

TABULATION OF VALUES (continued)

Parcel: **34 Update**

Highway: **Eldora Road**

ROW CSJ: **0921-02-404**

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest. Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual. The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser
[Signature]

Contract Reviewing Appraiser (if applicable)

Date
10/26/2021

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

[Signature]

County/City Representative

Date

ROW Staff Representative

Date

APPROVED BY
COMMISSIONERS COURT
ON: 3/19/21 BMS

Appraisal Certification

I, Leonel Garza III, certify that, to the best of my knowledge and belief the statements of fact contained in this report are true and correct:

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

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

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

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

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

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

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

I have made a personal off-site visit of the property that is the subject of this report based on the permission granted at the time of inspection. If permission is not granted, then the inspection proceeded off-site as per scope of the assignment.

Thomas M. Davis, Certified General Real Estate Appraiser and Practicing Affiliate with the Appraisal Institute 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.

Miguel Martinez, Appraiser Trainee 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 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 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 prepared 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 other appraisal services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within a (3) three-year period immediately preceding acceptance of this assignment.



Leonel Garza III
President,
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.

Scope of the Assignment

The scope of this appraisal is to prepare an appraisal report based on the Texas Department of Transportation ROW A-5 Form Rev. 08/2011 to form and guidelines to form an opinion of market value of the part to be acquired. The appraiser shall determine the market value based on the applicable approaches to value which are the Sales Comparison Approach (As Vacant), Cost Approach, Income Approach and the Improved Sales Comparison Approach. Those approaches not applicable shall be excluded from the report.

- Send Certified Letter of Inspection to Owner of Record as per Public Record
- Provide Owner Opportunity to Meet with Appraiser (on or off-site)
- If access is not provided inspection shall proceed off-site.
- Owner will maintain opportunity to meet with appraiser after date of report (if requested)
- Value will be of the Fee Simple Estate
- Determine value of whole property
- Determine value of part to be acquired
- Determine value of remainder before acquisition and after acquisition
- Determination any diminution of market value
- No personal property shall be included for compensation
- Comparable sales search and verification

Intended Use of the Appraisal

The intended use of the report is to present to the property owner of record a market value offer of the part to be acquired and to further negotiate said purchase by L & G Engineering and/or its representatives in the name of Hidalgo County, Texas.

Proposed Road Right of Way Project

The project limits are along Eldora Road from Jackson Road to Veterans Boulevard within the City of Pharr. Acquisitions will be conducted on both the north and south side of existing right of way of Eldora Road along this project. The Texas Department of Transportation (Pharr District) has project oversight; however, L & G Engineering was hired by the Hidalgo County Precinct No. 2 under the direction of Hidalgo County Commissioner Eduardo "Eddie" Cantu to negotiate the acquisition of the proposed right of way.

Client

The client for this report is L & G Engineering whose principal office is located at 900 Stewart Road, Mission, Texas 78572.

Intended User of the Appraisal

L & G Consulting Engineers, Inc., Hidalgo County Precinct No. 2 and others involved in the specific right of way project.

Extraordinary Assumptions & Hypothetical Conditions

According to USPAP an extraordinary assumption is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in analysis which, if found to be false, could alter the appraiser's opinion or conclusions". An extraordinary assumption was made regarding the property being owned in fee simple, and not being contaminated or suffering from any environmental issues. USPAP defines hypothetical condition as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for purposes of analysis". The valuation conclusion is based on the project being completed according to the plans and information provided to this appraiser as per the date of this report. A smaller economic unit area of 3.80-acres was utilized for this report which was based on trends along Eldora Road and sales within the market. There are no hypothetical conditions used in the derivation of market value of the subject property.

Property Rights Appraised

The subject property will be appraised in the fee simple estate. Fee simple estate 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.” Source: Dictionary of Real Estate Appraisal, 6th Edition, Copyright 2015.

Definition of Market Value

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

Exposure Time

The exposure time is determined in order to define trends in the market. Exposure time is defined as the "estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on the analysis of past events assuming a competitive and open market.” Based on research performed within the market area, there is a 12 Month to 24 Month Exposure time. This time has been extended due to the uncertainty of the effects of Covid-19 Pandemic.

Personal Property

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

Access Rights

The appraiser is to consider the impact of material impairment of direct access on and off the remaining property that affects the market value of the remainder property after the acquisition is to occur. This shall include the determination of damages to the market value of the remainder property. The discussion of damages (if any) will be discussed in the “remainder after” section of the report.


Jurisdictional Exception

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

Accessibility to Site

The owner-of-record was sent a certified letter asking for permission to enter the subject property to measure and photograph the subject property. If permission was not granted or contact has not made prior to this appraisal, the inspection is to proceed off-site along existing right-of-way only. Garza & Associates proceeded with an off-site inspection from existing road right-of-way on November 24, 2020 and on October 22, 2021. The property owner shall always reserve the right to contact Leonel Garza, Jr.& Associates, LLC, at (956) 687-7295 or leonel3@garza-associates.com, after the date of inspection for an on-site inspection with the appraiser.

Property Owner Contact
The according to the Hidalgo County Appraisal District, the subject owner is identified as PSJA ISD. A letter of intent to inspect the subject and to provide the opportunity of the owner of record to meet with the appraiser was sent via certified mail. This inspection was to photograph and measure any improvements affected by the acquisition. The owner of record did not provide verbal / written permission to enter the subject property on November 24, 2020 and October 21, 2021; therefore, an off-site inspection completed 11/24/2020 and on October 2, 2021.



GARZA & ASSOCIATES

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

November 9, 2020

County: Hidalgo
CSJ: 0921-02-409
Highway: Eldora Road
From: Jackson Road to Veterans Boulevard (I Road)
Parcel: 34
PSJA ISD
804 E US Highway 83
Pharr, TX 78577

Garza & Associates LLC has been contracted by the L&G Engineering to appraise various properties along Eldora Road for a road widening project. The project extends from Jackson Road to Veterans Boulevard. The purpose of this appraisal is to determine the market value of the part to be acquired by Hidalgo County in conjunction with the Texas Department of Transportation in the name of the State of Texas.


I would like to extend the opportunity to meet with our appraisers, on-site, to explain the project and the purpose of the appraisal report. Due to Covid-19, we understand an in-person meeting may not be available, however, other electronic forms are available to discuss the project with the appraisers if requested (i.e. Zoom Meeting).

In the event access is not granted for our appraisers to enter the property in order to measure and photograph improvements located within the acquisition area, the appraisers will be forced to approximate these items for purposes of valuation until access is granted. In this situation the appraisers will continue our inspection (off-site) along the public right of way.

With this letter, I request permission to perform an on-site visit to measure and photograph the acquisition area and / or any other improvements that are affected.

If you have any questions and / or would like an appointment or Zoom Meeting with our appraisers, please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295. If this letter does not pertain to you and / or you have sold the property, please notify our office as soon as possible so that the proper owner can be notified.

Sincerely,



Leonel Garza III
State Certified, TX 1328375-G

Cc: L&G Engineering
c/o: Luana M. Gonzalez
900 S. Stewart Road, Suite 10, Mission, Texas 78572
Office (956) 585-1909 / lgonzalez@lgengeers.com



**GARZA
& ASSOCIATES**

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

October 21, 2021

County: Hidalgo
RCSJ: 0921-02-404
Highway: Eldora Road
From: Jackson Road to Veterans Boulevard (I Road)
Parcel: 34 Update

PSJA ISD
804 E US Highway 83
Pharr, Texas 78577

Garza & Associates LLC has been contracted by the L&G Engineering to appraise various properties along Eldora Road for a road widening project. The project extends from Jackson Road to Veterans Boulevard. The purpose of this appraisal is to determine the market value of the part to be acquired by Hidalgo County in conjunction with the Texas Department of Transportation in the name of the State of Texas.

A letter dated November 9, 2020, was previously sent. Since then, there has been revised/updated surveys which are attached for your records.

In the event access is not granted for our appraisers to enter the property in order to measure and photograph improvements located within the acquisition area, the appraisers will be forced to approximate these items for purposes of valuation until access is granted. In this situation the appraisers will continue our inspection (off-site) along the public right of way.

With this letter, I request permission to perform an on-site visit to measure and photograph the acquisition area and / or any other improvements that are affected.

If you have any questions and / or would like an appointment or Zoom Meeting with our appraisers, please call the office of Leonel Garza Jr. and Associates LLC at (956) 687-7295. If this letter does not pertain to you and / or you have sold the property, please notify our office as soon as possible so that the proper owner can be notified.

Sincerely,


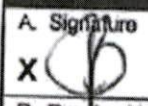
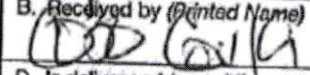
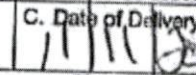
Leonel Garza III
State Certified, TX 1328375-G

Cc: L&G Engineering
c/o: Luana M. Gonzalez
900 S. Stewart Road, Suite 10, Mission, Texas 78572
Office (956) 585-1909 / lgonzalez@lgengineers.com

CERTIFIED MAIL RETURN RECEIPT

7018 1130 0001 3151 3870

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee \$ _____	NOV 15 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage \$ _____	Eldora Road Project Parcel No.: 34
Sent To PSJA ISD	
Street and 804 E US Highway 83	
City, State, Pharr, Texas 78577	
PS Form 3800, April 2015 PSN 7530-02-009-0017 See Reverse for Instructions	

<p>SENDER: COMPLETE THIS SECTION</p> <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p style="text-align: center;"><i>Eldora Road Project Parcel No.: 34</i></p> <p>PSJA ISD 804 E US Highway 83 Pharr, Texas 78577</p>  <p>9590 9402 6220 0265 3564 32</p> <p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7018 1130 0001 3151 3870</p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>	<p>COMPLETE THIS SECTION ON DELIVERY</p> <p>A. Signature <input checked="" type="checkbox"/>  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) </p> <p>C. Date of Delivery </p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													

Tracking Number: 70201810000028477111

We attempted to deliver your package at 11:05 am on October 23, 2021 in PHARR, TX 78577 but could not access the delivery location. We will redeliver on the next business day.

