



REAL ESTATE APPRAISAL SERVICES
1419 DOVE AVENUE, McALLEN, TEXAS 78504

July 9, 2020

Caso Law Firm, PLLC
C/o: Jose Caso
112 E Cano Street
Edinburg, Texas 78539
(956) 433-2276

Subject: Valley Caliche Products, Inc.

Mr. Caso

Pursuant to your request, the following is a restricted appraisal report of the 23.37-acre tract of land located at the Wood-Duncan Subdivision. The property was personally inspected by this appraiser and a value was determined as of July 9, 2020. The appraisal report shall establish the fee simple market valuation of the subject property utilizing the most applicable approach to market value. This cover letter alone does not constitute an appraisal and must be attached to the remaining pages of the report. A restricted appraisal report includes the scope of our analysis, assumptions & limiting conditions, and a signed certification. Based upon the information gathered for this appraisal report, the indicated market value of the subject property, as of the date of inspection on July 9, 2020 is as follows:

Appraised Value (23.37-Acres) _____ \$116,850 (\$5,000 / Acre)

Sincerely,

Leonel Garza III
General Real Estate Appraiser
TX-1328375-G

PURPOSE OF THE APPRAISAL

This appraisal is prepared for the purpose of estimating the market value of the fee simple estate, as defined within the scope of the assignment as of the date of July 9, 2020. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases, or operating agreements.

INTENDED USER

The client and intended user of this report is identified as Jose Caso, Hidalgo County, L&G Engineering and / or assigns.

INTENDED USE

The intended use is to provide a market valuation of the subject property since it is to be donated by the property owner to the County of Hidalgo.

PROPERTY RIGHTS APPRAISED

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, 6th Edition, copyright 2015, page 78, by the Appraisal Institute as being: "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."

EFFECTIVE DATE OF VALUE

The effective date of the value is based on the date of the most recent site visit, July 9, 2020.

SCOPE OF ASSIGNMENT

To prepare an appraisal report of the fee simple estate of the subject property based on current market sales. The appraisal report shall indicate the "as is" market value as of the July 9, 2020. An extraordinary assumption was made in regard to the smaller economic unit area, which was based on sales and trends in the market area. The final extraordinary assumption made was that the ownership of the subject property is accurate, and no environmental conditions exist. No other extraordinary assumptions and/or hypothetical conditions were utilized, the use of an extraordinary assumption or hypothetical condition could affect the results of this assignment. This appraiser reserves the right to modify this report if contradicting information is provided after the date of report.

DEFINITION OF MARKET VALUE

Market value is defined as the most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the Buyer and Seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from Seller to Buyer under conditions whereby:

Buyer and Seller are typically motivated.

Both parties are well informed or well advised, and each-acting in what they consider their own best interest.

A reasonable time is allowed for exposure in the open market.

Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto.

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The Office of the Comptroller of the Currency. (2006). 12 CFR, Part 34, Subpart C-Appraisals, 34-42, Definitions (g). Retrieved March 12, 2007, from <http://www.occ.treas.gov/fr/cfrparts/12CFR34.htm#§%2034.42%20Definitions>.

