Drain 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 \$190,498.00 as of November 26, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on November 26, 2018 (date)(s), I personally inspected in the field the property herein appraised; that I afforded Hidalgo County, 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 November 29, 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 Hidalgo County Drainage District No. 1, 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 analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, 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 analyses, 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
Certification Number: TX 1328375 - G
Date: January 14, 2019

To the best of my knowledge, the value does not include any items which are not compensable under State law.
January 24, 2019
Reviewing Appraiser Date



Certification of Appraisal

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 analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, 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 analyses, 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 analyses, 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 an MAI Designated Appraiser. However, he is currently seeking designation.

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.

This appraisal has been completed with the extraordinary assumption that any and all access denial issues are clearly stated within the scope of this assignment and have been included within the surveys and field notes provided by the client. The Texas Department of Transportation can control access in the future by way of permit at the time of redevelopment or re-subdivision of the subject property and/or by way of the Access Management Policy enacted by the State of Texas. This assignment was completed in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session as follows:

(d) "In estimating injury or benefit under Subsection (c), the special commissioners shall consider an injury or benefit that is peculiar to the property owner and that relates to the property owner's ownership, use, or enjoyment of the particular parcel of real property, including a material impairment of direct access on or off the remaining property that affects the market value of the remaining property, but they may not consider an injury or benefit that the property owner experiences in common with the general community, including circuitry of travel and diversion of traffic. In this subsection, "direct access" means ingress and egress on or off a public road, street, or highway at a location where the remaining property adjoins that road, street, or highway."

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
General Real Estate Appraiser
TX 1328375 – G

Assumptions and 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, 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.

Jurisdictional Exception

Jurisdictional Exception is defined in the 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." This report has been prepared in such a manner that any market influences projected by the proposed development shall not be taken into consideration.

Client for Appraisal

The client for this report is Hidalgo County Drainage District No. 1, located at 902 North Doolittle, Edinburg, Texas 78541. Eli Villegas is the project manager and can be contacted at (956) 929-0397

Intended Use and User

The appraisal report is intended for use solely by Hidalgo County Drainage District No. 1, and others involved in the project. The purpose of this report is to provide a current market value of the part to be acquired so that Hidalgo County Drainage District No. 1 can begin negotiations for the purchase of the subject property, in part or as a whole, as described by the survey provided. The report, in part or as a whole, is to be used solely for the acquisition of said property in the name of the Hidalgo County Drainage District No. 1. The acquisition of the subject property (whole or part) shall be utilized for the expansion and extension of Raymondville Drain Project. This report is not intended for any other use, unless specified by the client, Hidalgo County Drainage District No. 1.

Scope of the Assignment

By contract and written authorization to proceed, Hidalgo County Drainage District No. 1 requested that Garza & Associates prepare an appraisal report of the part to be acquired for the proposed right-of-way project. The subject property shall be valued in the fee simple estate in its present condition. The scope of the assignment makes the extraordinary assumption that the subject property is free from contamination and/or other environmental conditions, which would affect the overall market value. In addition, the subject property shall be valued with the Jurisdictional Exception that the subject property shall be valued without project influence. The owner of record shall be notified by public notice; therefore, the owner-of-record was not sent a letter affording the right to be present during the inspection. In the event that confirmation cannot be made with the owner-of-record, the appraiser is to proceed from an existing public road right-of-way. During the appraisal process, other sales in the area shall be analyzed for comparability and reliability in determining the market value of the subject property. Any site or building improvements located within the acquisition area shall be measured and photographed. These improvements shall be itemized for purposes of compensation and/or cost to cure (if any). 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 also review the remainder before and after to determine if there is any diminution of market value. This report shall be prepared and conform with the Texas Department of Transportation ROW A-5 Form Rev. 08/2011.

Property Rights

The property rights being appraised in this report consist of the fee simple estate of the subject property, as well as the easement that encumbers the proposed acquisition. Fee simple is defined as "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." 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, Copyright 2015

Market Value

The following is the basis for which the determination of market value is established for the subject property. In addition, these factors are used for the selection of comparables in the Direct Sales Analysis.

"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."

City of Austin v. Cannizzo, 267 S.W. 2d 808 (Tex 1954)

Exposure & Marketing Time

Exposure time is defined as 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." Based on research performed within the market area, there is a twelve (12) to eighteen (18) month exposure time and marketing time period for the subject property. This was estimated based on current and past listings located within the market area, which were reviewed during the sales search for comparables similar to the subject property. However, it is noted that the subject properties may not have active utilities available to the site, which may extend the overall exposure and marketing time period.

Personal Property

Pursuant to the scope of the assignment, no personal property located 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. In the event the selected items are determined to be compensable, they shall be included within the cost approach section of this report.

Extraordinary Assumptions & Hypothetical Conditions

The subject property is owned in fee simple and shall be appraised as such. Any fractional interest involved in the subject property shall not be analyzed as dictated by the scope of the assignment for purposes of determining market value. It is assumed that the subject property owner can obtain a building permit upon completion or extension of utilities within the subdivision.

Accessibility To Site

The owner-of-record shall be notified by public notice and was sent a certified letter asking for permission to enter the subject property to measure and photograph the subject property. 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 subject property was inspected from off-site.