Status

Delivery Attempted - No Access to Delivery Location

October 23, 2021 at 11:05 am
PHARR, TX 78577

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 34
Date Taken: October 22, 2021

Local Address: 3700 Raider Drive, Pharr, Texas 78577
Taken By: Miguel Martinez

Point which taken: Photo 1: Raider Drive
Photo 2: Raider Drive

Looking: Photo 1: Northeast
Photo 2: North



Photo 1
Subject Property



Photo 2
Northern View of Raider Drive

Point which taken: Photo 3: Raider Drive
Photo 4: Raider Drive

Looking: Photo 3: South
Photo 4: North



Photo 3
Southern View of Raider Drive



Photo 4
View of Acquisition Area

PHOTOGRAPHS OF SUBJECT PROPERTY

Parcel No. 34
Date Taken: October 22, 2021

Local Address: 3700 Raider Drive, Pharr, Texas 78577
Taken By: Miguel Martinez

Point which taken: Photo 1: Raider Drive
Photo 2: Raider Drive

Looking: Photo 1: Southeast
Photo 2: Northwest



Photo 1
Corner Clip Acquisition Area



Photo 2
Corner Clip Acquisition Area

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

Looking: Photo 3: West
Photo 4: West



Photo 3
Western View of Eldora Road

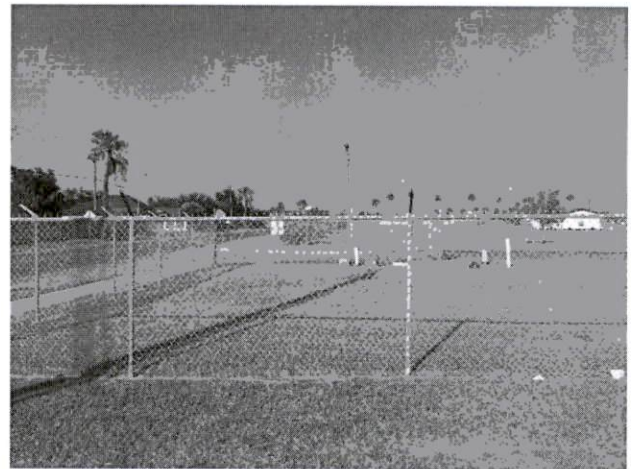


Photo 4
Western View of Acquisition Area

APPRAISAL REVIEW SUBMISSION
FOR

Parcel No. 34 Update
RCSJ: 0921-02-404
Hwy: Eldora Road
County: Hidalgo

CONSISTING OF:

- *Form ROW-A-10*
- *USPAP Requirements*
- *Fully Signed Appraisal Report*

PREPARED BY:



Harvey L. Heerssen
Tx. State Certified General Appraiser
No. TX-1327190-G

10/26/2021

Effective Date of Review

10/26/2021

Date of Review Report

USPAP REQUIREMENTS

**ELDORA ROAD -RCSJ 0921-02-404
PARCEL NO. 34 UPDATE**

REVIEWER'S CLIENT: L & G Engineers, Inc

INTENDED USERS OF APPRAISAL REVIEW: L & G Engineers, possibly Hidalgo County and possibly Others authorized in the acquisition process.

INTENDED USE OF APPRAISAL REVIEW OPINIONS AND CONCLUSIONS: Quality Control, Possibly Audit, Qualification and Confirmation.

PURPOSE OF THE REVIEW ASSIGNMENT: (1) To evaluate compliance with USPAP, (2) To develop and communicate a conclusion of the quality of the fee appraiser's work, (3) To determine if the results of the work under review were credible for the intended user's intended use. To recommend a value for approval.

The review assignment does not include the development of the reviewer's own opinion of value or review opinion related to the work under review. The review assignment does include the reviewer to recommend a value for approval and negotiations. In accordance with the Uniform Appraisal Standards for Federal Land Acquisitions, Latest Edition of December 2016, Section 3.5, "An Opinion of Value Expressed by a Review Appraiser." The review appraiser may recommend, accept, or not accept an appraisal report based upon compliance with these Standards and the appropriateness and analyses employed in the appraisal report. Such actions do not constitute an opinion of value on the part of the review appraiser, nor do they infer that the reviewing appraiser has taken ownership of or is responsible for the value opinion expressed in the appraisal report under review.

JURISDICTIONAL EXCEPTION: An assignment condition established by applicable law or regulation which precludes an appraiser from complying with a part of USPAP." There is no Jurisdictional Exception in this appraisal report nor in this appraisal review.

SCOPE OF THE APPRAISAL REVIEW - The Scope of Work for this appraisal review is to develop an opinion as to the completeness, quality, accuracy, relevance, and reasonableness of the work under review, given law, regulations, or intended user requirements applicable to the work under review. The work under review is the updated appraisal report prepared by Mr. Leonel Garza III that has an effective date of 10/22/2021 and a report date of 10/25/2021. The effective date of the updated appraisal review is 10/26/2021 and the date of the updated appraisal review report is 10/26/2021. The scope of work also includes the following:

- Technical compliance with the local agency standards
- Personal inspect the entire project and each parcel from the road right of way.
- Check and review appraisal report for USPAP Compliance and correcting any non-compliance.
- Check and review appraisal report to determine quality of appraiser's work and correcting any deficiency.
- Check report for mathematical calculations, approaches to value and accuracy of all statements and correcting any errors.
- Check for consistency of value and appraisal methodology from parcel to parcel and correcting any inconsistencies.
- Prepare appraisal review submission for Client that includes recommending a value for negotiations.
- Submit appraisal review report to Client electronically.

CONCLUSION: The updated appraisal report has been prepared based on recognized appraisal principles and standards, and thus conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser has presented good comparable sales that support the updated appraised value for this property. The appraiser's work is satisfactory and the analyses, opinions, and conclusions in the updated appraisal report under review are appropriate and reasonable. **Based on the updated appraisal report and all supporting data. I approve the updated final value conclusion and recommend that the updated appraisal be released for continuing negotiations and acquisition.**

**ASSUMPTIONS, EXTRA ORDINARY ASSUMPTIONS, LIMITING CONDITIONS AND
HYPOTHETICAL CONDITONS**

**Client: L & G Engineers, Inc,
RCSJ: 0921-02-404
Parcel No. 34 Update**

This appraisal review is made subject to the following:

The legal description as provided by the client is assumed to be correct and the information furnished by others is believed to be reliable, but no warranty is given for its accuracy. The right of way map and all other relevant data furnished by the client are assumed to be correct.

It is assumed that the property reviewed is unencumbered by adverse easements and the property is reviewed as though free and clear from all liens and encumbrances in fee simple interest to the surface rights only.

No personal property including appliances not fixed to the realty, furnishing, vehicles, trade fixtures, or intangible items are included in the appraisal review.

Any allocation of the total value estimated in this review report between the land and improvements applies only to this parcel under review. The separate values allocated to the land and improvements must not be used in conjunction with any other appraisal report of another parcel and are invalid if so used.

The existence of potentially hazardous material and or toxic waste that may or may not be present on the property was not observed by the review appraiser. However, the review appraiser is not an expert on such matters and is not qualified to detect such substances, and no responsibility is assumed for any hazardous conditions, nor for any expertise required to discover them. The value conclusion of the appraisal review is on the assumption that no significant environmental problems exist that would adversely affect the value or marketability of the subject property.

The professional competency of the review appraiser should not be presumed to include the knowledge or experience of a professional surveyor, architect, engineer, title lawyer or other specialist.

An Extraordinary Assumption is defined as "an assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions." There are no Extraordinary Assumptions in this appraisal review.

A Hypothetical Condition is defined as a condition, related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis." There are no Hypothetical Conditions in this appraisal review.

The client is reminded that market value changes as the market changes with time. Any passage of time may render the value inaccurate and unsuitable.

The submission of the appraisal review does not include the requirement of publication, court testimony or court appearance. Special arrangements will have to be made for this purpose, including fees and time frames.

I do not authorize the out-of-context quoting from or partial reprinting of the appraisal review report. Further, neither all nor any part of the contents of this appraisal review shall be disseminated to the public through advertising media, public relations media, news media, sales media or any public means or communications without the prior written consent and approval of the undersigned.

The liability of the review appraisal is limited to the client and intended users only and does not extend to any third parties or to users not specifically designated or authorized. The total liability of the review appraiser is limited to the amount of the fee received by the review appraiser for the report.

CERTIFICATION

**RCSJ: 0921-02-404 - PARCEL 34 UPDATE
ELDORA ROAD PROJECT**

I certify that to the best of my knowledge and belief:

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

The reported analyses, opinions, and conclusions in this review report 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 the work under review and no personal interest with respect to the parties involved with this assignment.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three (3) year period immediately preceding acceptance of this assignment.

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

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

My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.

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

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

I made a cursory field inspection of the entire Eldora Road Project and subject parcel from the road right of way on October 6, 2020.

No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.



Harvey L. Heerssen
Texas State Certified General
Real Estate Appraiser, TX-1327190-G

10/26/2021

Date

Site Analysis: Whole Property

Land Area	38.787-Acre / 1,689,561-Square Feet
Smaller Economic Unit Area	3.80-Acres (165,528-Square Feet)
Current Land Use	Public School
Location / Address	3700 Raider Drive, Pharr, Texas 78577
Municipality	City of Pharr
Frontage	Eldora Road / Raider Drive
Frontage Length	1,320 LF / 1,280 LF
Shape	Rectangular
Utilities	Water & Electricity
Topography	Level
Flood Zone	Zone B - 4803340425C, Map Dated 11/16/1982
Municipal Zoning	General Business

Improvement Description

Building improvements consist of a school building with concrete block masonry walls on cement foundation and a metal roof.

Site Improvements Description

Site improvements consist of asphalt parking / driveways, metal fencing, and chain link perimeter fencing.

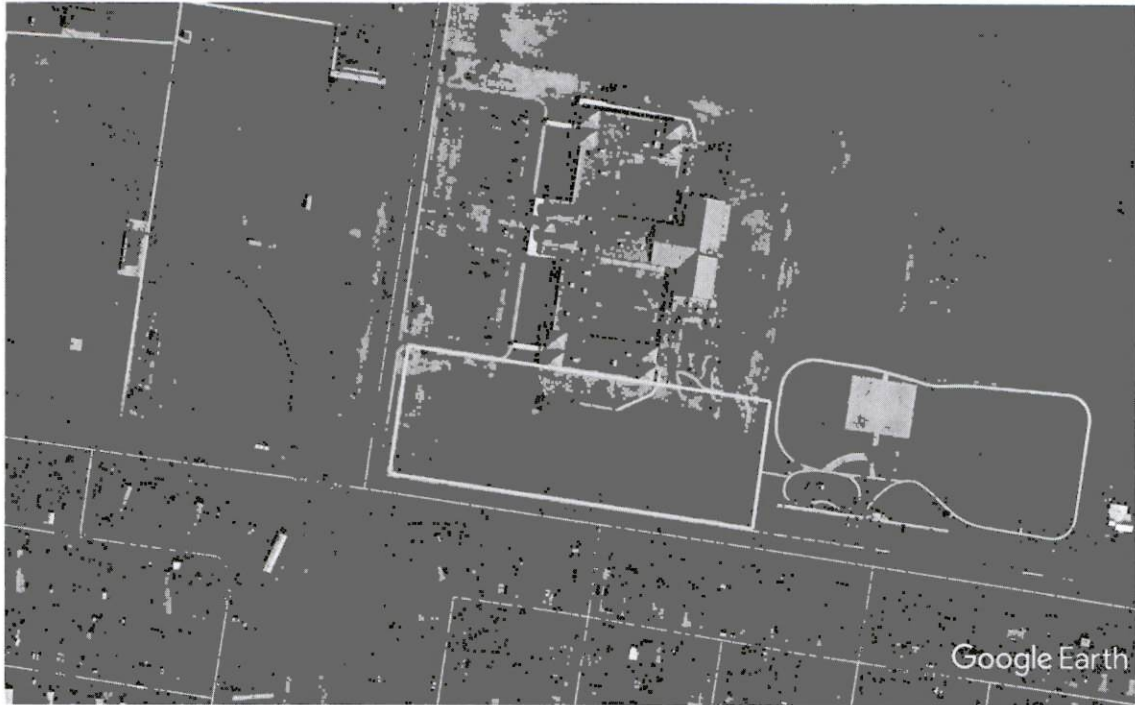
History of the Property

According to the Hidalgo County Deed Records the subject property is under the ownership of PSJA ISD and has been since September 18, 2000, according to a deed recorded under Document No. 907427. To our knowledge, there have been no other arm's length transactions of the subject property over the prior (5) five years from the date of this report.