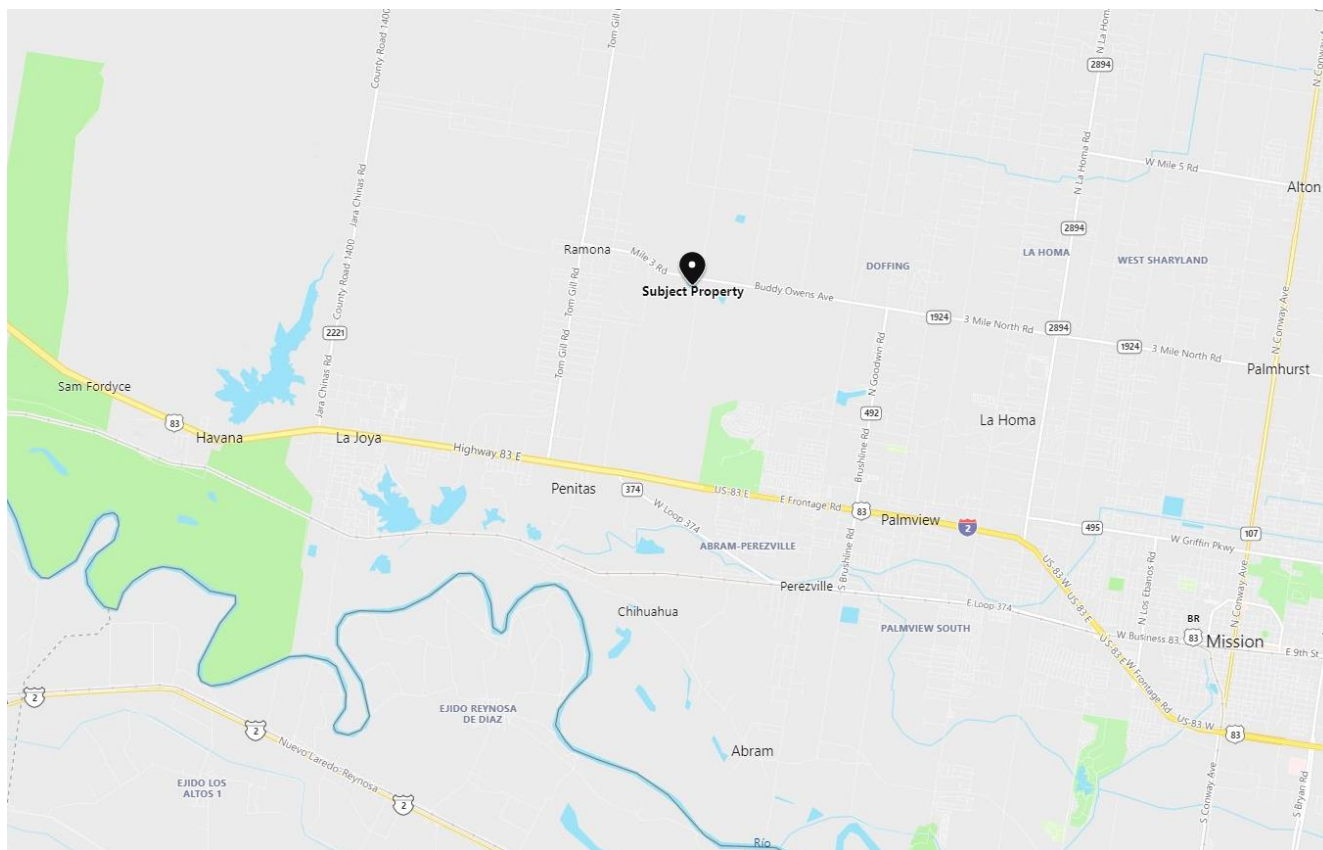
SUMMARY OF SALIENT FACTS



SITE ANALYSIS

Owner of Record _____ Valley Caliche Products, Inc.
Property Rights Appraised _____ Fee Simple Estate
Physical Location _____ Southwest corner Iowa Road & Mile 3 Road, Mission, Texas
Land Area _____ 23.37-Acres
Current Property Use _____ Caliche Pit / Quarry
Highest & Best Use _____ Recreational / Landfill / Drainage Uses
Property ID No. / GEO No. _____ 330622 / W7300-00-000-0003-00
Flood Zone _____ Zone X - FEMA 480334 0400 C, dated November 16, 1982
Municipal Zoning _____ N/A (ETJ of Mission, Texas)
Utilities _____ Water Only No Sewer
Effective Date Value _____ July 9, 2020
Date of Appraisal Report _____ July 10, 2020
Appraised Unit Rate _____ \$5,000 per acre
Appraised Value _____ \$116,850