WHOLE PROPERTY

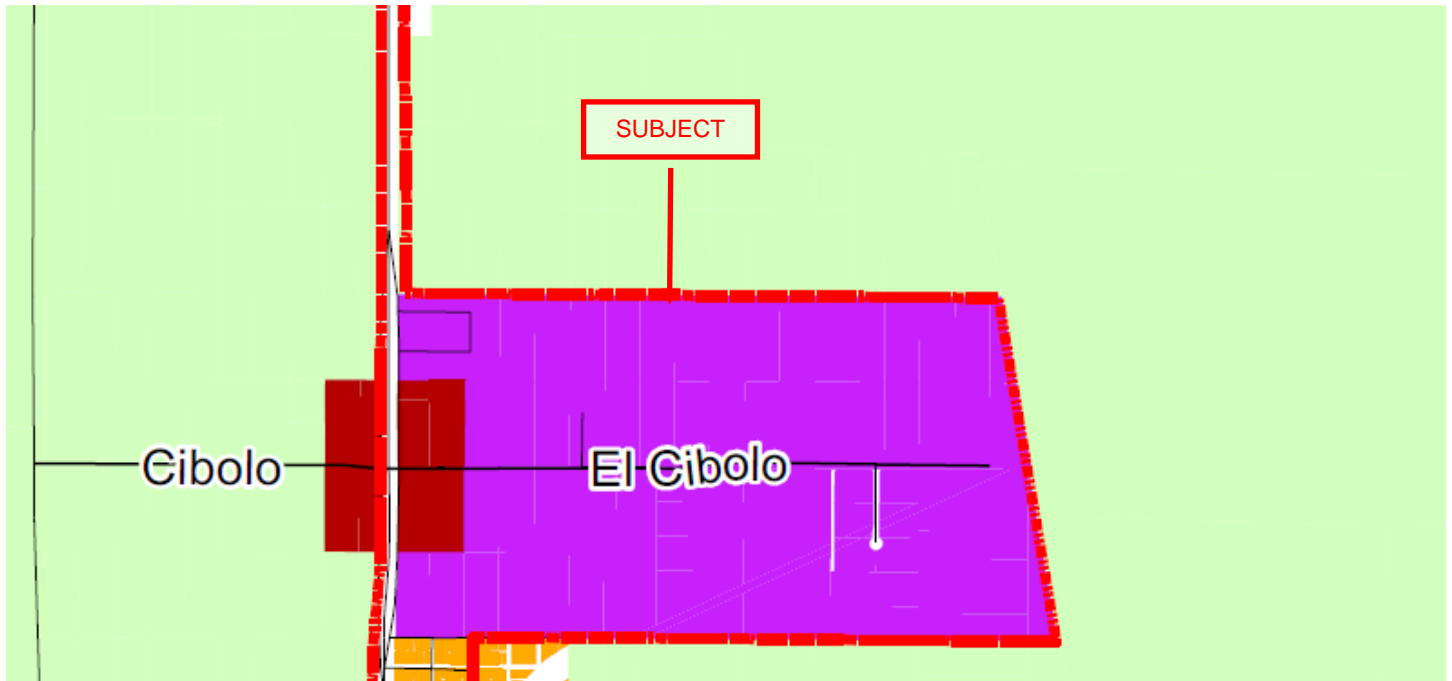
The subject property is a 67.22-acre tract of land improved with the Hidalgo County Sheriff's Office (County Prison, Sheriff's Office, and Academy/Training Facility). The property has frontage along the north side of El Cibolo Road and the south side of an unopen / unpaved 30.0' county road.



www.googleearth.com

Municipal Zoning

The City of Edinburg Planning and Zoning Department was contacted along with the Hidalgo County Planning Department which both indicated that the subject property is located partially within the city limits of Edinburg, Texas, as well as the ETJ of Edinburg, Texas, which is outside the municipality of Edinburg and therefore zoning is not applicable to the subject property. The subject is located within the Extra-Territorial Jurisdiction (ETJ) of the City of Edinburg and is subject to the Model Subdivision Rules of the County of Hidalgo for any type of development to occur on the subject property. As of the date of this report, the southern portion of the subject property is currently zoned "Industrial District" with the northern portion not being zoned as it is within the ETJ of Edinburg.



Legend

- Agricultural**
Farmstead
Residential (Septic/Well)
Residential (Septic/Rural Water)
- Suburban**
Single Family
Cluster Large
Cluster Medium
Planned
- Auto-Urban**
Single Family
Multiple Family

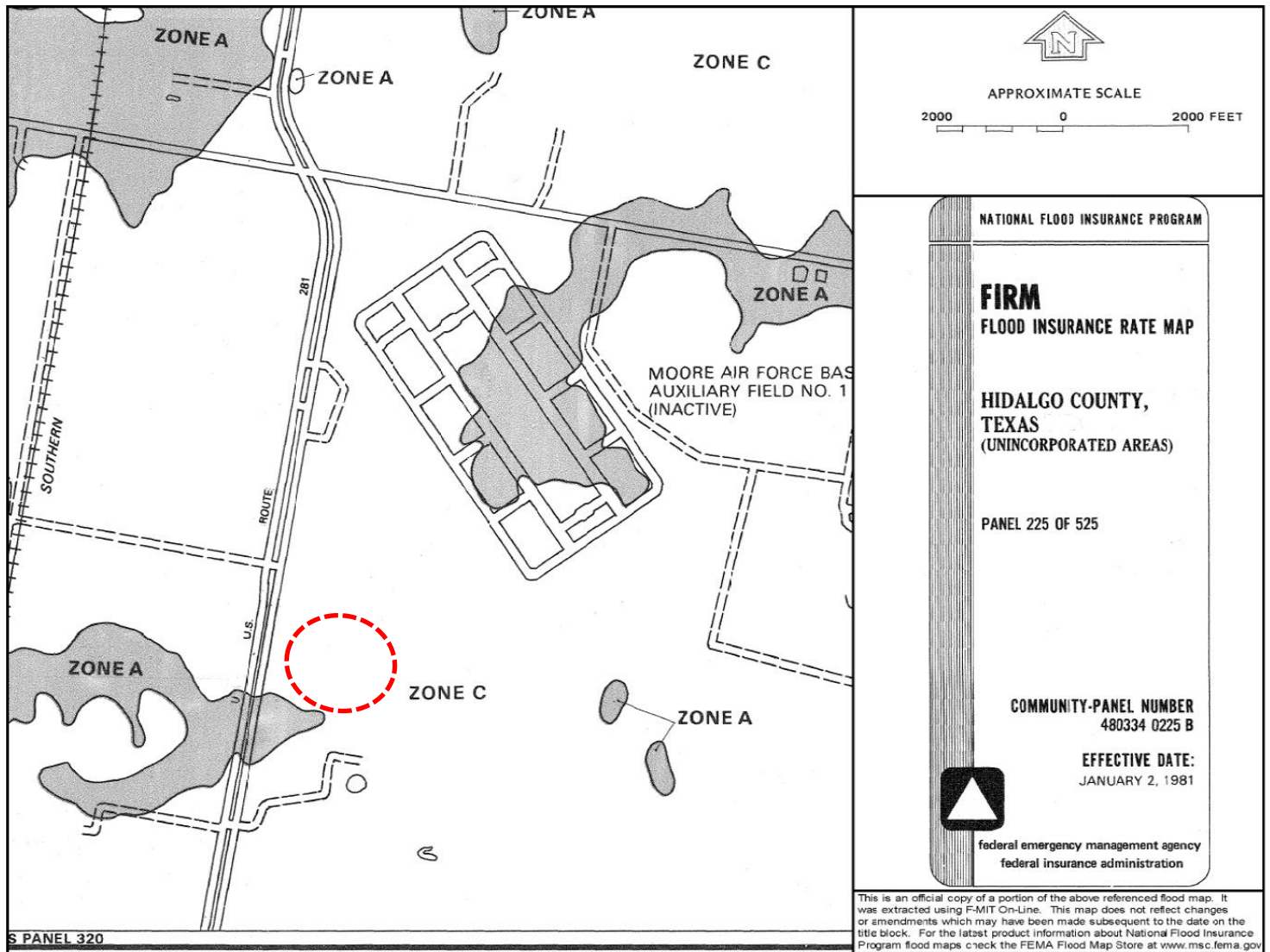
- Urban**
Single Family
Cluster
Planned
- Urban University**
Mixed (1st Floor Retail/Upper Residential)
Commercial
- Neighborhood Commercial**
- General Commercial**
- Office Business Park**
- Industrial**