Whole Property

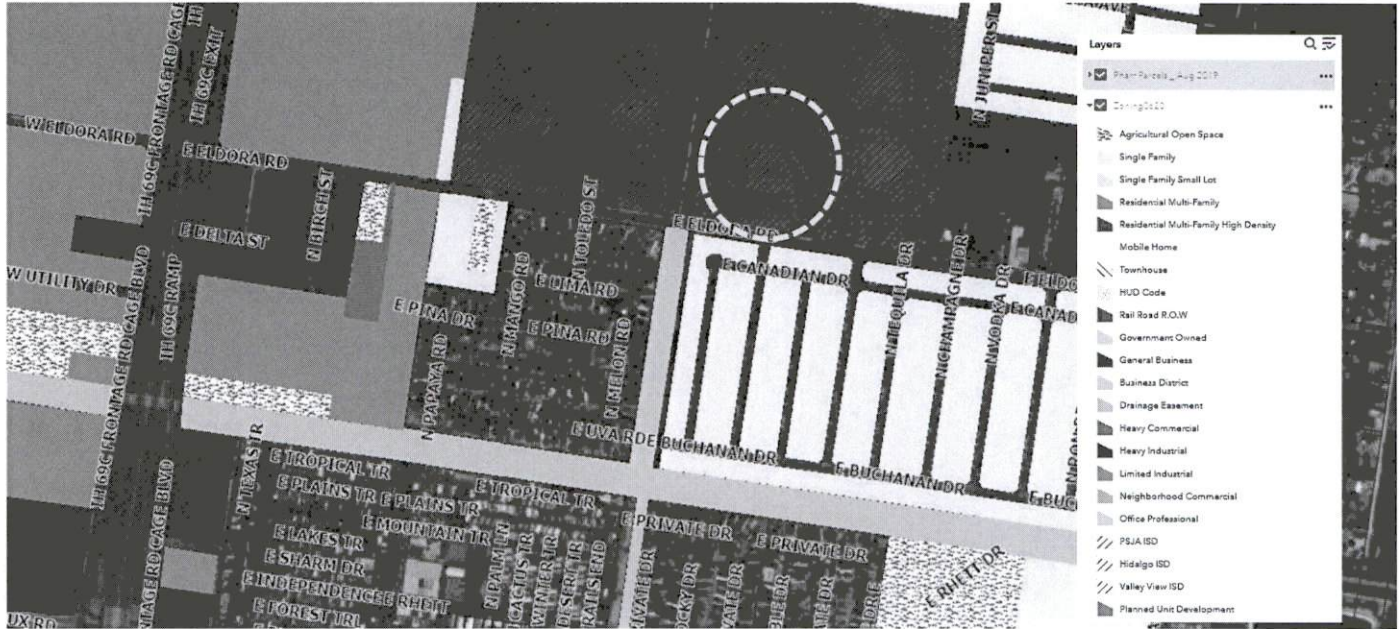


Smaller Economic Unit Area

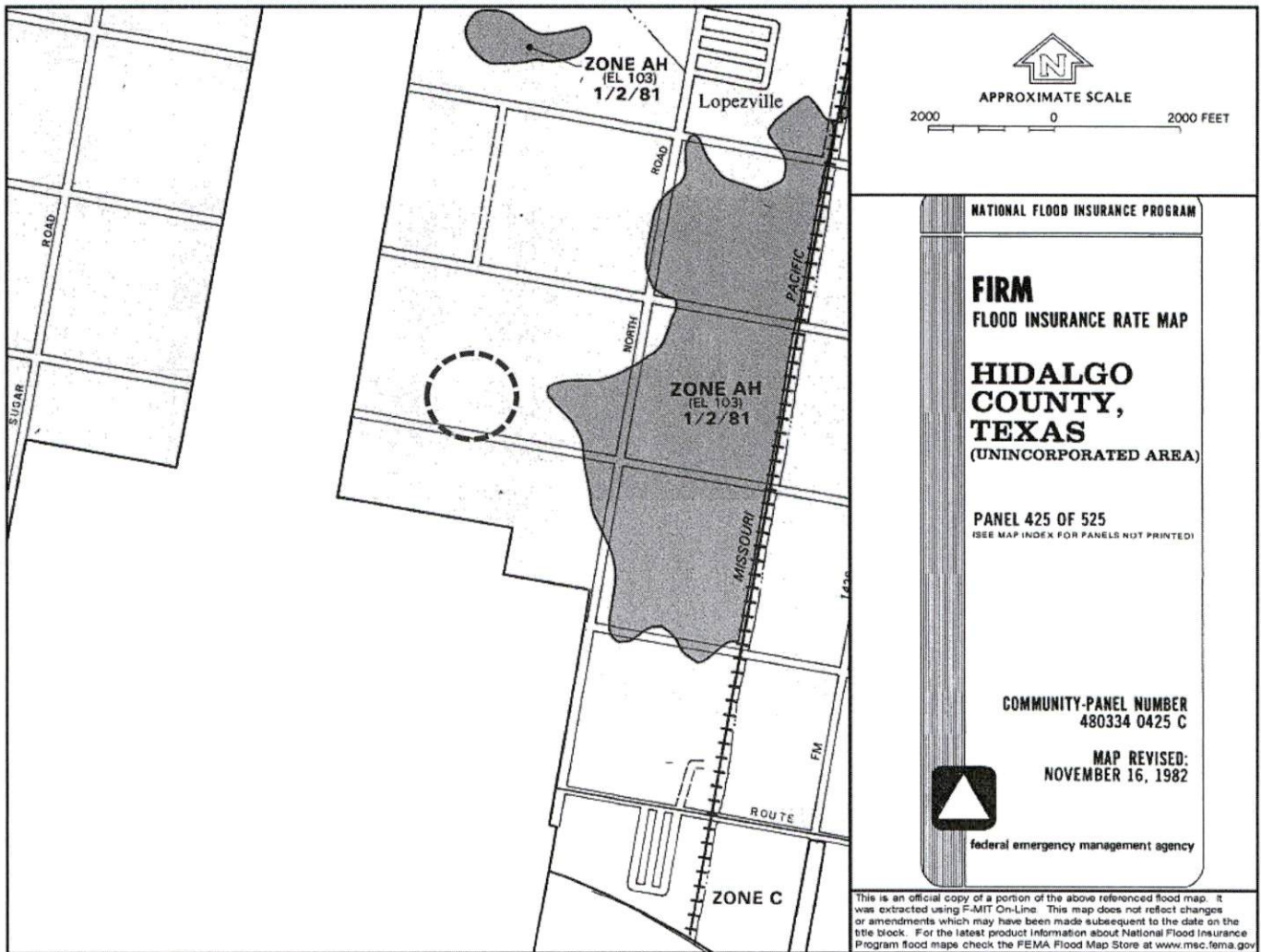


PHARR MUNICIPAL ZONING

The following is the municipal zoning map provided by the City of Pharr online website indicating the subject is zoned General Business.




FEMA MAP



AD Valorem Tax Data

The Hidalgo County Appraisal District provides general information about the property tax system in Texas, as well as general information regarding properties assessment. The appraisal district will annually appraise properties according to the Texas Property Tax Code. This value may not equal the 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. Online services are provided at www.hidalgoad.org.

HIDALGO COUNTY APPRAISAL DISTRICT										PROPERTY FIELD REVIEW CARD 2021										2021-0-662254-445455				
PROPERTY ID AND LEGAL DESCRIPTION					OWNER ID, NAME AND ADDRESS					OWNER ID / %		EXEMPTIONS	ENTITIES	VALUE METHOD	C 2020 VALUES		C 2021 VALUES							
PROP ID: 662254 TYPE: Real DBA: DR WILLIAM LONG ELEMENTARY SCHOOL PSJA ISD ELDORA SCHOOL LOT 1 GEO ID: P0003-00-000-0001-00 REF ID: 460301 REF ID2: R662254 SITUS: RAIDERS AVE TX PROP USE: GBA: 0					MAP ID: CPR VOL 42 MAPSCO: TIF: N UNITS: 0					PHARR-SAN JUAN-ALAMO IND SCHOOL DIST 804 E US HIGHWAY 83 PHARR, TX 78577-5005-04 EFFECTIVE ACRES: 0.0000 APPR VAL METHOD: Cost		445455 100.00%		EX-XV	CAD 100% CFR 100% DRJ 100% GHD 100% JCC 100% R17 100% SPA 100% SST 100%	IMPROVEMENT LAND MKT MARKET PROD LOSS APPRAISED HS CAP LOSS ASSESSED	4,000,000 1,426,343 5,426,343 0 5,426,343 0 5,426,343		4,000,000 1,426,343 5,426,343 0 5,426,343 0 5,426,343					
GENERAL					REMARKS / SKETCH COMMENTS																			
UTILITIES: ALNY LAST APPR YR: 2020 LAST APPR: T1 TOPOGRAPHY: LV CAP BASIS YR: NGHD APPR: ROAD ACCESS: POG LAST INSP DATE: 01/14/2020 SUBV APPR: ZONING: GT NEXT INSP DATE: LAND APPR: T1 GROUP CODES: 11,11 BUILDER: VALUE APPR: NEXT REASON: PMT20W RENT:					(2014) N/C (2011) N/C (2010) N/C 08 (2009) N/C 08 (2008) N/C 08 (2007) NEW IMPS 04 (2006) NEW IMPS 04 (2005) NEW IMPS 04																			
BUILDING PERMITS																								
B# ISSUE DT PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT																								
INCOME APPROACH DATA																								
GPI VAC EGR OTHER INC EGI EXPENSE TAXES NOI METHOD INC VALUE																								
TAX AGENT: PHONE: GROSS SQFT: NET SQFT: LINKED ACCTS: RECONCILED VALUE:																								
INQUIRY / ARG PROTESTS										SALES & DEED HISTORY														
CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS										SALE DT SALE TYPE RATIO FIN CD FN TERM LA SQFT SP / SQFT 1ST IMPRV 2ND IMPRV GRANTOR CONSID DEED DEED INFO ***** MOBILE HOM MORAS CARMEN ***** CONV /														
REGION: SP03 (100%) SUBD: P000300 (100) NGHD: P000300 SUBSET:										IMPROVEMENT VALUATION					IMPROVEMENT DETAIL ADJUSTMENTS					IMPROVEMENT FEATURES				
L# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS STY BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE										LIVING AREA: 1 APPR/SQFT: 5426343.00 SALE/SQFT: *****					L# ADJ TYPE ADJ AMT ADJ %					DESCRIPTION UNITS CODE VALUE				
1. A MA MAIN AREA F * / 1.0 0.00 1 2003 2003 00 4,000,000 100% 0% 0% 0% 1.00 4,000,000										4,000,000 (Flat Vals) Living Area: 1 4,000,000										Construction Style 1 COM 0 Foundation 1 SLB 0 Exterior Wall 1 BRKV 0 Interior Finish 1 SRK 0 Roof Style 1 FLT 0 Roof Covering 1 BLT 0 Heating/Cooling 1 AND 0 Flooring 1 TIL 0 Ceiling 1 12 0 Plumbing 1 6 0				
REGION: SP03 (100%) SUBD: P000300 (100) NGHD: P000300 (100) SUBSET:										LAND VALUATION					LAND ADJUSTMENTS					PRODUCTIVITY VALUATION				
L# DESCRIPTION TYPE SCHL CLS TABLE SC HS METH DIMENSIONS UNIT PRICE ADJ MASS ADJ VAL SRC MKT VAL										L# ADJ TYPE ADJ AMT ADJ %					AG AG USE AG TABLE AG UNIT PRG AG VALUE									
1. ACREAGE AC STS4500 F1 N A 37.2900 AC 45,000.00 0.95 1.00 A 1,426,343										1. FUNC 0 65.00					0.00 0									
T1 ALLW 20:ALLW:SIZE										1,426,343					0									

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

A review of the subject property and the market area revealed a public school highest and best use.