AERIAL MAP OF SUBJECT AREA



PHOTOGRAPHS – July 9, 2020



Southwestern view of the subject property showing the quarry



Southern view of the subject property showing the quarry



Southeastern view of the subject property



Eastern view of Mile 3 Road

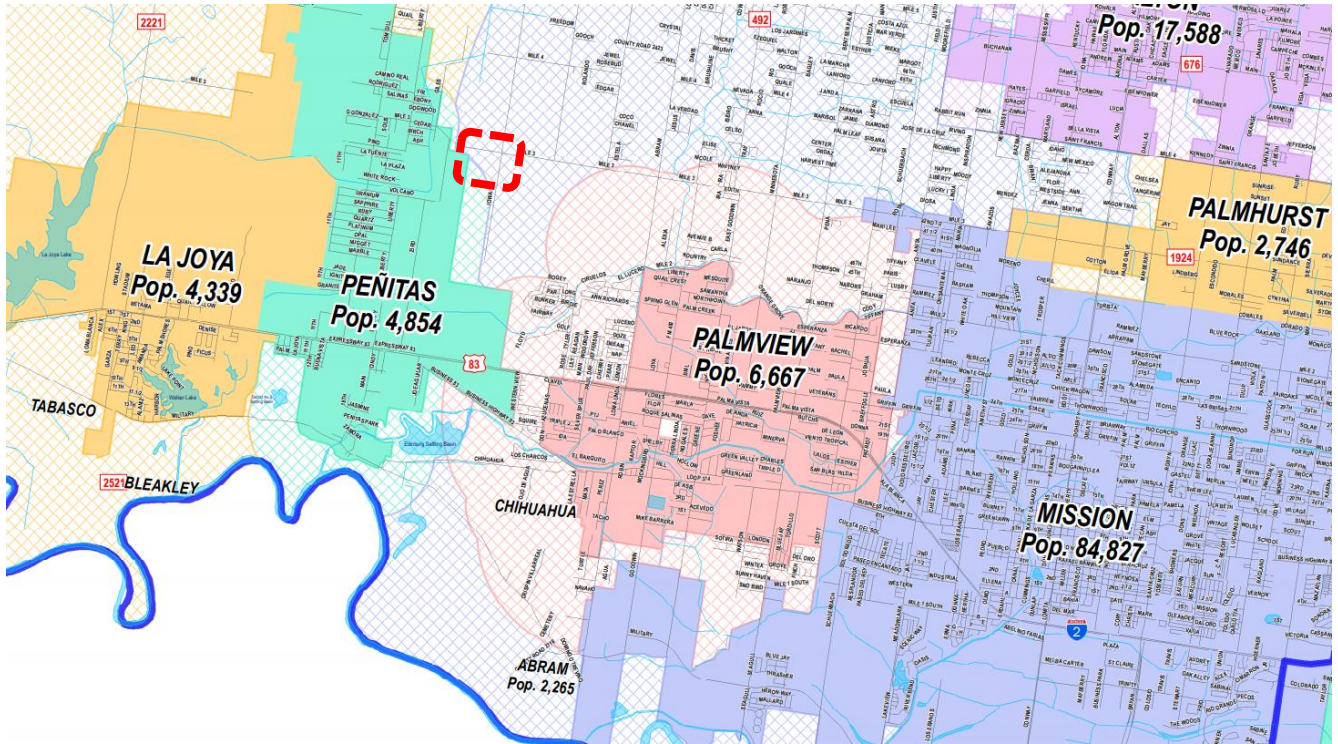


Western view of Mile 3 Road



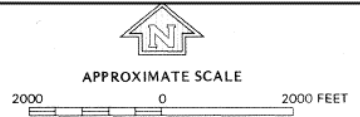
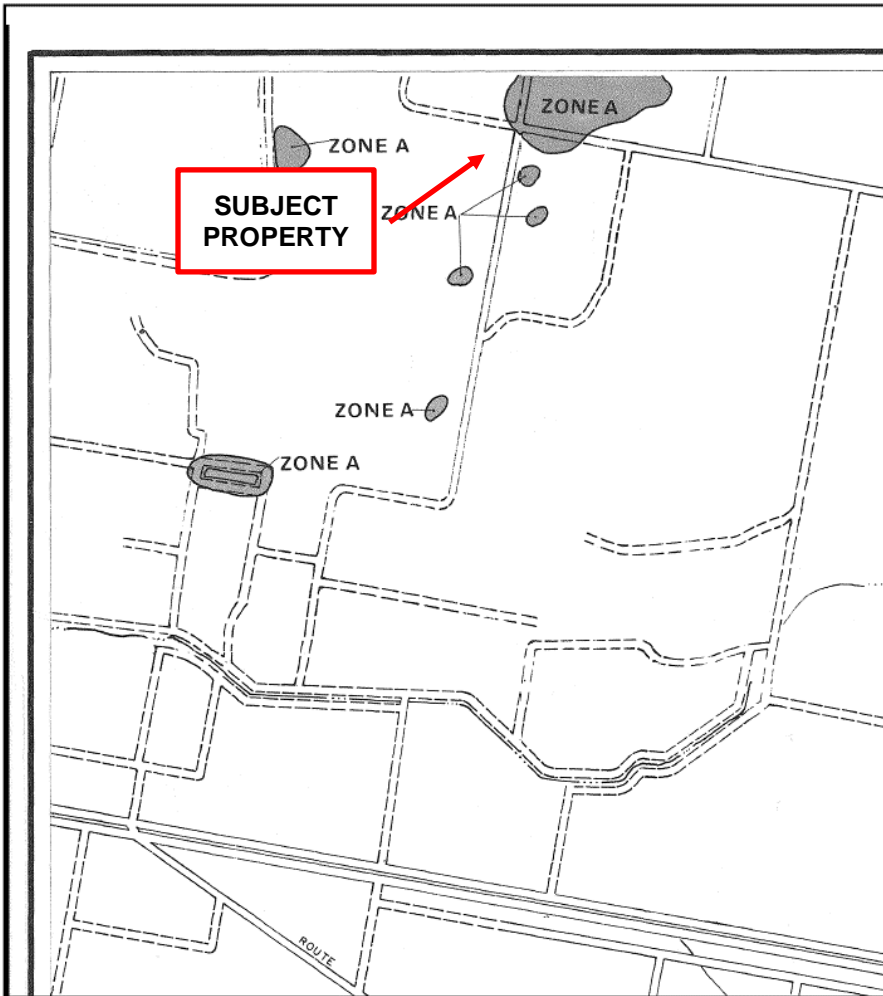
Southern view of Iowa Road

City Limits & ETJ Map



The subject property is located within the Mission ETJ outside of the municipal boundary of the City or Mission

Flood Map



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO
COUNTY,
TEXAS**
(UNINCORPORATED AREA)