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Local Government Code 219.005

- Water Bodies**
- Schools**
- Parks**
- Major Roads**
- Rail Lines**
- ETJ Boundary (2 mile)**
- City Limits**

<http://www.cityofedinburg.com>

Flood Zone Designation



The subject is located within a Flood Zone C. Zone C is not designated by the Federal Emergency Management Agency as a Special Flood Hazard Area. The proposed drainage system created by this project shall aid in the drainage within the immediate area. It has been indicated by the Hidalgo County Drainage District No. 1 that the subject property may be able to drain the proposed canal upon the re-subdivision of the subject property. This must be confirmed prior to development.

www.fema.gov

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 28

Local Address: N/S of El Cibolo Road approximately 0.50 of a mile east of I-69C, Edinburg, Texas

Date Taken: November 26, 2018

Taken By: Leonel Garza III

Point which taken: Photo 1: County Road off 281
Photo 2: County Road off 281

Looking: Photo 1: East
Photo 2: East



Photo 1
View of subject property



Photo 2
General view of subject property

Point which taken: Photo 3: County Road off 281
Photo 4: County Road off 281

Looking: Photo 3: South
Photo 4: West



Photo 3
View of acquisition area facing south



Photo 4
View of county road facing west

Highest & Best Use

The highest and best use analysis is performed in order to determine the selection of comparables to be utilized for the purpose of establishing a current market value. The H&B is defined as “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 improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value.

The Dictionary of Real Estate Appraisal. 6TH Edition Chicago: Appraisal Institute

Legally Permissible

After a review of the existing zoning map for the subject property and a review of the Unified Development Code for the City of Edinburg, the subject property is located both inside and outside of the city limits. The southern portion is located within the city limits of Edinburg, Texas, and is zoned Industrial District, and the northern portion is located outside of the municipality of Edinburg but within the Edinburg ETJ. The improved portion of the subject property is zoned Industrial District which allows for the current use as the County Sheriff's Office / County Prison / Sheriff's Training Facility, which is legally permissible based on the current zoning.

Physically Possible

Based on the overall land area in the before and after scenario, the property has adequate land area for an agricultural, residential, commercial or industrial use or development.

Financially Feasible

The market trends for the area are for rural residential development, agricultural use, or continued as the Hidalgo County Sheriff's Office facility.

Maximally Productive

The subject property is currently utilized by the Hidalgo County Sheriff's Office for offices, inmate detention, and training facilities, as of the date of appraisal. The overall site is at its maximally productive state as the Hidalgo County Sheriff's Office facility.

The overall highest and best use is confirmed for continued Hidalgo County Sheriff's Office facility use. Utilities are limited in the area and may need to be extended for future development.

Property Tax Assessment

The Hidalgo County Appraisal District provides general information about the District and the property tax system in Texas, as well as general information regarding properties assessed for taxes. This data source does not replace the use of a title search, but will inform the appraiser of the current owner-of-record. Research concerning the derivation of the following assessed value was not conducted during the course of this appraisal. The following information can be found at www.hidalgoad.org and/or the District office located at 4405 S. Professional Drive, Edinburg, Texas. The property is tax exempt as EX-XV (Other Exemption: public property and other property not reported elsewhere). The property has been under the ownership of Hidalgo County for a period greater than five (5) years.

Property Search Results > 589864 COUNTY OF HIDALGO for Year 2019

Property

Account

Property ID:	589864	Legal Description:	BAKER'S E841.4'-W1185.6' OF BLKS 19 39.85AC
Geographic ID:	B0250-00-019-0000-05	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	N HWY 281 TX	Mapsco:	
Neighborhood:	SEB COUNTY JAIL	Map ID:	
Neighborhood CD:	SEBCNTYJL		

Owner

Name:	COUNTY OF HIDALGO	Owner ID:	414671
Mailing Address:	100 E CANO ST STE 302 EDINBURG, TX 78539-4548	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$36,442,325	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$179,325	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$36,621,650	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$36,621,650	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$36,621,650	

Taxing Jurisdiction

Owner:	COUNTY OF HIDALGO
% Ownership:	100.000000000000%
Total Value:	\$36,621,650

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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CAD	APPRAISAL DISTRICT	0.000000	\$36,621,650	\$0	\$0.00
DR2	DRAINAGE DISTRICT #2	0.000000	\$36,621,650	\$0	\$0.00
FD3	EMS DIST #03	0.025700	\$36,621,650	\$0	\$0.00
GHD	HIDALGO COUNTY	0.580000	\$36,621,650	\$0	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.178000	\$36,621,650	\$0	\$0.00
R01	ROAD DIST 01	0.000000	\$36,621,650	\$0	\$0.00
SEB	EDINBURG ISD	1.239800	\$36,621,650	\$0	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$36,621,650	\$0	\$0.00
Total Tax Rate:		2.072700			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$759,056.94

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 279120.0 sqft Value: \$35,710,434

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COR	CORRECTIONAL FACILITY	*	CBK	1998	248772.0
DLW	LOADING WELL	*		1998	1444.0
CAN	CANOPY	*		1998	220.0
CAN	CANOPY	*		1998	240.0
GAR	GARAGE	*		1998	2268.0
CAN	CANOPY	*		1998	3690.0
OFF	OFFICE	50 - CGD		1998	30348.0
CAN	CANOPY	*		1998	228.0
ASP2	ASPHALT 2	* - CGD		1998	283727.0
CON2	CONCRETE 2	* - CGD		1998	75858.0
SEC	SECURITY FENCE	* - CGD		1998	10755.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 16024.0 sqft Value: \$704,271