VALUATION APPROACHES

Cost Approach	\$4,415,719
Sales Comparison Approach (Land Only)	\$ 297,950
Income Approach	\$

RECONCILIATION OF APPROACHES TO VALUE:

The cost approach was determined to be the most applicable approach to value the subject property under the scope of the assignment.

Contributory Value of Improvements	
School Building (Stated Value as per HCAD)	\$ 4,000,000
Metal Fence	\$ 43,924
Chain Link Fence w/ Barbed Wire Strands	\$ 29,138
Concrete Sidewalk	\$ 33,150
Concrete Apron	\$ 4,007
Sign	\$ 225
Water Spigot	\$ 675
Backflow Preventer	\$ 2,000
Oleander	\$ 2,850
Trees	\$ 1,800
Total Contributory Value of Improvements	\$ 4,117,769

Land Value	165,528 SF @ \$ 1.80 / SF	\$ 297,950
Total Land Value		\$ 297,950

Reconciled Final Value **\$ 4,415,719**

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 the , which contains municipal zoning. Most of the project located along Eldora Road is zoned for Single Family Residential with sparse Multifamily zoned areas. The subject is currently zoned general business which is consistent with the neighboring properties. The existing use is for public school use which is not consistent with the current zone.

Physically Possible

Based on the overall dimensions of the subject property and the overall size of the tract (38.787 Acres), it is physically possible to develop the subject property for public school use which is consistent with the existing market and the existing zone in the area.

Financially Feasible

Market trends along Eldora Road in the immediate area is for the development of single family and / or multifamily sites. This market trend is consistent in the area and demand is average for this type of use along this portion of Eldora Road.

Maximally Productive

The maximally productive use for the subject is for public school use. This is consistent with market trends, zoning, existing use and market demand.

CONCLUSION

The subject property overall highest and best use is concluded to be for public school use. This is consistent with market trends, zoning, existing use, and active market indicators such as listings along Eldora Road.

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	Paul Windbigler	Felix Rocha, Jr. and Yolanda Rocha		Oziel Alaniz and wife, Elizabeth Alaniz		Roel Arevalo, Sr., et al	
Grantee	PSJA ISD	Southern Wind Enterprises, Inc.		Star Trail Holdings, LLC		Manuel Gomez	
Date	September 18, 2020	March 20, 2020		November 30, 2018		August 1, 2019	
Sales Price		\$ 125,000		\$ 126,750		\$ 325,000	
Unit Price		\$ 1.48 / SF		\$ 1.50 / SF		\$ 3.75 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Market Conditions Adjusted Unit Price		\$ 1.48 / SF		\$ 1.50 / SF		\$ 3.75 / SF	
Relative Location	Average	Similar	0%	Similar	0%	Superior	-50%
Site Utility	Average	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Rectangular	Similar	0%	Similar	0%	Similar	0%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	All Utilities	Water / No Sewer	5%	Water / No Sewer	5%	Similar	0%
Frontage	Eldora Road & Raider Drive	Eldora Road	15%	Eldora Road	15%	Eldora Road & I Road	0%
Size Adjustment	165,528 SF	84,506	0%	84,506	0%	86,684	0%
	Net Adjustment	\$ 0.30	20%	\$ 0.30	20%	\$ (1.88)	-50%
	Indicated Unit Value	\$ 1.78 / SF		\$ 1.80 / SF		\$ 1.87 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.80 / SF	

Estimated Value by Sales Comparison Approach

\$ 297,950

COMPARABLE SALES MAP

The sales comparison approach utilizes land sales with similar highest and best use within the subject market area. Each sale was research through at least three (3) sources, including but not limited to, The Greater McAllen Multiple Listing Service, Hidalgo County Deed Records, Hidalgo County Appraisal District, Realtors, Real Estate Appraisers, and conversations with various property owners along the project.





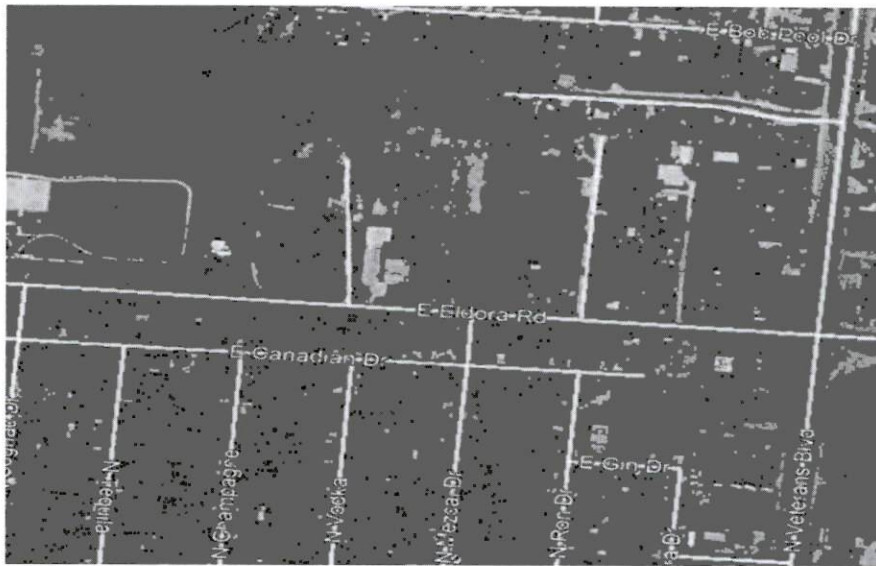
COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 34 Highway: Eldora Road
 County: Hidalgo ROW CSJ: 0921-02-404

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Felix Rocha Jr. & Yolanda Rocha	Grantee/Lessee: Southern Wind Enterprises
Date: March 20, 2020	Recording Information: Deed No. 3101886
Address: 1203 East Eldora Road, Pharr, TX	Key Map: N/A
Legal Description: 2.00 acres, more or less, out of Lot 113, Kelly -Pharr Subdivision, Hidalgo County, Texas.	Zip Code: 78577
Confirmed Price: \$125,000	Verified with: MLS No. A319984S/Deed/HCAD
Terms and Conditions of Sale: Cash to Seller	
Rental Data: N/A	
Land Size: 1.940 Acres / 84,506 Sq. Ft.	Unit Price as Vacant: \$1.48 / Square Foot
Type Street: Asphalt Paved	Utilities: Water / No Sewer
Improvement(s) Description: N/A	
Improvement(s) Size: N/A	Unit Price as Improved: N/A
Condition and Functional Design: N/A	
Current Use: Vacant	Highest & Best Use: Commercial, Residential
Date of Inspection: November 24, 2020	Zoning: N/A
Appraiser: Leonel Garza III	Flood Plain: Zone B
	October 25, 2021
	Date



COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 34 Highway: Eldora Road
County: Hidalgo ROW CSJ: 0921-02-404

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Oziel Alaniz & Elizabeth Alaniz Grantee/Lessee: Star Trail Holdings LLC
Date: November 30, 2018 Recording Information: Deed No. 2969607 Key Map: N/A
Address: Eldora Road, Pharr, TX Zip Code: 78577

Legal Description: Tract I: A tract of land being the East 1.00 acre of the East 2.00 acres of the East 4.00 acres of the West 12.00 acres of the South half of Lot 113, Kelly-Pharr Subdivision, Hidalgo County, Texas. Tract II: A tract of land being the West 1.00 acre of the East of 4.00 acres of the West 12.00 acres of the South half of Lot 113, Kelly-Pharr Subdivision, Hidalgo County, Texas.

Confirmed Price: \$126,750 Verified with: MLS No. A220450S/Deed/HCAD

Terms and Conditions of Sale: Cash to Seller

Rental Data: N/A

Land Size: 1.940 Acres / 84,506 Sq. Ft. Unit Price as Vacant: \$1.50 / Square Foot

Type Street: Asphalt Paved Utilities: Water / No Sewer

Improvement(s) Description: N/A
Improvement(s) Size: N/A Unit Price as Improved: N/A

Condition and Functional Design: N/A
Current Use: Vacant Highest & Best Use: Residential / Commercial
Date of Inspection: November 24, 2020 Zoning: N/A Flood Plain: Zone B

Appraiser: Leonel Garza III
Date: October 25, 2021



COMPARABLE DATA SUPPLEMENT

District: 21 Parcel No.: 34 Highway: Eldora Road
County: Hidalgo ROW CSJ: 0921-02-404

Land Sale

Improved Sale

Rental Data



Grantor/Lessor: Roel Arevalo Sr. Et Al	Grantee/Lessee: Manuel Gomez
Date: August 1, 2019	Recording Information: Deed No. 3042334
Address: North I Road, San Juan, TX	Key Map: N/A
Legal Description: A 2.43-acre tract of land being the West 236.34 feet of the North 447.76 feet of Lot 8, Block 5, John Closner et al Subdivision, Hidalgo County, Texas.	Zip Code: 78589
Confirmed Price: \$325,000	Verified with: MLS No. A138039S/Deed/HCAD
Terms and Conditions of Sale: Cash to Seller	
Rental Data: N/A	
Land Size: 1.990 Acres / 86,684 Sq. Ft.	Unit Price as Vacant: \$3.75 / Square Foot
Type Street: Asphalt Paved	Utilities: All Utilities
Improvement(s) Description: N/A	
Improvement(s) Size: N/A	Unit Price as Improved: N/A
Condition and Functional Design: N/A	
Current Use: Vacant	Highest & Best Use: Commercial
Date of Inspection: November 24, 2020	Zoning: Commercial Flood Plain: Zone AH
Appraiser: Leonel Garza III	October 25, 2021
	Date

Explanation of Adjustments with Reconciliation:

Each land sale is reviewed for items recognized by the market that affect value, which include conditions of the sale, market conditions, location, physical characteristics, utilities, and other factors that are recognized for arms-length transactions. Each of these factors may require adjustments for any differences found in comparison to the subject property, based on a direct sales analysis approach to value. The sales collected for this project are in the direct vicinity of the subject and are located within the market area.