PANEL 400 OF 525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0400 C

MAP REVISED:
NOVEMBER 16, 1982

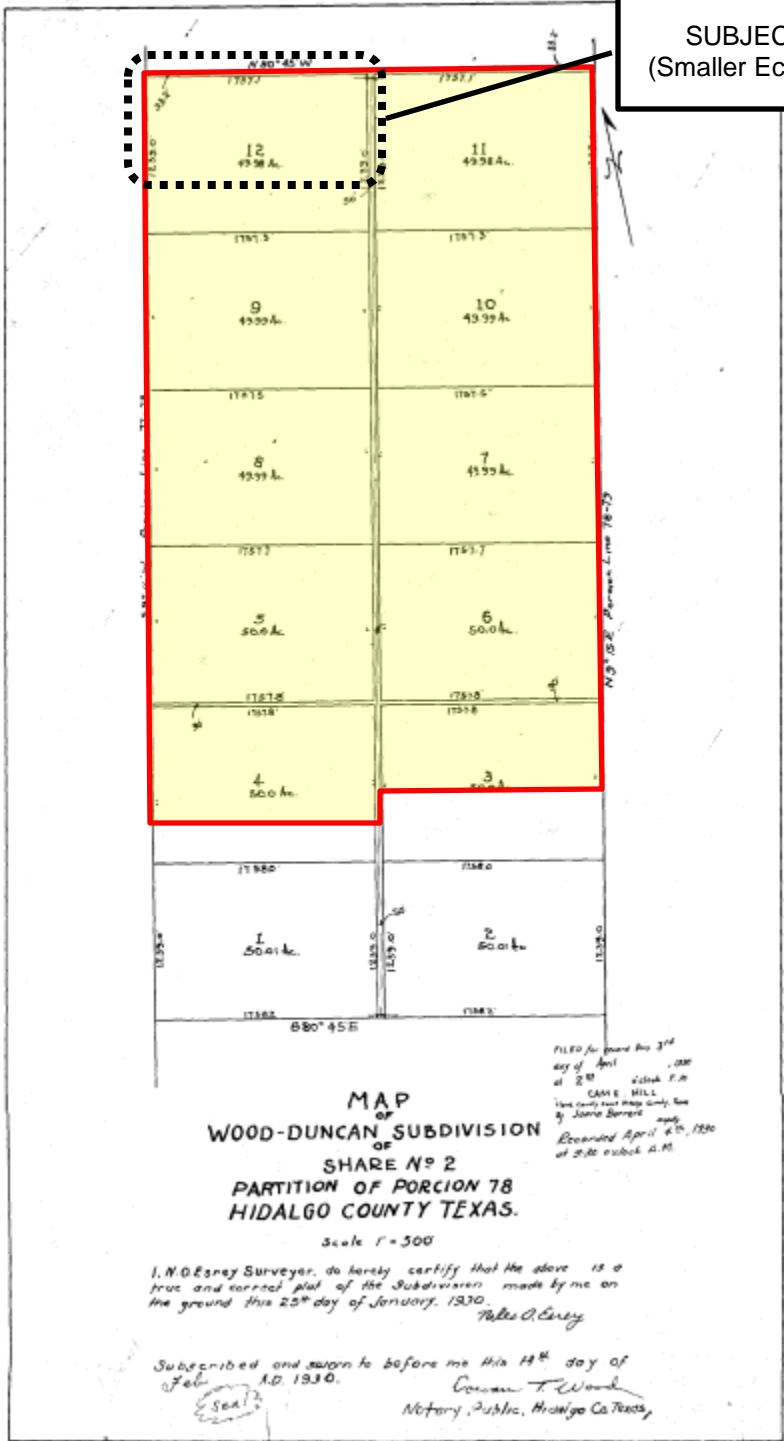


federal emergency management agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SUBDIVISION PLAT

SUBJECT PRPOERTY
(Smaller Economic Unit Area)



SURVEY

June 25, 2020
Page 1 of 2

R.O.W. Surveying Services, L.L.C.

900 South Stewart Road, Suite 13
Mission, Texas 78572

Metes and Bounds Description

For a

23.37 Acre Tract of Land

Being a 23.37 acre tract of land, situated in Hidalgo County, Texas, out of Lot 12, Wood-Duncan Subdivision, as recorded in Volume 6, Page 18, of the Map Records, Hidalgo County, Texas, said Lot 12 conveyed to Valley Caliche Products, Inc. by a "Warranty Deed", dated August 20, 1992 and recorded on September 15, 1992, Document Number 282378, of the Official Records, Hidalgo County, Texas, said 23.37 acre tract of land being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 12, Wood-Duncan Subdivision, being the existing South right-of-way line of North Mile 3 Road (width varies);

THENCE, South $08^{\circ}54'33''$ West, a distance of 5.96 feet, along the West line of said Lot 12, Wood-Duncan Subdivision, to a point for corner, being the beginning of a curve to the right, and being the **POINT OF BEGINNING** of this herein described tract of land;

THENCE, over and across said Lot 12, being the Southernly line of a proposed right-of-way taking for 3 Mile Road (CCSJ 09321-02-321) and the following five courses;

1. 285.12 feet along the arc of said curve to the right, having a radius of 7,827.50 feet, a central angle of $02^{\circ}05'13''$, a chord bearing of South $79^{\circ}56'44''$ East, and a chord distance of 285.11 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being a point of reverse curvature of a curve to the left;
2. 314.21 feet along the arc of said curve to the left, having a radius of 7,912.50 feet, a central angle of $02^{\circ}16'31''$, a chord bearing of South $80^{\circ}01'43''$ East, and a chord distance of 314.19 feet, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", for a point of tangency;
3. South $81^{\circ}09'57''$ East, a distance of 136.39 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

4. South 08°56'17" West, a distance of 113.00 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
5. South 81°09'57" East, a distance of 996.54 feet, over and across said Lot 12, to a found 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the West right-of-way line of Iowa Road (50.00 foot right-of-way);