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OFF	OFFICE	50 - CGD	CBK	1998	13600.0
CAN	CANOPY	*		1998	48.0
CAN	CANOPY	*		1998	48.0
CAN	CANOPY	*		1998	48.0
CAN	CANOPY	*		1998	48.0
CAN	CANOPY	*		1998	144.0
CAN	CANOPY	*		1998	144.0
SVB	SERVICE BAY	*		1998	1320.0
GRS	GARAGE REPAIR SHOP	90 - SAV	PFM	1998	2160.0
SVB	SERVICE BAY	*		1998	6120.0
CAN	CANOPY	*		1998	3000.0
STG	STORAGE	*		1998	1440.0
CAN	CANOPY	*		1998	1440.0
SHD	SHED	*		1998	264.0
CAN	CANOPY	*		1998	196.0

CAN	CANOPY	*	1998	936.0
CAN	CANOPY	*	1998	624.0

Improvement #3: COMMERCIAL State Code: F1 Living Area: 768.0 sqft Value: \$27,620

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
WHS	WAREHOUSE	100 - SAV	PFM	1998	768.0
CAN	CANOPY	*		1998	1144.0
CAN	CANOPY	*		1998	1600.0
CAN	CANOPY	*		1998	1040.0
CAN	CANOPY	*		1998	672.0
CAN	CANOPY	*		1998	1456.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	39.8500	1735866.00	0.00	0.00	\$179,325	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$36,442,325	\$179,325	0	36,621,650	\$0	\$36,621,650
2018	\$36,449,941	\$179,325	0	36,629,266	\$0	\$36,629,266
2017	\$36,871,867	\$179,325	0	37,051,192	\$0	\$37,051,192
2016	\$36,873,698	\$179,325	0	37,053,023	\$0	\$37,053,023
2015	\$36,218,973	\$179,325	0	36,398,298	\$0	\$36,398,298
2014	\$0	\$179,325	0	179,325	\$0	\$179,325
2013	\$0	\$358,695	0	358,695	\$0	\$358,695
2012	\$0	\$358,695	0	358,695	\$0	\$358,695
2011	\$0	\$358,695	0	358,695	\$0	\$358,695
2010	\$0	\$358,695	0	358,695	\$0	\$358,695
2009	\$0	\$358,695	0	358,695	\$0	\$358,695
2008	\$0	\$298,920	0	298,920	\$0	\$298,920
2007	\$0	\$298,920	0	298,920	\$0	\$298,920
2006	\$0	\$298,920	0	298,920	\$0	\$298,920
2005	\$0	\$298,920	0	298,920	\$0	\$298,920

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/12/1999	WD	WARRANTY DEED	GARZA RICHARD A	COUNTY OF HIDALGO			790048

Property Search Results > 680656 HIDALGO COUNTY for Year 2019

Property

Account

Property ID: 680656 Legal Description: BAKER'S E591.29'-W1776.89' BLKS 19
27.87AC
Geographic ID: B0250-00-019-0000-07 Agent Code:
Type: Real
Property Use Code:
Property Use Description:

Location

Address: N HWY 281 Mapsco:
Neighborhood: Map ID:
Neighborhood CD:

Owner

Name: HIDALGO COUNTY Owner ID: 458611
Mailing Address: 100 E CANO ST STE 302 % Ownership: 100.000000000000%
EDINBURG, TX 78539-4548
Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$125,415	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$125,415	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$125,415	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$125,415	

Taxing Jurisdiction

Owner: HIDALGO COUNTY
% Ownership: 100.000000000000%
Total Value: \$125,415

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

CAD	APPRAISAL DISTRICT	0.000000	\$125,415	\$0	\$0.00
DR2	DRAINAGE DISTRICT #2	0.000000	\$125,415	\$0	\$0.00
FD3	EMS DIST #03	0.025700	\$125,415	\$0	\$0.00
GHD	HIDALGO COUNTY	0.580000	\$125,415	\$0	\$0.00
JCC	SOUTH TEXAS COLLEGE	0.178000	\$125,415	\$0	\$0.00
R01	ROAD DIST 01	0.000000	\$125,415	\$0	\$0.00
SEB	EDINBURG ISD	1.239800	\$125,415	\$0	\$0.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$125,415	\$0	\$0.00
Total Tax Rate:		2.072700			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$2,599.48

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	27.8700	1214017.20	0.00	0.00	\$125,415	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$0	\$125,415	0	125,415	\$0	\$125,415
2018	\$0	\$125,415	0	125,415	\$0	\$125,415
2017	\$0	\$125,415	0	125,415	\$0	\$125,415
2016	\$0	\$125,415	0	125,415	\$0	\$125,415
2015	\$0	\$125,415	0	125,415	\$0	\$125,415
2014	\$0	\$125,415	0	125,415	\$0	\$125,415
2013	\$0	\$250,830	0	250,830	\$0	\$250,830
2012	\$0	\$250,830	0	250,830	\$0	\$250,830
2011	\$0	\$250,830	0	250,830	\$0	\$250,830
2010	\$0	\$250,830	0	250,830	\$0	\$250,830
2009	\$0	\$250,830	0	250,830	\$0	\$250,830
2008	\$0	\$256,015	0	256,015	\$0	\$256,015
2007	\$0	\$256,015	0	256,015	\$0	\$256,015
2006	\$0	\$256,015	0	256,015	\$0	\$256,015
2005	\$0	\$256,015	0	256,015	\$0	\$256,015

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/13/1999	WD	WARRANTY DEED	PENA MATIAS JR	HIDALGO COUNTY			790418

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	Matias Peña, Jr.	Shirley F. Hickman		Robert Lee Rogers, Joan Rogers, Douglas Gilmore, et al		Carlos Calera Evangelistic Association, Inc.	
Grantee	Hidalgo County Texas	Ernesto Torres		Eduardo de Leon dba Classic Demolition Construction		Cealka Family Investent, LLC	
Date	July 1, 1999	February 7, 2018		June 19, 2018		April 25, 2018	
Sales Price		\$ 351,900		\$ 500,000		\$ 390,000	
Unit Price		\$ 27,235 / Acre		\$ 12,690 / Acre		\$ 15,000 / Acre	
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		\$ 27,235 / Acre		\$ 12,690 / Acre		\$ 15,000 / Acre	
Relative Location	Average	Superior	-30%	Similar	0%	Similar	0%
Site Utility	Average	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Average	Similar	0%	Similar	0%	Similar	0%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / Sewer	No Sewer	5%	No Sewer	5%	No Sewer	5%
Frontage	Cibolo Road & County Road	FM 490	0%	Rogers Road & M Road	0%	US Highway 281	0%
Size Adjustment	67.22 Acres	12.921	-20%	39.40	-5%	26.00	-10%
	Net Adjustment	\$ (12,256)	-45%	\$ -	0%	\$ (750)	-5%
	Indicated Unit Value	\$ 14,979 / Acre		\$ 12,690 / Acre		\$ 14,250 / Acre	
Estimated Unit Value of Fee Simple Area						\$ 14,000 / Acre	