Land Sale No. 1

Sold	March 20, 2020
Land Area	1.940 - Acres / 84,506-Square feet
Unit Price	\$1.48 / Square Foot
Adjusted Unit Price	\$1.78 / Square Foot

The property was purchased for a commercial use and is located along the north side of Eldora Road in-between Raider Drive and Veterans Road in Pharr, Texas. The first adjustment made was for the lack of sanitary sewer indicating an upward adjustment of 5%. The second adjustment was for the inferior corner influence which indicated an upward adjustment of 15%. No other adjustments were required for analysis.

Sale No. 2

Sold	November 30, 2018
Land Area	1.940 - Acres / 84,506-Square Feet
Unit Sale Price	\$1.50 / Square Foot
Adjusted Unit Price	\$1.80 / Square Foot

The property was purchased for a commercial use and is located along the north side of Eldora Road in-between Raider Drive and Veterans Road in Pharr, Texas. The first adjustment made was for the lack of sanitary sewer indicating an upward adjustment of 5%. The second adjustment was for the inferior corner influence which indicated an upward adjustment of 15%. No other adjustments were required for analysis.

Sale No. 3

Sold	August 1, 2019
Land Area	1.990 - Acres / 86,684 - Square Feet
Unit Sales Price	\$3.75 / Square Foot
Adjusted Unit Price	\$1.87 / Square Foot

The property was purchased for a commercial use and is located at the southeast corner of Eldora Road and Veterans Road in San Juan, Texas. The sale is located in a superior location at the intersection of Eldora and Veterans Road and therefore a downward adjustment of -50% was indicated. No other adjustments were required for analysis.

Conclusion

A unit rate of \$1.80 per square foot was determined for the unit land rate of the whole property. This unit rate will be applied to the part to be acquired as it is a pro-rata part of the whole.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
School Building (Stated Value as per HCAD)					\$ 4,000,000
Contributory Value of the Buildings					\$ 4,000,000
Accessory Improvements					
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Metal Fence	795	\$ 65.00	\$ 51,675	15%	\$ 43,924
Chain Link Fence w/ Barbed Wire Strands	2,100	\$ 18.50	\$ 38,850	25%	\$ 29,138
Concrete Sidewalk	6,000	\$ 6.50	\$ 39,000	15%	\$ 33,150
Concrete Apron	822	\$ 6.50	\$ 5,343	25%	\$ 4,007
Sign	1	\$ 250	\$ 250	10%	\$ 225
Water Spigot	9	\$ 75.00	\$ 675	0%	\$ 675
Backflow Preventer	2	\$ 1,000	\$ 2,000	0%	\$ 2,000
Oleander	19	\$ 150	\$ 2,850	0%	\$ 2,850
Trees	4	\$ 450	\$ 1,800	0%	\$ 1,800
Contributory Value of the Site Improvements					\$ 117,769
Contributory Value of All Improvements					\$ 4,117,769
	Net Land Area		Price / Unit		
Land Value (Fee)	165,528	SF @	\$	1.80 / SF	\$ 297,950
Estimated Value By Cost Approach					\$ 4,415,719

SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

Subject	Comp. Sale No. 1		Comp. Sale No. 2		Comp. Sale No. 3	
Grantor						
Grantee						
Date of Sale						
Unit Price	/sf	\$ - /sf	/sf	\$ - /sf	/sf	\$ - /sf
Relative Location		0%		0%		0%
Lot Location		0%		0%		0%
Financing		0%		0%		0%
Conditions of Sale		0%		0%		0%
Market Conditions		0%		0%		0%
Physical Characteristics		0%		0%		0%
Available Utilities		0%		0%		0%
Street Access		0%		0%		0%
Size of Improvement	square feet	- square feet	0%	- square feet	0%	- square feet
Net Adjustments		0%		0%		0%
Indicated Unit Value	\$ - /sf	\$ - /sf	\$ - /sf	\$ - /sf	\$ - /sf	\$ - /sf
Estimated Unit Value of Fee Simple Area					\$ - /sf	

Estimated Value by Sales Comparison Approach **N/A**

The sales comparison approach (improved) was not applicable for the determination of market value of the whole property nor the part to be acquired.

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

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

The income approach was not applicable for the determination of market value of the whole property and or the part to be acquired.

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

A review of the subject property and the market area revealed a public school highest and best use. This use shall be utilized for the determination of market value of the part to be acquired.

VALUATION APPROACHES

Cost Approach	\$ 51,187
Sales Comparison Approach (Land)	\$ 18,421
Income Approach	\$

RECONCILIATION OF APPROACHES TO VALUE

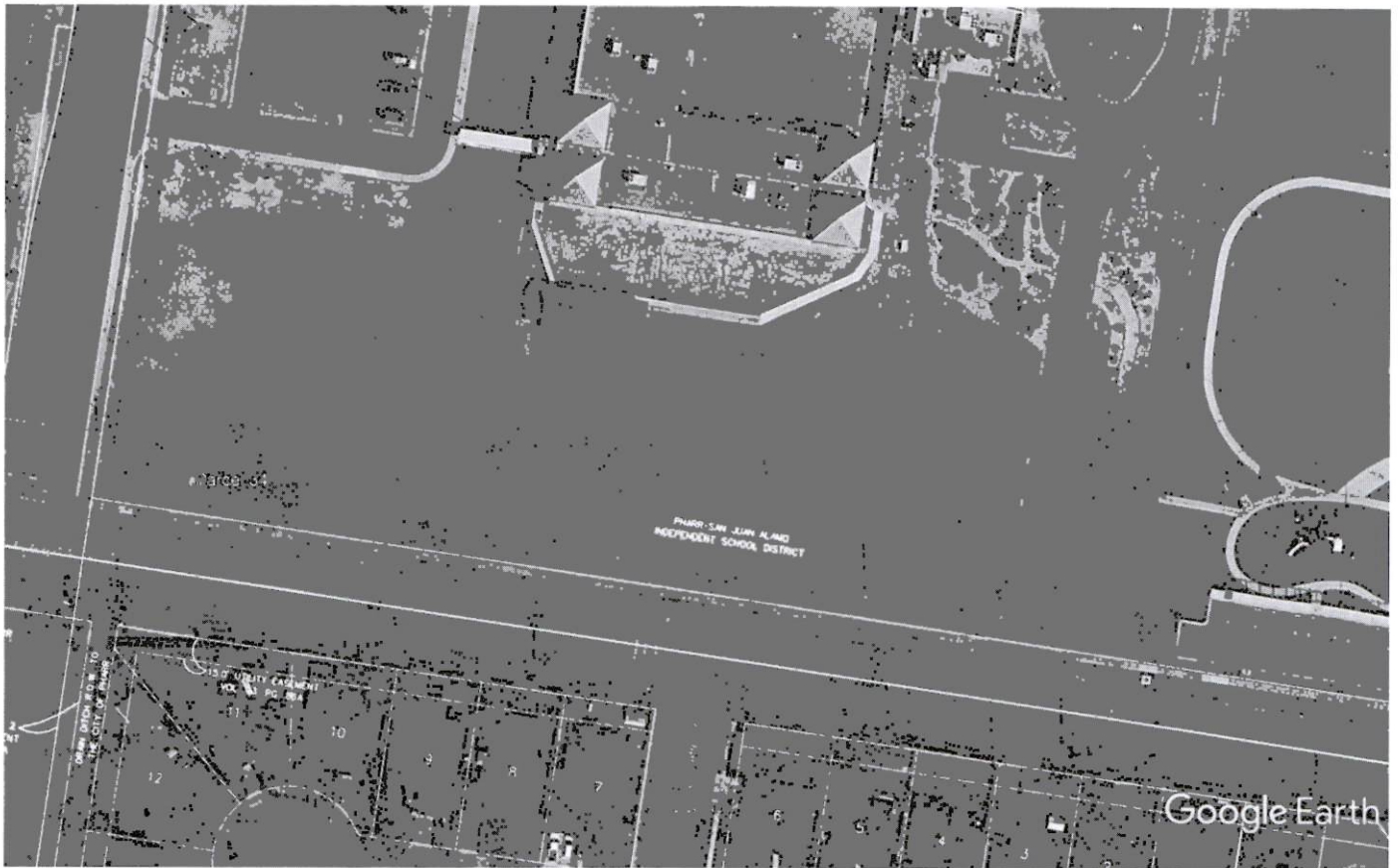
The cost approach to value has been determined to be the most applicable approach to value for the determination of the part to be acquired.

Contributory Value of Improvements		
Metal Fence (247 LF x \$65 / LF @ 15% Depreciation)	\$	13,647
Chain Link Fence w/ Barbed Wire Strands (644 LF x \$18.50 / LF @ 25% Depreciation)	\$	8,936
Concrete Sidewalk (84 SF x \$6.50 / SF @ 15% Depreciation)	\$	464
Concrete Apron (South Side) (445 SF x \$6.50 / SF @ 25% Depreciation)	\$	2,169
Water Spigot (9 x \$75 / Unit)	\$	675
Backflow Preventer (2 x \$1,000 / Unit)	\$	2,000
Sign (1 x \$250 / Sign @ 10% Depreciation)	\$	225
Oleander (19 x \$150 / Shrub)	\$	2,850
Tree (4 x \$450 / Tree)	\$	1,800
Total Contributory Value of Improvements	\$	32,766

Land Value	10,234	SF @ \$	1.80 / SF	\$	18,421	
Total Land Value				\$	18,421	
Reconciled Final Value					\$	51,187

Part To Be Acquired

The part to be acquired consist of 0.235-acres (10,234-square feet) of land located at the southwestern and southern portion of the whole property. The valuation of the part to be acquired shall consist of the land value plus any site or structural improvements located on the property defined by survey. The unit rate utilized in the determination of market value shall be a pro-rata part of the whole. The improvements located within the acquisition are valued based on the current depreciated value. In order to determine the unit market value of the part to be acquired, the sales comparison approach “as vacant” is utilized to determine the land value. Once completed, the appraiser shall utilize the determined unit rate for the pro-rata valuation and include any compensable structural and/or site improvements located within the acquisition area. During the analysis of the unit rate, the appraiser has been instructed by jurisdictional exception to disregard any decreases or increases in the market value that are directly caused by the proposed public improvement. This is applied to the valuation of the whole property, part to be acquired and the remainder before the acquisition. In the remainder after scenario, the determination of market value must consider the effect of the proposed acquisition on the remainder, in order to determine if any damages (diminution in value) would incur, as required by State Law. Any utilities that are affected by the part to be acquired shall be relocated during construction and therefore, shall not be included as a compensable item.