THENCE, South 08°56'00" West, a distance of 562.00 feet, along the West right-of-way line of Iowa Road (50.00 foot right of way), to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

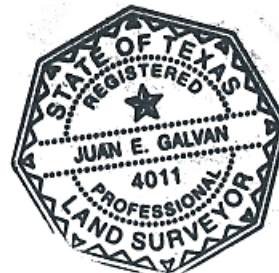
THENCE, North 81°09'57" West, a distance of 1,732.22 feet, over and across said Lot 12, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being on the common line of said Lot 12 and a 5.19 acre tract of land (Tract 6B) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas;

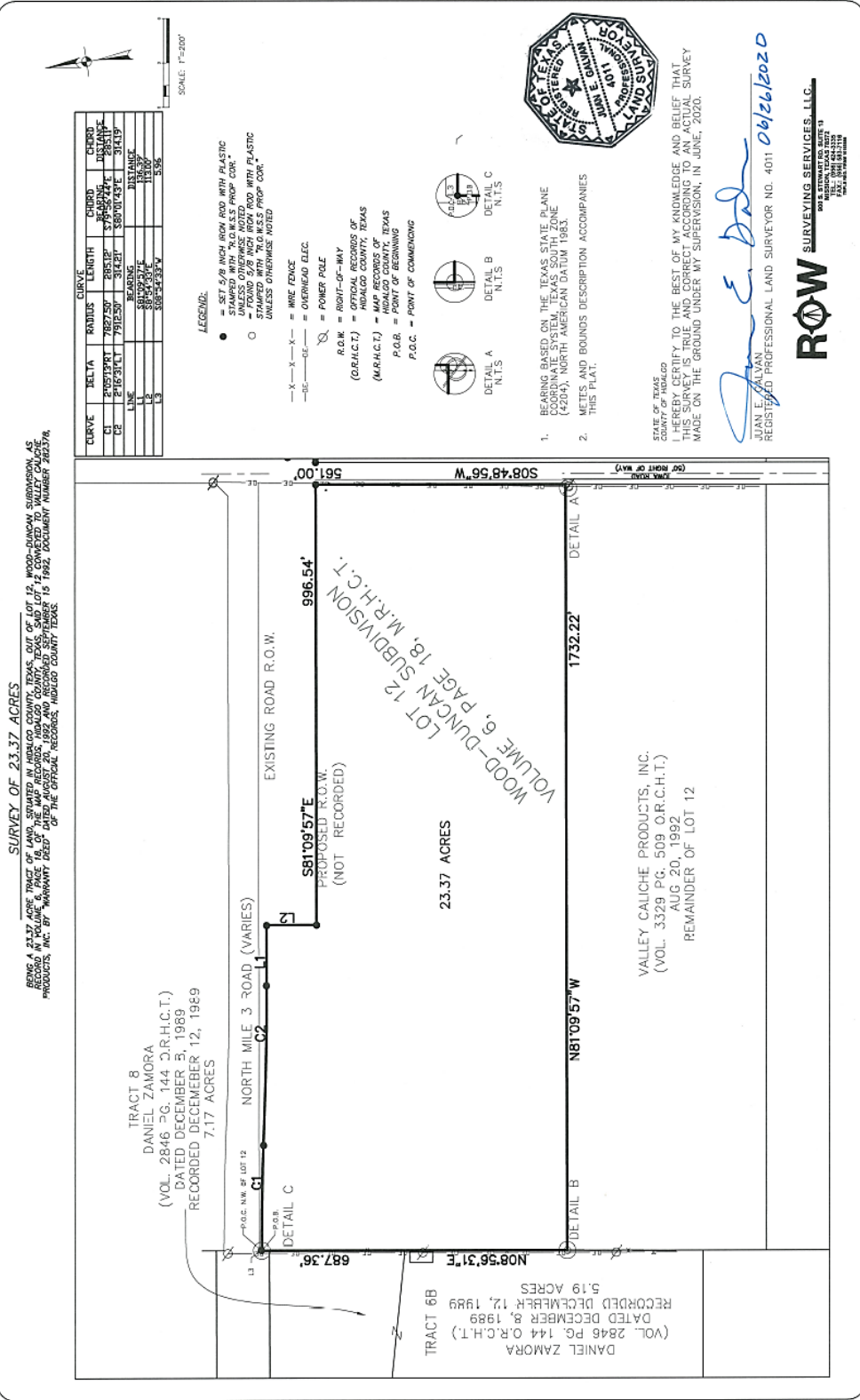
THENCE, North 08°56'31" East, a distance of 687.36 feet, along the common line of said Lot 12, said 5.19 acre tract of land (Tract 6B), and a 7.17 acre tract of land (Tract 8) conveyed to Daniel Zamora by a "Partition Deed", dated December 8, 1989 and recorded December 12, 1989, as described in Volume 2846, Page 144, of the Official Records, Hidalgo County, Texas, to the **Point of Beginning**, containing a computed area of 23.37 acre tract of land.

Bearing Basis, Texas Coordinate System, South Zone, North American Datum of 1983 (2011).
Surveyed on the ground June 2020.