Estimated Value by Sales Comparison Approach**\$ 941,080 / Acre**

COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 28 Highway: Raymondville Drain Project
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Robert Lee Rogers, Joan Rogers,
Douglas Gilmore, Et Al

Grantee/Lessee: Eduardo De Leon D/B/A Classic
Demolition Construction

Date: June 19, 2018

Recording Information: Deed No. 2928377

Key Map: Lon: W-98.130947

Lat: N26.328068

Address: East Rogers Road, Edinburg, TX

Zip Code: 78542

Legal Description: Tract 1: A tract of land containing 26.613 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lot 5, Section 248, Tex-Mex Subdivision, according to the plat thereof recorded in Volume 2, Page 29, Hidalgo County, Texas.

Tract 2: A tract of land containing 2.00 acres situated in the City of Edinburg, Hidalgo County, Texas, being a part or portion out of Lot 5, Section 248, Tex-Mex Subdivision, according to the plat thereof recorded in Volume 2, Page 29, Hidalgo County, Texas.

Confirmed Price: \$500,000

Verified with: MLS No. A182749S

Terms and Conditions of Sale: Cash to Seller

Rental Data: N/A

Land Size: 39.400 Acres

Unit Price as Vacant: \$12,690 / Acre

Type Street: Asphalt Paved

Utilities: Electric, Public Water, City Sewer, Telephone, City Garbage

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: Mixed-Use

Date of Inspection: December 5, 2018

Zoning: Agricultural

Flood Plain: X

Appraiser: Leonel Garza III

January 14, 2019

Date

COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 28 Highway: Raymondville Drain Project
 County: Hidalgo ROW CSJ: N/A

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Carlos Calera Evangelistic Association, Inc.

Grantee/Lessee: Cealka Family Investment, LLC

Date: April 25, 2018

Recording Information: Deed No. 2910858

Key Map: Lon: W-98.129440

Lat: N26.459827

Address: 29560 US Highway 281, Edinburg, Texas.

Zip Code: 78785

Legal Description: A 30.32 Acre tract of land being a portion of Tract 128, of the Partition of The San Salvador Del Tule Grant, Juan Jose Balli, Original Grantee, as partitioned in Cause No. 422, District Court of Hidalgo County, Texas.

Confirmed Price: \$390,000

Verified with: MLS No. A207136S

Terms and Conditions of Sale: Cash to Seller

Rental Data: N/A

Land Size: 26.00 Acres

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

Type Street: Asphalt Paved

Utilities: Electric, Public 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: Agricultural / Residential