FIELD NOTES AND SURVEY

Revised Date October 12, 2021
Revised December 14, 2020
June 22, 2020
Parcel 34
Page 1 of 6

County: Hidalgo
CCSJ: 0921-02-403
HIGHWAY: Eldora Road
LIMITS: Jackson Road to Veteran's Boulevard (I Road)

EXHIBIT: A
FIELD NOTES FOR PARCEL 34

Being a 10,234 square feet or 0.235 of one acre tract of land, situated in Lot 1, PSJA ISD Eldora School, as recorded in Volume 42, Page 14, of the Map Records, Hidalgo County, Texas, said Lot 1 being out of Lot 114, Kelly-Pharr Subdivision, as recorded in Volume 3, Page 133, of the Deed Records, Hidalgo County, Texas, being conveyed to Pharr-San Juan-Alamo Independent School District by a "Warranty Deed", dated September 18, 2000 and recorded on September 23, 2000, as described in Document Number 907427, of the Official Records, Hidalgo County, Texas, said 10,234 square feet or 0.235 of one acre tract of land being more particularly described as follows:

Commencing at a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being the Northwest corner of said Lot 1, and being on the East right-of-way line of Raiders Drive (Right-of-Way Varies);

Thence, South 08°25'00" West, a distance of 999.09 feet, along the West line of said Lot 1, being the East right-of-way line of Raiders Drive (Right-of-Way Varies), to a set 5/8-inch iron rod (N=16,608,180.916, E=1,092,287.109) with plastic cap stamped "ROWSS PROP COR", being 280.91 feet left from centerline station 126+32.49, and being the **POINT OF BEGINNING** of this herein described tract of land;

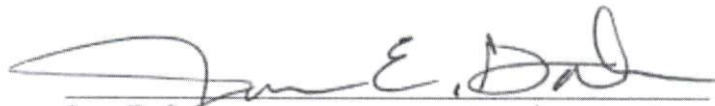
1. **Thence**, South 81°26'37" East, a distance of 25.02 feet, over and across said Lot 1, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
2. **Thence**, South 08°33'23" West, a distance of 9.00 feet, over and across said Lot 1, to a set 5/8-inch iron rod with a plastic cap stamped "ROWSS PROP CORP";
3. **Thence**, South 53° 29' 11" West, a distance of 28.25 feet, over and across said Lot 1, to a set 5/8-inch iron rod stamped with "ROWSS PROP CROP";
4. **Thence**, South 08°25'00" West, a distance of 169.91 feet, over and across said Lot 1, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";

5. **Thence**, South $36^{\circ}32'20''$ East, a distance of 42.46 feet, over and across said Lot 1, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
6. **Thence**, South $81^{\circ}29'40''$ East, a distance of 655.66 feet, over and across said Lot 1, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR";
7. **Thence**, South $08^{\circ}30'20''$ West, a distance of 12.00 feet, over and across said Lot 1, to a set 5/8-inch iron rod with plastic cap stamped "ROWSS PROP COR", being the existing North right-of-way line of Eldora Road (Right-of-Way Varies) as established by said PSJA ISD Eldora School;
8. **Thence**, North $81^{\circ}29'40''$ West, a distance of 691.15 feet, along the common line of said Lot 1 and the existing North right-of-way line of Eldora Road (Right-of-Way Varies) as established by said PSJA ISD Eldora School, to a point for corner, being the Southwest corner of said Lot 1, and being on the East right-of-way line of Raiders Drive (Right-of-Way Varies);
9. **Thence**, North $08^{\circ}25'00''$ East, a distance of 240.91 feet, along the West line of said Lot 1, being the East right-of-way line of Raiders Drive (Right-of-Way Varies), to the **POINT OF BEGINNING**, containing a computed area of 10,234 square feet or 0.235 of one acre.

Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A plat of even survey date herewith accompanies this description.

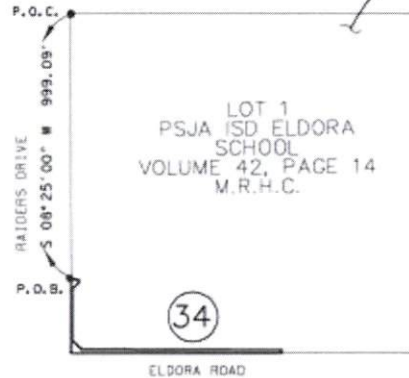
I, Juan E. Galvan, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.


Juan E. Galvan
Registered Professional Land Surveyor
Texas Registration No. 4011
10/20/2021



PHARR-SAN JUAN-ALAMO
INDEPENDENT SCHOOL DISTRICT
DOCUMENT NO. 907427 O.R.H.C.
DATED SEPTEMBER 18, 2000
RECORDED SEPTEMBER 23, 2000

PARENT TRACT INSET
PARCEL 34
N.T.S.



I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON
CONFORMS TO THE CURRENT GENERAL RULES OF
PROCEDURES AND PRACTICES AS PROMULGATED BY
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND
LAND SURVEYORS.

Juan E. Galvan
JUAN E. GALVAN, R.P.L.S. #4011 10/20/21



EXISTING	TAKING	REMAINING	
		LEFT	RIGHT
38.787 AC.	0.235 AC.	38.552 AC.	
	10,234 SQ. FT.		

REVISED DATE: OCTOBER 12, 2021
REVISED DATE: DECEMBER 14, 2020
DATE: JUNE 22, 2020

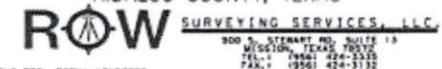
NOTES:

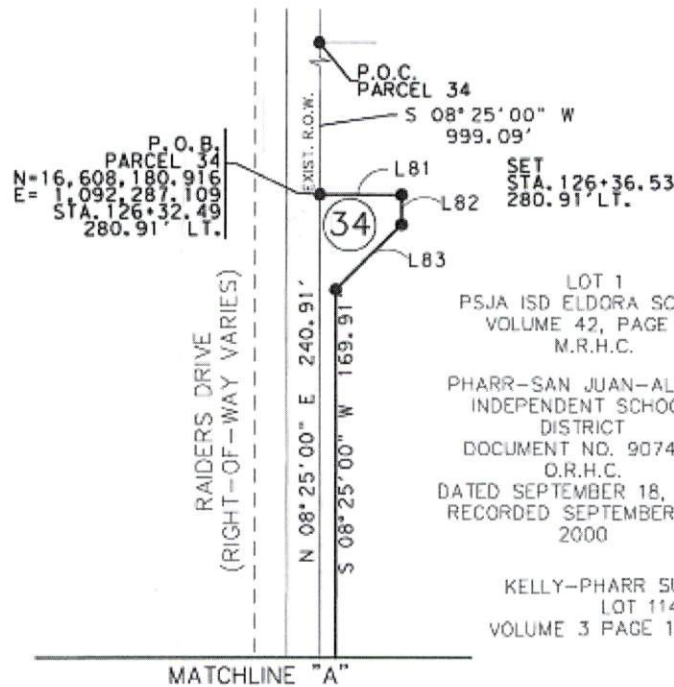
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983,(NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
2. ● INDICATES A 5/8 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "ROWSS PROP COR"
3. ○ INDICATES A FOUND 1/2 INCH IRON ROD, UNLESS OTHERWISE NOTED.
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
PARCEL 34
ELDORA ROAD
JACKSON RD. TO VETERANS BLVD.(1 RD.)
HIDALGO COUNTY, TEXAS

EXHIBIT ___





LINE	BEARING	DISTANCE (FT)
L81	S 81° 26' 37\"	25.02'
L82	S 08° 33' 23\"	9.00'
L83	S 53° 29' 11\"	28.25'

LEGEND

- PROPERTY LINE
- LOT LINE
- PARCEL NUMBER
- RIGHT OF WAY
- POINT OF COMMENCING
- POINT OF BEGINNING
- HIDALGO COUNTY DEED RECORDS
- HIDALGO COUNTY OFFICIAL RECORDS
- HIDALGO COUNTY MAP RECORDS
- SET 5/8 INCH IRON PIN WITH PLASTIC CAP
- STAMPED "ROWSS PROP COR"
- FOUND 1/2 INCH IRON PIN UNLESS OTHERWISE NOTED
- OVERHEAD ELEC.
- WIRE FENCE
- WOODEN FENCE
- WATER LINE
- GAS LINE
- EASEMENT LINE

-
-
- R.O.W.—
- P.O.C.—
- P.O.B.—
- H.C.D.R.—
- H.C.D.R.—
- H.C.M.R.—
-
-
- OWE—
- x-x-
- w-w-
- m-m-
- g-g-
- - -

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NAD2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. SURVEYED ON THE GROUND 2018-2020.

**PLAT OF SURVEY
PARCEL 34
FOR ELDORA ROAD**

A 0.220 AC. (9,599 SQ. FT.)
TRACT OF LAND SITUATED IN LOT 1,
P.S.J.A I.S.D. ELDORA SCHOOL,
DESCRIBED IN VOLUME 42, PAGE 14, MAP
RECORDS, HIDALGO COUNTY, TEXAS.

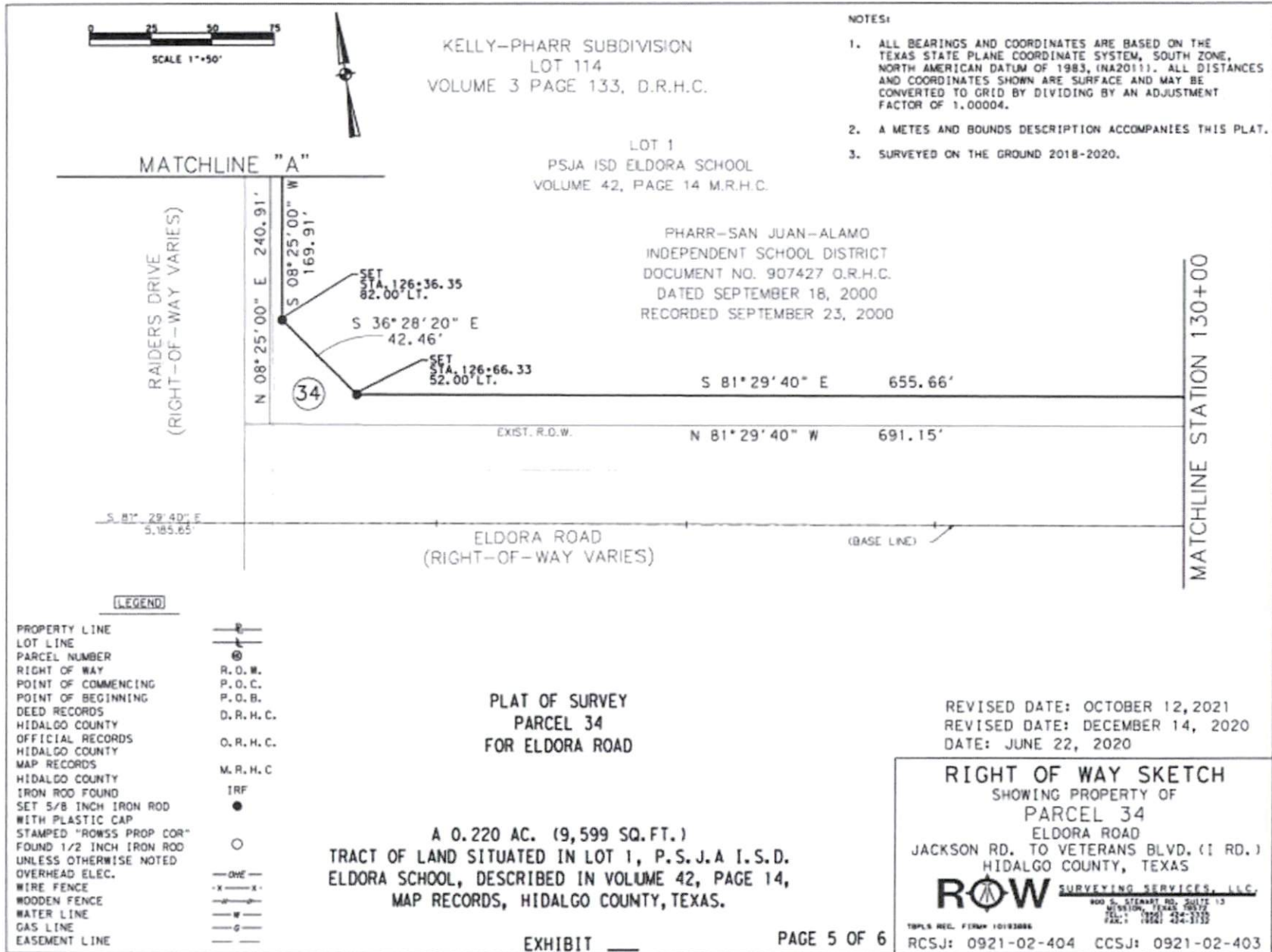
REVISED DATE: OCTOBER 12, 2021
REVISED DATE: DECEMBER 14, 2020
DATE: JUNE 22, 2020