06/25/2020

Juan E. Galvan
Registered Professional Land Surveyor No. 4011
Job No. R20023





PROJECT NO. R20023

SALES HISTORY

The Hidalgo County Appraisal District and Hidalgo County Deed Records were reviewed to verify the current ownership of the subject. According to the Hidalgo County Appraisal District the ownership is under Valley Caliche Products, Inc. The Deed records under indicate the ownership to be under Valley Caliche Products, Inc. and was acquired from W.H. Sturgis & the Texarkana National Bank on August 20, 1992 under a warranty deed. Further title research may be required.

PROPERTY TAX

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. This value may not equal the current market value for a variety of reasons (exemptions, allowances, etc.). The Hidalgo County Appraisal District is located at 4405 S Professional Drive, Edinburg, Texas 78539, Texas and online at www.hidalgoad.org. See following pages.

Account

Property ID:	330622	Legal Description:	WOOD DUNCAN N40.0AC - LOTS 3 & 4 & ALL LOTS 5 THRU 12 472.93AC NET
Geographic ID:	W7300-00-000-0003-00	Zoning:	CNTY
Type:	Real	Agent Code:	
Property Use Code:	ARB19		
Property Use Description:	ARB METHOD 2019		

Location

Address:	5 IOWA RD TX	Mapsco:	
Neighborhood:	WOOD DUNCAN	Map ID:	23B
Neighborhood CD:	W730000		

Owner

Name:	VALLEY CALICHE PRODUCTS INC	Owner ID:	87199
Mailing Address:	PO BOX 1086 MISSION, TX 78573-0017	% Ownership:	100.0000000000%

Exemptions:

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$213,606	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$328,686	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$542,292	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$542,292	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$542,292	

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

The subject property is in a region of southwestern Hidalgo County within the ETJ of Mission, Texas. The subject property is not subject to Mission zoning ordinances. The subject property is still required to follow Hidalgo County subdivision guidelines as well as the City of Mission guidelines and codes.

Physically Possible

The subject property is a larger +/-473.0-acre tract of land; however, for purposes of this report a smaller economic unit of 23.37-acre tract. The smaller economic unit area consists of the whole acquisition area and is a stand-alone economic unit area based on sales in the market area of caliche pits and/or quarries. Due to the existing condition of the surface estate which has been mined and is a caliche pit / quarry pit the physically possible use of the subject property shall be for a recreational, landfill, or drainage use.

Financially Feasible

Based on the surrounding market within the subject’s market area a recreational, landfill, or drainage use is the most financially feasible use of the subject property.

Maximally Productive

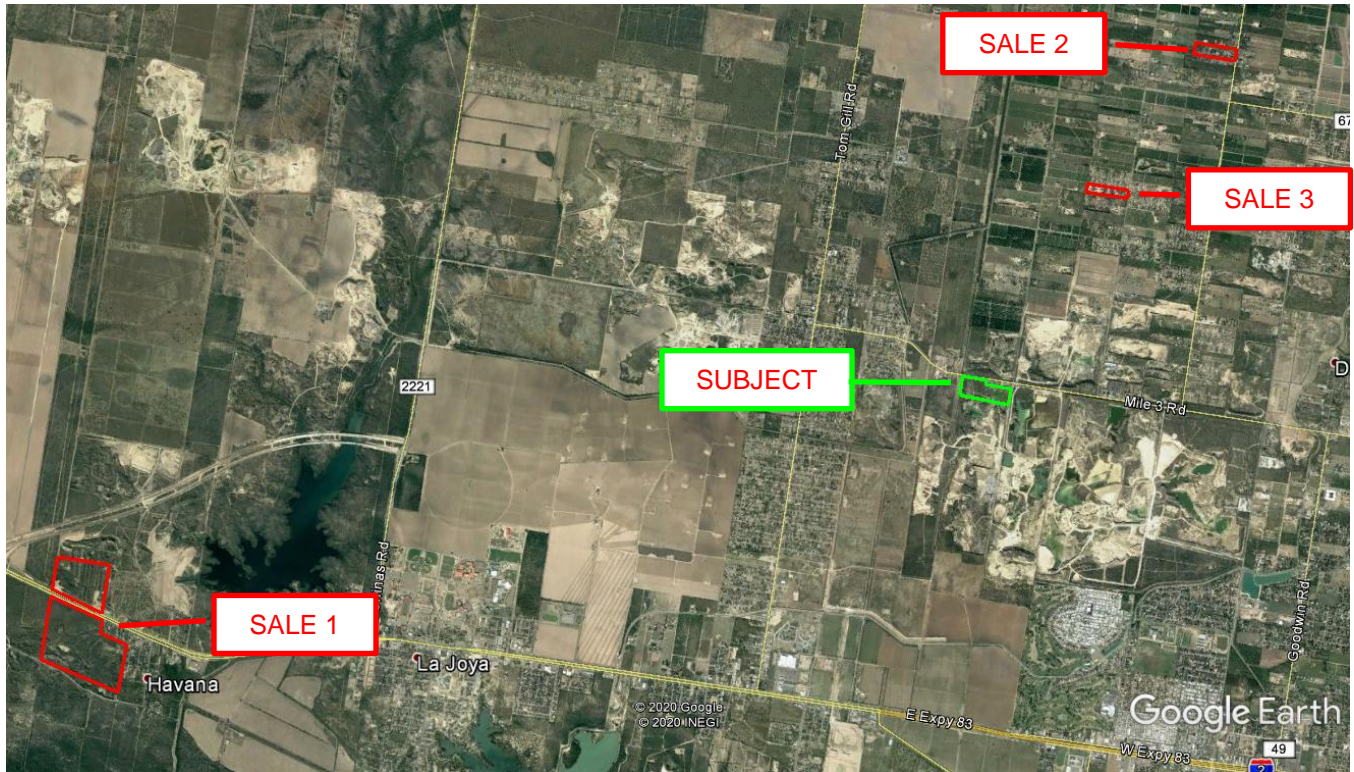
Based on the existing market conditions, current market trends, and the existing physical condition of the surface estate, a recreational, landfill, or drainage use is the maximally productive use of the subject.