Date of Inspection: December 5, 2018

Zoning: N/A

Flood Plain: X

Appraiser: Leonel Garza III

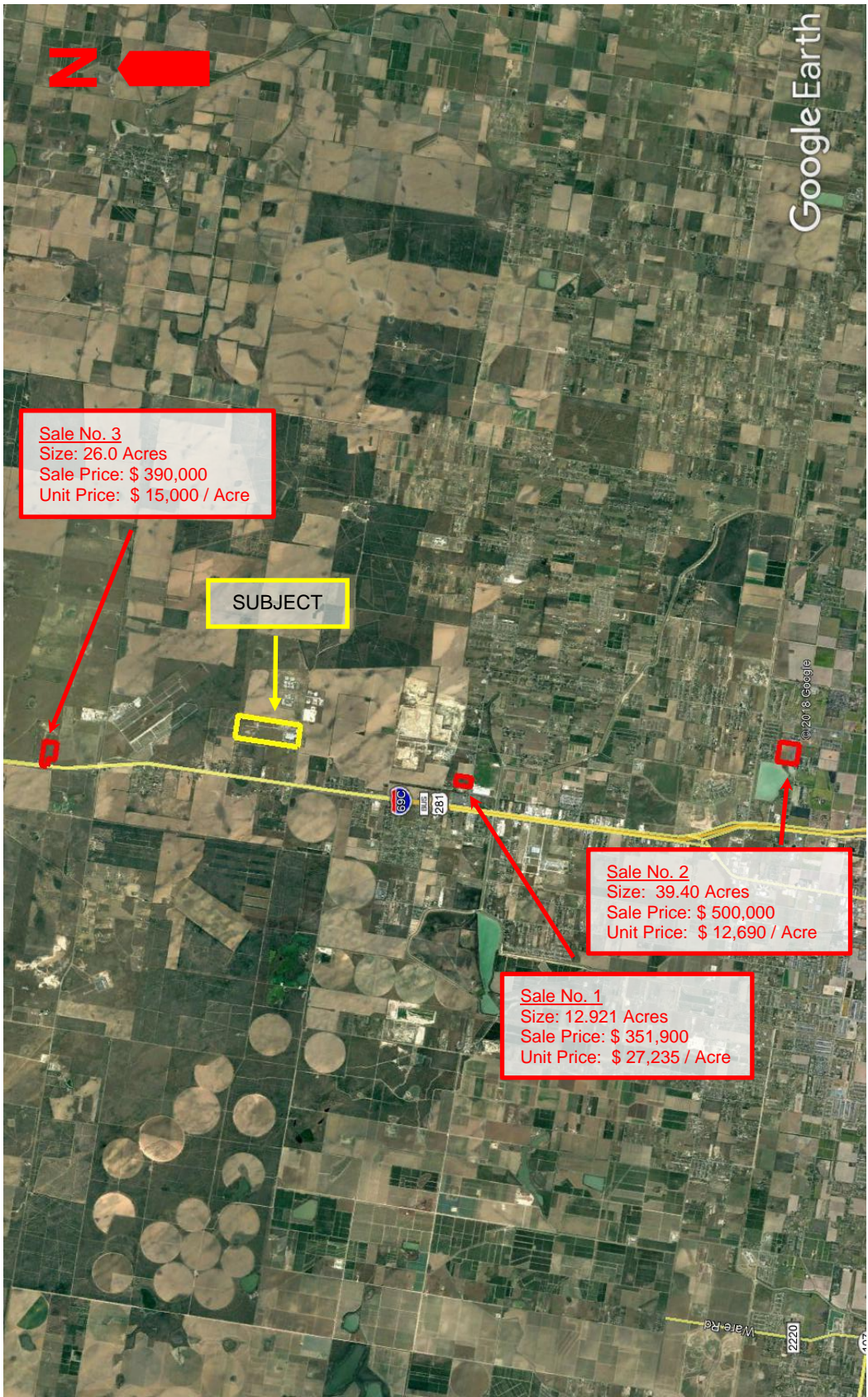
January 14, 2019

Date

Explanation of Adjustments with Reconciliation

The sales selected for the direct sales comparison approach were gathered and verified through various sources. These include but are not limited to the Greater McAllen Multiple Listing Service (MLS), the Hidalgo County Appraisal District and the Hidalgo County Clerk's Office. Additional sales and listings were reviewed for comparability. However, those that were selected were the most similar to the subject property. Factors reviewed are typically recognized by the local market, including but not limited to, conditions of the sale, market conditions, location, size, and available utilities. After adjustments were made to each sale, an adjusted unit range of value of \$12,690 per acre to \$14,979 per acre was calculated. Considering all factors that affect the fee simple valuation of the subject property, a unit rate of \$14,000 per acre is selected. This unit rate is applied to the whole property, part to be acquired and the remainder before the acquisition.

LOCATION MAP OF SALES



COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Improvements (Stated Value as per HCAD)	1	\$ 36,442,325	\$ 36,442,325	As Per HCAD	\$ 36,442,325
Contributory Value of the Buildings					\$ 36,442,325
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Chain Link Fence w/Barbed Wire Coil & Concrete Apron	4,065	\$ 21.00	\$ 85,365	25%	\$ 64,024
Contributory Value of the Site Improvements					\$ 64,024
Contributory Value of All Improvements					\$ 36,506,349
	Net Land Area		Price / Unit		
Land Value (Fee)	67.22 Acre	@	\$ 14,000 / Acre		\$ 941,080
Estimated Value By Cost Approach					\$ 37,447,429

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 continued Hidalgo County Sheriff's Office Use. This shall be utilized for the determination of value for the part to be acquired.

VALUATION APPROACHES

Cost Approach.....\$ 186,718
 Sales Comparison Approach (Land Only)\$ 166,180
 Income Approach.....\$

RECONCILIATION OF APPROACHES TO VALUE

It is determined that the Cost Approach is the most applicable approach to value. The Sales Comparison Approach (As Vacant and As Improved) and the Income Approach are not applicable.

Contributory Value of Improvements	
Chain Link Fence w/ Barbed Wire Coil & Concrete Apron (1,304 LF x \$21.00/LF x 25% Depreciation)	\$ 20,538
Total Contributory Value of Improvements	\$ 20,538

Land Value	11.870 Acre @ \$ 14,000 / Acre	\$	166,180
Total Land Value		\$	166,180
 Reconciled Final Value		 \$	 186,718



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 956/381-6480 Fax 956/381-0527

METES AND BOUNDS

PROJECT: HIDALGO COUNTY DRAINAGE DISTRICT No.1
RAYMONDVILLE DRAIN PHASE I SEGMENT 4
PARCEL: 28

AN 11.94 ACRE TRACT OF LAND OUT OF BLOCK 19, BAKER'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 790048 AND 790418, 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 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE RICHARD A. GARZA TRACT (A 206.32 ACRE TRACT OUT OF BLOCKS 19 AND 26, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 419031, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE SOUTH RIGHT OF WAY LINE OF A THIRTY FOOT (30.00') COUNTY ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 81°03' E, 344.20 FEET AND S 08°57' W, 15.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 19.

THENCE; S 81°03'E, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID THIRTY FOOT (30.00') COUNTY ROAD, A DISTANCE OF 1,432.69 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE STATE OF TEXAS TRACT (A TRACT OF LAND OUT OF BLOCK 19, BAKER'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 314714, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°57' W, ALONG THE WEST LINE OF THE STATE OF TEXAS TRACT, A DISTANCE OF 350.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°03'W, A DISTANCE OF 1,193.61 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 66°02'21" W, A DISTANCE OF 284.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE RICHARD A. GARZA TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°57' E, ALONG THE EAST LINE OF THE RICHARD A. GARZA TRACT, A DISTANCE OF 504.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.94 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BAKER'S SUBDIVISION, RECORDED IN VOLUME 2, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