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
PARCEL 34
ELDORA ROAD
JACKSON RD. TO VETERANS BLVD. (I RD.)
HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL: 361 424-3132
FAX: 361 424-3132

TEPLS REG. #1013086

RCSJ: 0921-02-404 CCSJ: 0921-02-403

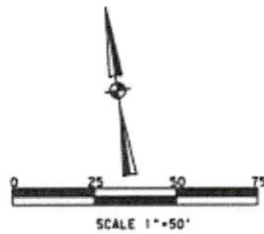


KELLY-PHARR SUBDIVISION
 LOT 114
 VOLUME 3 PAGE 133, D.R.H.C.

LOT 1
 PSJA ISD ELDORA SCHOOL
 VOLUME 42, PAGE 14 M.R.H.C.

PHARR-SAN JUAN-ALAMO
 INDEPENDENT SCHOOL DISTRICT
 DOCUMENT NO. 907427 O.R.H.C.
 DATED SEPTEMBER 18, 2000
 RECORDED SEPTEMBER 23, 2000

LINE	BEARING	DISTANCE (FT)
LB2	S 08° 30' 20" W	12.00'



MATCHLINE STATION 130+00

S 81° 29' 40" E 655.66' (34)

EXIST. R.O.W. N 81° 29' 40" W 691.15'

SET
 STA. 133+23.50
 52.00' LT.

SET
 STA. 133+23.50
 40.00' LT.

LB2

ELDORA ROAD
 (RIGHT-OF-WAY VARIES)

(BASE LINE)

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NAD2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
2. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
3. SURVEYED ON THE GROUND 2018-2020.

REVISED DATE: OCTOBER 12, 2021
 REVISED DATE: DECEMBER 14, 2020
 DATE: JUNE 22, 2020

LEGEND

PROPERTY LINE	— R —
LOT LINE	— L —
PARCEL NUMBER	⊙
RIGHT OF WAY	R. O. W.
POINT OF COMMENCING	P. O. C.
POINT OF BEGINNING	P. O. B.
DEED RECORDS	D. R. H. C.
HIDALGO COUNTY	O. R. H. C.
OFFICIAL RECORDS	M. R. H. C.
HIDALGO COUNTY	MAP RECORDS
HIDALGO COUNTY	IRON ROD FOUND
SET 5/8 INCH IRON ROD WITH PLASTIC CAP	IRF
STAMPED "ROWSS PROP COR"	●
FOUND 1/2 INCH IRON ROD UNLESS OTHERWISE NOTED	○
OVERHEAD ELEC.	— ONE —
WIRE FENCE	— X —
WOODEN FENCE	— W —
WATER LINE	— W —
GAS LINE	— G —
EASEMENT LINE	— E —

PLAT OF SURVEY
 PARCEL 34
 FOR ELDORA ROAD

A 0.220 AC. (9,599 SQ. FT.)
 TRACT OF LAND SITUATED IN LOT 1, P.S.J.A I.S.D.
 ELDORA SCHOOL, DESCRIBED IN VOLUME 42, PAGE 14,
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXHIBIT —

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
 PARCEL 34
 ELDORA ROAD
 JACKSON RD. TO VETERANS BLVD. (I RD.)
 HIDALGO COUNTY, TEXAS

ROW SURVEYING SERVICES, LLC
 800 S. STEWART RD. SUITE 113
 WILLOW, TEXAS 75072
 TEL: 1081 434-9732

TSP&S REG. FIRM 1015586
 RCSJ: 0921-02-404 CCSJ: 0921-02-403

EL DORA PARCEL 34

BENTLEY HORIZONTAL ALIGNMENT REVIEW

*

* Alignment name: Unnamed

* Alignment description:

* Alignment style:

*

	STATION	NORTHING	EASTING
Element: Linear			
POB()	0+000.0000	16608732.1739	1090570.7949
PI()	0+025.0220	16608728.4511	1090595.5383
Tangential Direction:	S 81°26'37" E		
Tangential Length:	25.0220		
Element: Linear			
PI()	0+025.0220	16608728.4511	1090595.5383
PI()	0+034.0220	16608719.5512	1090594.1993
Tangential Direction:	S 8°33'23" W		
Tangential Length:	9.0000		
Element: Linear			
PI()	0+034.0220	16608719.5512	1090594.1993
PI()	0+062.2717	16608702.7423	1090571.4945
Tangential Direction:	S 53°29'11" W		
Tangential Length:	28.2498		
Element: Linear			
PI()	0+062.2717	16608702.7423	1090571.4945
PI()	0+232.1778	16608534.6661	1090546.6252
Tangential Direction:	S 8°25'00" W		
Tangential Length:	169.9061		
Element: Linear			
PI()	0+232.1778	16608534.6661	1090546.6252
PI()	0+274.6371	16608500.5520	1090571.9041
Tangential Direction:	S 36°32'20" E		
Tangential Length:	42.4593		
Element: Linear			
PI()	0+274.6371	16608500.5520	1090571.9041
PI()	0+930.2960	16608403.5753	1091220.3515
Tangential Direction:	S 81°29'40" E		
Tangential Length:	655.6589		
Element: Linear			
PI()	0+930.2960	16608403.5753	1091220.3515
PI()	0+942.2960	16608391.7073	1091218.5766
Tangential Direction:	S 8°30'20" W		
Tangential Length:	12.0000		
Element: Linear			

EL DORA PARCEL 34

PI() 0+942.2960 16608391.7073 1091218.5766
PI() 1+633.4476 16608493.9336 1090535.0268
Tangential Direction: N 81°29'40" W
Tangential Length: 691.1516

Element: Linear

PI() 1+633.4476 16608493.9336 1090535.0268
POE() 0+000.0000 16608732.1739 1090570.7949
Tangential Direction: N 8°25'00" E
Tangential Length: 240.9103

Perimeter: 1873.81

Area 10234.2 sq ft., Acres 0.23495

Error Noth: -0.00, Error East 0.00

Error Bearing: N05 deg. 05 min. 59 sec. W Total Dist. Error: 0.00

Error of Closure: Greater than 1:10,000,000

PART TO BE ACQUIRED

Highest and Best Use:

A review of the subject property and the market area revealed a public school highest and best use for the part to be acquired as a pro-rata part of the whole property.

Contributory Value of Improvements		
Metal Fence (247 LF x \$65 / LF @ 15% Depreciation)		\$ 13,647
Chain Link Fence w/ Barbed Wire Strands (644 LF x \$18.50 / LF @ 25% Depreciation)		\$ 8,936
Concrete Sidewalk (84 SF x \$6.50 / SF @ 15% Depreciation)		\$ 464
Concrete Apron (South Side) (445 SF x \$6.50 / SF @ 25% Depreciation)		\$ 2,169
Water Spigot (9 x \$75 / Unit)		\$ 675
Backflow Preventer (2 x \$1,000 / Unit)		\$ 2,000
Sign (1 x \$250 / Sign @ 10% Depreciation)		\$ 225
Oleander (19 x \$150 / Shrub)		\$ 2,850
Tree (4 x \$450 / Tree)		\$ 1,800
Total Contributory Value of Improvements		\$ 32,766
Land	10,234 SF @ \$ 1.80 / SF	\$ 18,421
Total Land		\$ 18,421
TOTAL AS A UNIT		\$ 51,187

REMAINDER BEFORE THE ACQUISITION

Contributory Value of Improvements		
School Building (Stated Value as per HCAD)		\$ 4,000,000
Metal Fence (548 LF x \$65 / LF @ 15% Depreciation)		\$ 30,277
Chain Link Fence w/ Barbed Wire (1,456 LF x \$18.50 / LF @ 25% Depreciation)		\$ 20,202
Concrete Apron (South Side) (377 SF x \$6.50 / SF @ 25% Depreciation)		\$ 1,838
Concrete Sidewalk (5,916 SF x \$6.50 / SF @ 15% Depreciation)		\$ 32,686
Total Contributory Value of Improvements		\$ 4,085,003
Land	155,294 SF @ \$ 1.80 / SF	\$ 279,529
Total Land		\$ 279,529
TOTAL AS A UNIT		\$ 4,364,532

PROPERTY VALUATION SUMMARY

Whole: Part to be Acquired: Remainder After:

HIGHEST AND BEST USE ANALYSIS:

The highest and best use of the remainder after is determined to be for public school use. No diminution to market value is determined.

VALUATION APPROACHES

Cost Approach \$4,364,532
 Sales Comparison Approach (Land) \$ 279,529
 Income Approach \$

Reconciliation of Approach to Value:

The cost approach and sales comparison approach (as vacant) were determined to be the most applicable approaches to value for purposes of this scope of work.