DETERMINATION OF THE HIGHEST & BEST USE

Based on this analysis of the immediate market and the existing condition of the subject property’s surface estate due to the former use as a caliche pit or quarry pit, the overall highest and best use of the subject property is for a recreational, landfill, or drainage use.

SALES COMPARISON APPROACH

During the analysis of the subject property, the value was determined utilizing the direct sales comparison approach to land value "as vacant". The sales comparison approach utilizes land sales with similar highest and best uses in similar markets as the subject. This is performed in order to derive the valuation of the pro-rata part of the whole property to be acquired. Each sale was research through various sources, including but not limited to, the local Multiple Listing Service (MLS), Hidalgo County Deed Records, Hidalgo County Appraisal District, Realtors, Real Estate Appraisers, and conversations with various property owners along the project.

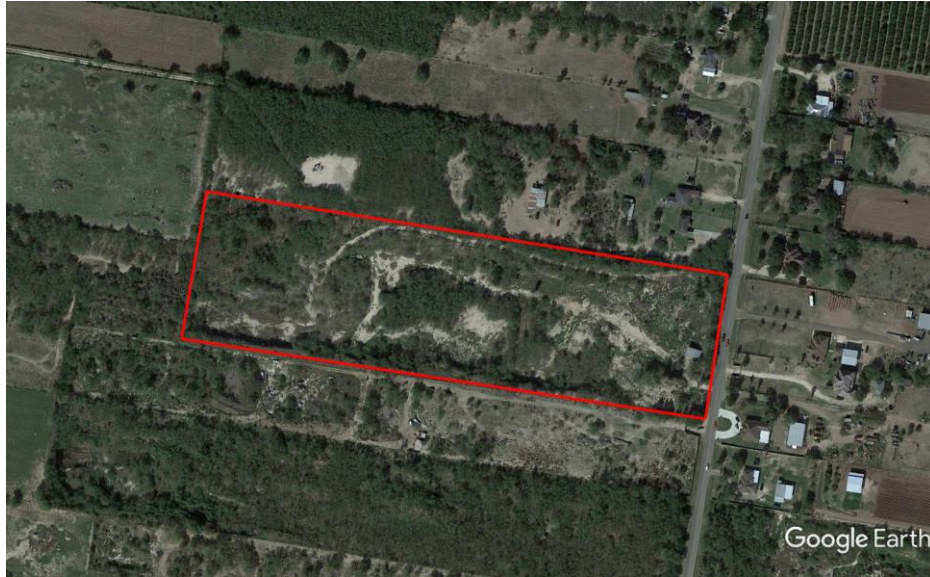


Land Sale No. 1



Property Type	Quarry Pit
Address	North & South side of US Highway 83, just east of La Joya Loop and US Highway 83, La Joya, Texas
Grantor	Patricia Ann Crow
Grantee	HI Starr Investments, LLC
Sale Date	April 9, 2019
Deed	3003936
Verification	MLS 309297 & 310090
Gross Land Size	183.274 Acres
Sale Price	\$549,300
Unit Sales Price	\$2,997/ Acre

Land Sale No. 2



Property Type	Quarry Pit
Address	West side of Western Road just north of FM 676 (Main Ave), Mission, Texas
Grantor	Jose Aguilar & Dwight Hare
Grantee	Jesus Eleazar Villarreal, Jr & Cristal Villarreal
Sale Date	June 13, 2018
Deed	2924938
Verification	MLS 211077
Gross Land Size	13.33 Acres
Sale Price	\$75,000
Unit Sales Price	\$ 5,626 / Acre

Land Sale No. 3



Property Type	Quarry Pit
Address	West side of Texan Road just south of FM 676 (Main Ave), Mission, Texas
Grantor	Anacahuitas Investments, LLC
Grantee	Jose Pablo Rios
Sale Date	December 29, 2017
Deed	2879144
Verification	MLS 211098
Gross Land Size	10.00 Acres
Sale Price	\$39,900
Unit Sales Price	\$3,990 / Acre