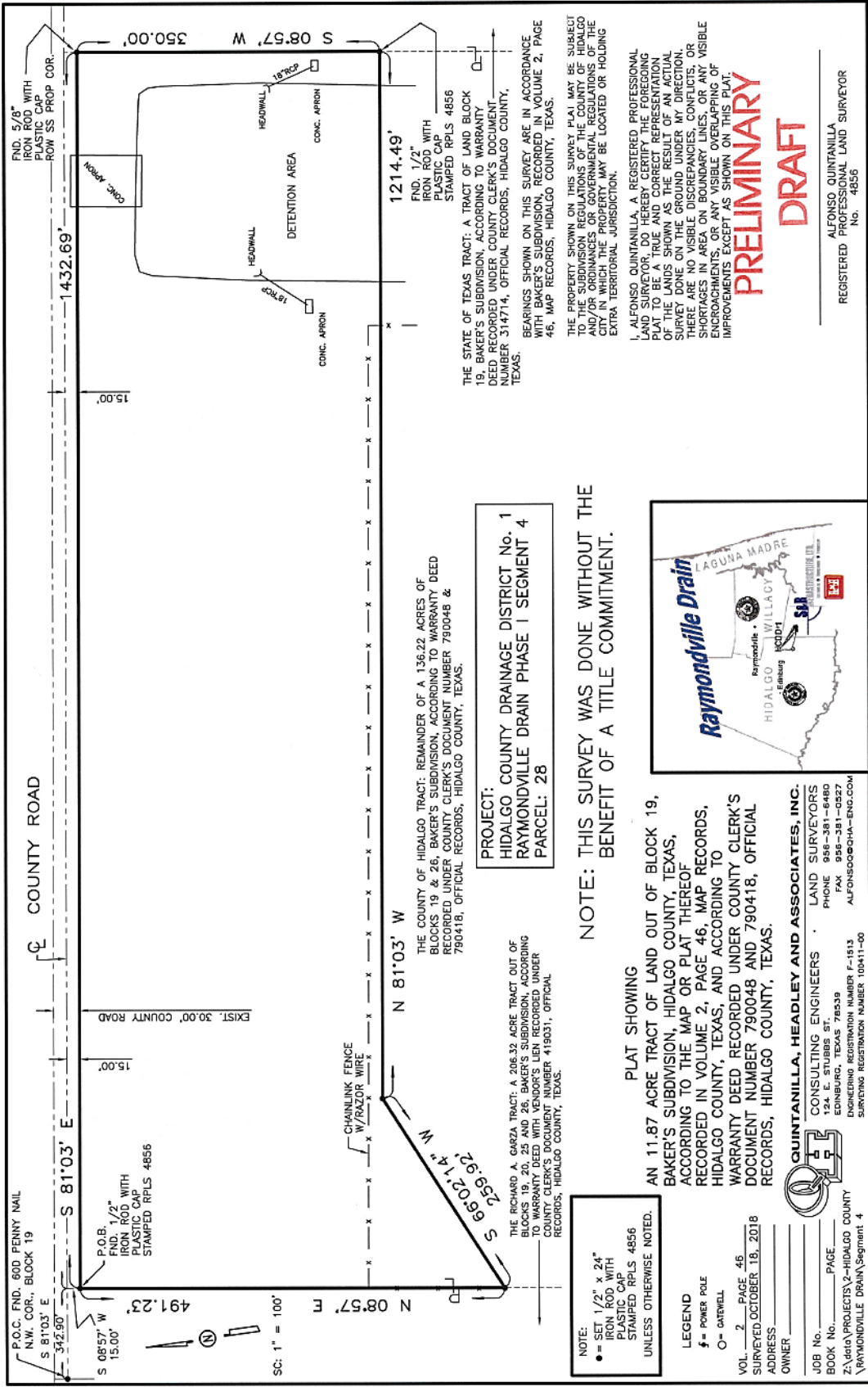
THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR 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: OCTOBER 15, 2018

**PRELIMINARY
DRAFT**

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



Part To Be Acquired

The part to be acquired is a portion of the whole property to be utilized for a drainage project known as the “Raymondville Drain”. The land area described by survey is the subject of this report. This area to be acquired shall be valued based on the current market valuation as determined by the direct sales comparison approach. To determine the valuation of the part to be acquired, the valuation of the whole property must be determined. Upon the determination of the unit rate applied to the whole property, a valuation for the acquisition area can be determined by utilizing the unit rate selected. Based upon the off-site inspection of the subject property, only fencing is located within the proposed acquisition area. The part to be acquired is described as a 11.87-acres out of the northern boundary of the subject property.



The part to be acquired is outlined in red and highlighted in yellow

PART TO BE ACQUIRED

Highest and Best Use:

The highest and best use of the subject property is for continued Hidalgo County Sheriff's Office Use.

Contributory Value of Improvements			
Chain Link Fence w/ Barbed Wire Coil & Concrete Apron (1,304 LF x \$21.00/LF x 25% Depreciation)		\$	20,538
Total Contributory Value of Improvements		\$	20,538
Land	11.87 ACRE @ \$ 14,000 / Acre	\$	166,180
Total Land		\$	166,180
TOTAL AS A UNIT		\$	186,718

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements			
Improvements (Stated Value as per HCAD)		\$	36,442,325
Chain Link Fence w/Barbed Wire Coil & Concrete Apron		\$	43,486
Total Contributory Value of Improvements		\$	36,485,811
Land	55.35 ACRE @ \$ 14,000 / Acre	\$	774,900
Total Land		\$	774,900
TOTAL AS A UNIT		\$	37,260,711

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	Matias Peña, Jr.	Shirley F. Hickman		Robert Lee Rogers, Joan Rogers, Douglas Gilmore, et al		Carlos Calera Evangelistic Association, Inc.	
Grantee	Hidalgo County Texas	Ernesto Torres		Eduardo de Leon dba Classic Demolition Construction		Cealka Family Investent, LLC	
Date	July 1, 1999	February 7, 2018		June 19, 2018		April 25, 2018	
Sales Price		\$ 351,900		\$ 500,000		\$ 390,000	
Unit Price		\$ 27,235 / Acre		\$ 12,690 / Acre		\$ 15,000 / Acre	
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		\$ 27,235 / Acre		\$ 12,690 / Acre		\$ 15,000 / Acre	
Relative Location	Average	Superior	-30%	Similar	0%	Similar	0%
Corner / Interior	Interior	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Average	Similar	0%	Similar	0%	Similar	0%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	Water / Sewer	No Sewer	5%	No Sewer	5%	No Sewer	5%
Frontage	Cibolo Road & County Road	FM 490	0%	Rogers Road & M Road	0%	US Highway 281	0%
Size Adjustment	55.35 Acres	12.921	-20%	39.40	-5%	26.00	-10%
	Net Adjustment	\$ (12,256)	-45%	\$ -	0%	\$ (750)	-5%
	Indicated Unit Value	\$ 14,979 / Acre		\$ 12,690 / Acre		\$ 14,250 / Acre	
Estimated Unit Value of Fee Simple Area						\$ 14,000 / Acre	

Estimated Value by Sales Comparison Approach _____ **\$ 774,900**

Diminution of Market Value _____ **0%**

Market Value Remainder After _____ **\$ 774,900**

Explanation of Adjustments with Reconciliation

The remainder after shall maintain a single family residential use of which no diminution of market value is determined. Therefore, sales utilized in the valuation of the whole property shall be utilized in the remainder after. These land sales contained a similar highest and best uses as the subject property. 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 Count Appraisal District. The sites associated with these were visited to determine the true comparability toward the subject property. They were reviewed for items recognized by the market that affect market value, including but not limited to, conditions of the sale, market conditions, relative location, physical characteristics, and available utilities. These and other factors that are recognized for arms-length transactions are examined and may require adjustments for any differences found in comparison to the subject property. After adjustments were made to each sale, an adjusted unit range of value of \$12,690 per acre to \$14,980 per acre was determined. Based on the surrounding market and the limited utilities within the market area, a unit rate near the mid-range of the adjusted range was selected, i.e., \$14,000 per acre.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
Improvements (Stated Value as per HCAD)	1	\$ 36,442,325	\$ 36,442,325	As Per HCAD	\$ 36,442,325
Contributory Value of the Buildings					\$ 36,442,325
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Chain Link Fence w/Barbed Wire Coil & Concrete Apron	2,761	\$ 21.00	\$ 57,981	25%	\$ 43,486
Contributory Value of the Site Improvements					\$ 43,486
Contributory Value of All Improvements					\$ 36,485,811
	Net Land Area		Price / Unit		
Land Value (Fee)	55.35	ACRE	@	\$ 14,000 / ACRE	\$ 774,900
Estimated Value By Cost Approach					\$ 37,260,711