LAND SALES ANALYSIS GRID

SUBJECT	SALE No. 1		SALE No. 2		SALE No. 3			
Date of Sale	April 9, 2019		June 13, 2018		December 29, 2017			
Sales Price	\$ 549,300		\$ 75,000		\$ 39,900			
Size of Sale	23.37 Acres	183.27 Acres	13.33 Acres		10.00 Acres			
Unit Price	\$ 2,997 / Acres		\$ 5,626 / Acres		\$ 3,990 / Acres			
Financing Terms	Conventional	Similar	0%	Similar	0%	Similar	0%	
Conditions of Sale	Arm Length	Similar	0%	Similar	0%	Similar	0%	
Time & Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%	
Adjusted Unit Price	\$ 2,997 / Acres		\$ 5,626 / Acres		\$ 3,990 / Acres			
Location	Average	Similar	0%	Similar	0%	Similar	0%	
Site Utility	Average	Inferior	25%	Similar	0%	Similar	0%	
Utilities:Water/Sewer/Elec	Limited Utilities	Similar	0%	Similar	0%	Similar	0%	
Land Size (Acres)	23.37	183.27	15%	13.33	0%	10.00	0%	
Total Adjustment	\$ 1,199		40%	\$ -		0%	\$ -	0%
Adjusted Unit Value	\$ 4,196 / Acres		\$ 5,626 / Acres		\$ 3,990 / Acres			
Mean Adjusted Unit Value	\$ 4,604 / Acres		After adjustment/s to each comparable quarry pit sale, a unit rate of \$5,000 per acre is indicated for the subject property.					
Indicated Unit Value	\$ 5,000 / Acres							
Calculated Market Value	\$ 116,850							
Indicated Market Value	\$ 116,850							

Appraised Unit Rate _____ \$5,000 per acre
 Appraised Value _____ \$116,850

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.

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 inspection of the property that is the subject of this report.

No one provided significant real property appraisal assistance to the person(s) signing the 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 Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

The Office of Leonel Garza Jr. & Associates LLC has performed an appraisal on the subject property within the last three (3) years. The subject property was appraised as Parcel 25 of the Mile 3 Road expansion project.



Leonel Garza III
General Real Estate Appraiser
TX – 1328375-G

ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report is based on facts present and found during the course of the report. The report is also conducted under the following assumptions and limiting conditions, except as otherwise noted in our report.

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 a 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 on 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 line 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. The appraiser, however, 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 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 sketch the property included in the body of this report is for illustrative purposes only and should not be considered to be scaled accurately as this is utilized for demonstrative purposes only in order to have the reader understand the scope of the assignment as stated in the report. Any survey provided by the client shall be utilized as the official indicator of land area to be acquired throughout the body of the report.

The appraisers accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This appraisal report shall be considered only in its entirety. No part of this appraisal report shall be utilized separately or out of context.

No part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the appraisers.

Information, estimates and opinions contained in this report, obtained from sources outside of the office of the undersigned, are assumed to be reliable and have not been independently verified.

No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

The analyses contained in this report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

The appraisers have not been provided with any evidence or documentation as to the presence or location of any floodplain areas and/or wetlands. Wetlands generally include swamps, marshes, bogs, and similar areas. We are not qualified to detect such areas. The presence of floodplain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal

Possession of this report, or a copy thereof, does not carry with it the right of publication. Any and all further copies of said report must be requested to the client. 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.

This appraiser made a site inspection of the subject property, and no obvious adverse environmental concerns, pesticides or other potentially hazardous materials were present. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. Based on this appraiser's observation and conversations with the subject owner, this appraisal shall assume that no environmental concern exists and shall be valued as such. If an environmental concern is noted to this appraiser after the date of report, Leonel Garza Jr. & Associates LLC, reserves the right to re-evaluate the market value of the subject property as mentioned in the scope of the assignment.

There appears to be no adverse easements or encroachments negatively impacting the subject property valuation.

QUALIFICATIONS OF APPRAISER

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 in order to consult clients on their current tax liabilities. Reviews include attending informal and formal hearings on behalf of clients at local appraisal districts. With over 2,500 accounts throughout South Texas of which includes the County of Cameron, Brooks, Hidalgo, Starr, Willacy, Webb and Nueces County. Clients include dealerships, movie theaters, concrete batch plants, convenience stores, retail box centers, retail strip centers, warehouses, subdivisions, and many other commercial 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 bisections. 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.

Education & Licensure

Graduate, 1995, Texas A&M University, College Station, Texas (Bachelor of Science)

Certified General Real Estate Appraiser
Number TX - 1328375-General

State Certified Property Tax Consultant
Number TX – 00003181



Associate Member of the Appraisal Institute

Taking courses toward the designation of MAI through the Appraisal Institute.

National Association of Master Appraisers (MAA)

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

Associate Member of the International Right-of-Way Association (IRWA) (Member 7899430)

McAllen Planning and Zoning Board (Former Active 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.

Hidalgo County Subdivision Advisory Board (Active Member / Chairman)

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 in 1998 – Present)

Hidalgo County Building Line of Adjustments (Active Member / Chairman)

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 setbacks, 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.

McAllen Traffic Commission Board (Former Member & Vice Chairman)

Makes recommendations to the City Commission in order to reduce and eliminate traffic congestion and flow throughout the City.

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.

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.

McAllen Palm City Lions Club (Former Member)

Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago raising funds to provided dinners to as many as 60 families (approximately 240 – 300 individuals) throughout the City of McAllen.