Replacement / Cost To Cure Item	Units	\$ Per Unit	Replacement Cost New	Depreciated Market Value	Cost To Cure
Chain Link Fence w/Barbed Coiled Wire & Concrete Apron	1,158	\$ 21.00	\$ 24,318	\$ 20,538	\$ 3,780
Total Cost To Cure					\$ 3,780

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 37,447,429

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) \$ 186,718

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 37,260,711

Considering the uses to which the part taken is to be subjected to the market value of the remainder immediately acquisition is \$ 37,260,711

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 \$ 3,780

TOTAL COMPENSATION \$ 190,498

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

Company Bio

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), Electric Transmission of Texas, Hidalgo County Precinct No. 2, Hidalgo County Precinct No. 3, Hidalgo County Precinct No. 4 and United Irrigation District.

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



Community Service & Professional Organizations

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

DEED

Date: **July 1, 1999**

Grantor: **MATIAS PENA, JR., owning, occupying and claiming other property as homestead**

Grantor's Mailing Address (including county): **Rt. 3 Box 64
Edinburg, Hidalgo County, Texas 78539**

Grantee: **HIDALGO COUNTY, TEXAS**

Grantee's Mailing Address (including county): **100 E. Cano
Edinburg, Hidalgo County, Texas 78539**

Consideration: **Ten and NO/100 Dollars (\$10.00) and other valuable consideration**

Property (including any improvements): **A 56.22 acre tract of land being a part or portion of Blocks 19 and 26, BAKER'S SUBDIVISION OF THE CUCHARIA TRACT, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 46, Map Records in the Office of the County Clerk of Hidalgo County, Texas, and also being the West 56.22 acres of a 178.59 acre tract deeded to Rachel Ruiz by Special Warranty Deed recorded in Volume 3174, Page 727, Deed Records of Hidalgo County, Texas, reference to which is here made for all purposes, and said 56.22 acres also being more particularly described as follows:**

BEGINNING at a No. 4 rebar set on the North line of said Block 19 for the Northwest corner of this tract; said rebar bears South 81 degrees, 03 minutes 00 seconds East a distance of 1185.60 feet from a No. 4 rebar found for the Northwest corner of said Block 19;

THENCE, South 81 degrees, 03 minutes, 00 seconds East along the North line of said Block 19, a distance of 591.29 feet to a No. 4 rebar set for the Northeast corner of this tract;

THENCE, South 08 degrees, 57 minutes, 00 seconds West at a distance of 2070.80 feet pass the common line between said Blocks 19 and 26, at a distance of 4069.82 feet pass the North right-of-way of Cibolo Road as dedicated in Document No. 398662, Deed Records of Hidalgo County, Texas, and continuing a total distance of 4141.60 feet to a cotton picker spindle set on the South line of said Block 26 and the centerline of said Cibolo Road for the Southeast corner of this tract;

THENCE, North 81 degrees, 03 minutes, 00 seconds West along the South line of said Block 26 and the centerline of said Cibolo Road, a distance of 591.29 feet to the Southwest corner of this tract;

THENCE, North 08 degrees, 57 minutes, 00 seconds East at a distance of 15.00 feet pass the North right-of-way of said Cibolo Road, at a distance of 2070.80 feet pass the common line between said Blocks 19 and 26, and continuing a total distance of 4141.60 feet to the POINT OF BEGINNING, of which 0.48 of one acre lies in the right-of-way of said Cibolo Road;


SAVE AND EXCEPT that part conveyed to the State of Texas by instrument dated July 13 1994, filed July 19, 1994, under Document Number 398662, Official Records of Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

SAVE AND EXCEPT All oil, gas and other minerals which have been heretofore reserved by prior grantors as set forth in Deed dated November 14, 1966, recorded in Volume 1163, Page 258, Deed Records of Hidalgo County, Texas.

- A. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by James M. Dawkins and others, to Atlantic Richfield Company, dated August 14, 1979, recorded in Volume 385, Page 81, Oil and Gas Records of Hidalgo County, Texas.**
- B. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by K. C. Boysen and wife, Martha M. Boysen to Atlantic Richfield Company, dated July 29, 1980, recorded in Volume 394, Page 7, Oil and Gas Records of Hidalgo County, Texas.**
- C. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases in favor of Mitchell Energy Corporation, filed September 18, 1998 and December 18, 1997 under Document Numbers 710533, 710534 and 710535; dated April 29, 1998, Document Number 710536 and dated May 11, 1998 under Document Number 710537, all in the Official Records of Hidalgo County, Texas.**
- D. Standby fees, taxes and assessments by any taxing authority for the year 1999 and subsequent years and subsequent assessments for prior years due to change in land usage or ownership, the payment of which Grantee assumes.**
- E. Visible and apparent easements on or across the property herein described.**
- F. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental**

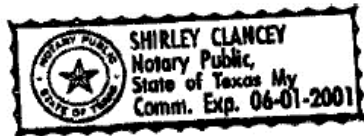
When the context requires, singular nouns and pronouns include the plural.

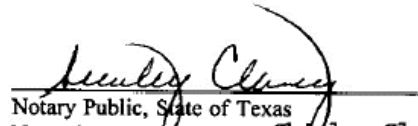

MATIAS PENA, JR.

(Acknowledgment)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 1st day of July, 1999, by MATIAS PENA, JR.




Notary Public, State of Texas
Notary's name (printed): Shirley Clancey
Notary's commission expires: 6-1-2001

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

On: Jul 13, 1999 at 11:45A

As a
Recording

Document Number: 790418
Total Fees : 11.00

Receipt Number - 227481
By,
Bea Cruz