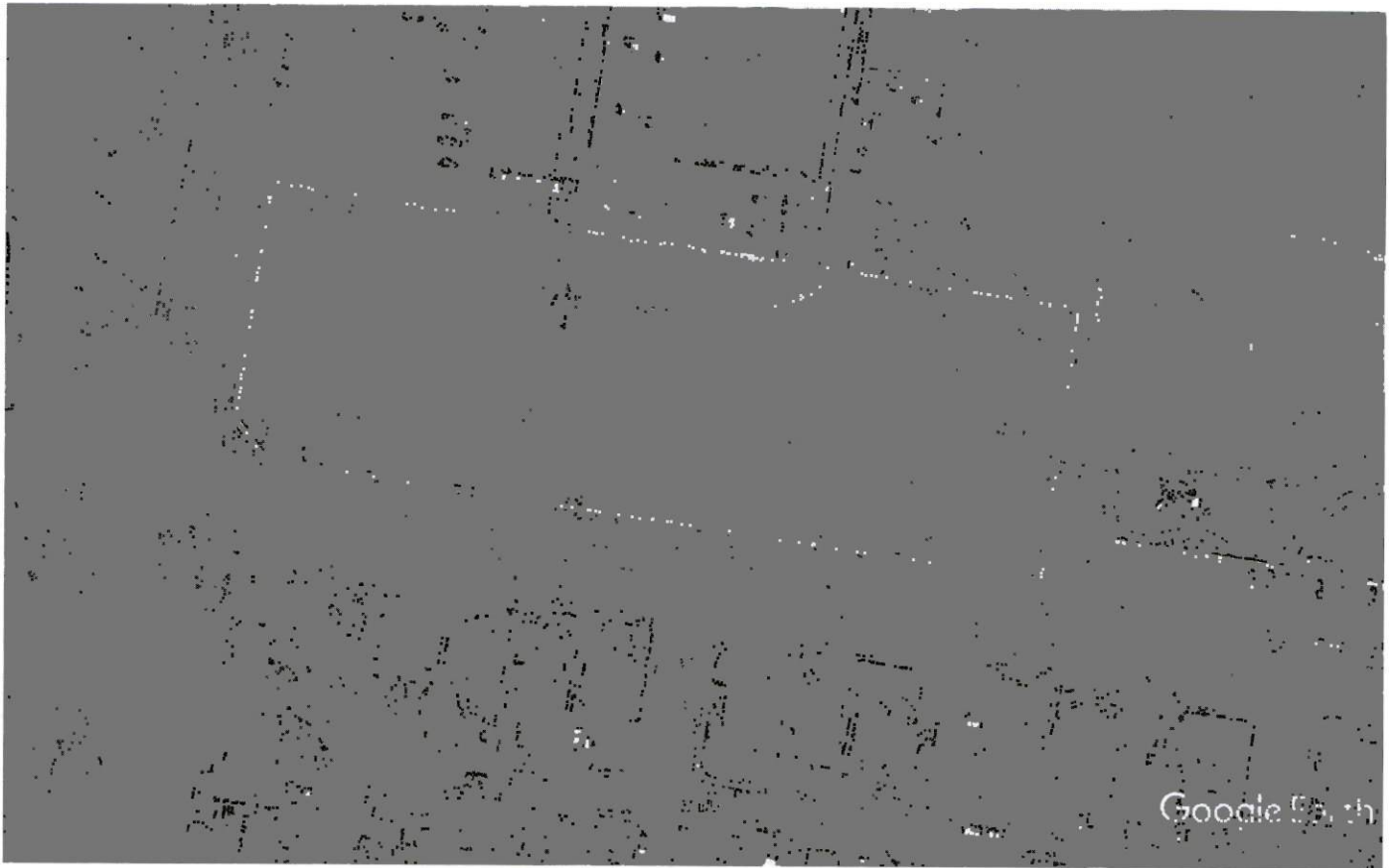
Contributory Value of Improvements		
School Building (Stated Value as per HCAD)		\$ 4,000,000
Metal Fence		\$ 30,277
Chain Link Fence w/ Barbed Wire Strands		\$ 20,202
Concrete Apron		\$ 1,838
Concrete Sidewalk		\$ 32,686
Total Contributory Value of Improvements		\$ 4,085,003

Land Value 155,294 SF @ \$ 1.80 / SF \$ 279,529
 Total Land Value \$ 279,529

Reconciled Final Value **\$ 4,364,532**

Remainder After

The remainder after the acquisition will consist of 155,294-square feet and will have a highest and best use for continued public school use. Access to the subject property will not be affected by the acquisition, therefore, no denial nor impairment of access is indicated. The subject property is currently utilized as public-school use.



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	Paul Windbigler	Felix Rocha, Jr. and Yolanda Rocha		Oziel Alaniz and wife, Elizabeth Alaniz		Roel Arevalo, Sr., et al	
Grantee	PSJA ISD	Southern Wind Enterprises, Inc.		Star Trail Holdings, LLC		Manuel Gomez	
Date	September 18, 2020	March 20, 2020		November 30, 2018		August 1, 2019	
Sales Price		\$ 125,000		\$ 126,750		\$ 325,000	
Unit Price		\$ 1.48 / SF		\$ 1.50 / SF		\$ 3.75 / SF	
Conditions of Sale	Cash To Seller	Similar	0%	Similar	0%	Similar	0%
Market Conditions	Average	Similar	0%	Similar	0%	Similar	0%
Market Conditions Adjusted Unit Price		\$ 1.48 / SF		\$ 1.50 / SF		\$ 3.75 / SF	
Relative Location	Average	Similar	0%	Similar	0%	Superior	-50%
Corner / Interior	Interior	Similar	0%	Similar	0%	Similar	0%
Physical Characteristics	Rectangular	Similar	0%	Similar	0%	Similar	0%
Topography	Level	Similar	0%	Similar	0%	Similar	0%
Available Utilities	All Utilities	Water / No Sewer	5%	Water / No Sewer	5%	Similar	0%
Frontage	Eldora Road & Raider Drive	Eldora Road	15%	Eldora Road	15%	Eldora Road & I Road	0%
Size Adjustment	155,294 SF	84,506	0%	84,506	0%	86,684	0%
	Net Adjustment	\$ 0.30	20%	\$ 0.30	20%	\$ (1.88)	-50%
	Indicated Unit Value	\$ 1.78 / SF		\$ 1.80 / SF		\$ 1.87 / SF	
Estimated Unit Value of Fee Simple Area						\$ 1.80 / SF	

Estimated Value by Sales Comparison Approach \$ 279,529

Diminution of Market Value 0%

Market Value Remainder After \$ 279,529

Explanation of Adjustments with Reconciliation:

Each land sale is reviewed for items recognized by the market that affect value, which include conditions of the sale, market conditions, location, physical characteristics, utilities and other factors that are recognized for arms-length transactions. Each of these factors may require adjustments for any differences found in comparison to the subject property, based on a direct sales analysis approach to value. The sales collected for this project are in the direct vicinity of the subject and are located within the market area and were sold between with an adjusted unit price range of \$ per square foot to \$ per square foot.

Land Sale No. 1

Sold	March 20, 2020
Land Area	1.940 - Acres / 84,506-Square feet
Unit Price	\$1.48 / Square Foot
Adjusted Unit Price	\$1.78 / Square Foot

The property was purchased for a commercial use and is located along the north side of Eldora Road in-between Raider Drive and Veterans Road in Pharr, Texas. The first adjustment made was for the lack of sanitary sewer indicating an upward adjustment of 5%. The second adjustment was for the inferior corner influence which indicated an upward adjustment of 15%. No other adjustments were required for analysis.

Sale No. 2

Sold	November 30, 2018
Land Area	1.940 - Acres / 84,506-Square Feet
Unit Sale Price	\$1.50 / Square Foot
Adjusted Unit Price	\$1.80 / Square Foot

The property was purchased for a commercial use and is located along the north side of Eldora Road in-between Raider Drive and Veterans Road in Pharr, Texas. The first adjustment made was for the lack of sanitary sewer indicating an upward adjustment of 5%. The second adjustment was for the inferior corner influence which indicated an upward adjustment of 15%. No other adjustments were required for analysis.

Sale No. 3

Sold	August 1, 2019
Land Area	1.990 - Acres / 86,684 - Square Feet
Unit Sales Price	\$3.75 / Square Foot
Adjusted Unit Price	\$1.87 / Square Foot

The property was purchased for a commercial use and is located at the southeast corner of Eldora Road and Veterans Road in San Juan, Texas. The sale is located in a superior location at the intersection of Eldora and Veterans Road and therefore a downward adjustment of -50% was indicated. No other adjustments were required for analysis.

Conclusion

A unit rate of \$1.80 per square foot was determined for the unit land rate of the whole property. This unit rate will be applied to the remainder after.

COST APPROACH

Whole:

Part to be Acquired:

Remainder After:

ESTIMATED REPLACEMENT / REPRODUCTION COST					
IMPROVEMENT	Number of Units	\$ Per Unit	Cost New	Depreciation	Value
School Building (Stated Value as per HCAD)					\$ 4,000,000
Contributory Value of the Buildings					\$ 4,000,000
Accessory Improvements					
		\$ -	\$ -	0%	\$ -
Contributory Value of the Accessory Improvements					\$ -
Site Improvements					
Metal Fence	548	\$ 65.00	\$ 35,620	15%	\$ 30,277
Chain Link Fence w/ Barbed Wire Strands	1,456	\$ 18.50	\$ 26,936	25%	\$ 20,202
Concrete Apron	377	\$ 6.50	\$ 2,451	25%	\$ 1,838
Concrete Sidewalk	5,916	\$ 6.50	\$ 38,454	15%	\$ 32,686
Contributory Value of the Site Improvements					\$ 85,003
Contributory Value of All Improvements					\$ 4,085,003
	Net Land Area		Price / Unit		
Land Value (Fee)	155,294	SF @	\$ 1.80	/ SF	\$ 279,529
Estimated Value By Cost Approach					\$ 4,364,532

SALES COMPARISON APPROACH

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

VALUATION GRID

REPRESENTATIVE COMPARABLE SALES

Subject	Comp. Sale No. 1		Comp. Sale No. 2		Comp. Sale No. 3	
Grantor						
Grantee						
Date of Sale						
Unit Price	\$ - /SF	\$ - /SF	\$ - /SF	\$ - /SF	\$ - /SF	\$ - /SF
Relative Location	Average	0%	0%	0%	0%	0%
Lot Location	Corner	0%	0%	0%	0%	0%
Financing	Conventional	0%	0%	0%	0%	0%
Conditions of Sale	Cash to Seller	0%	0%	0%	0%	0%
Market Conditions	Average	0%	0%	0%	0%	0%
Physical Characteristics	Average	0%	0%	0%	0%	0%
Available Utilities	All Utilities	0%	0%	0%	0%	0%
Street Access	Public	0%	0%	0%	0%	0%
Size of Improvement	SF	SF	0%	SF	0%	SF
Net Adjustments		0%	0%	0%	0%	0%
Indicated Unit Value	\$ - /SF	\$ - /SF	\$ - /SF	\$ - /SF	\$ - /SF	\$ - /SF
Estimated Unit Value of Fee Simple Area					\$ - /SF	

Estimated Value by Sales Comparison Approach _____ **Not Applicable**

The sales comparison approach (improved) was not applicable for the determination of market value of the whole property nor the part to be acquired.

INCOME APPROACH

Whole:

Part to be Acquired:

Remainder After:

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

The income approach was not applicable for the determination of market value of the whole property and or the part to be acquired.

Cost to Cure

A cost to cure is calculated for the remainder after, as a portion of the site improvements located within the acquisition area must be replaced to maintain site utility and the existing use. Therefore, the cost to cure is based on the total cost of replacement of the improvement required, less the depreciated compensable amount calculated for the improvement within the part to be acquired, as shown below.

Replacement / Cost To Cure Item	Units	\$ Per Unit	Replacement Cost New	Depreciated Market Value	Cost To Cure
Replace Metal Fence	247	\$ 65	\$ 16,055	\$ 13,647	\$ 2,408
Replace Chain Link Fence w/ Barbed Wire Strand	617	\$ 18.50	\$ 11,415	\$ 8,936	\$ 2,479
Replace Backflow Preventer	2	\$ 1,000	\$ 2,000	\$ 2,000	\$ -
Replace Water Spigot	9	\$ 75	\$ 675	\$ 675	\$ -
Replace Sign	1	\$ 250	\$ 250	\$ 225	\$ 25
Move Chain Link Gate Back for Stacking Purposes on South Side	1	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Total Cost To Cure					\$ 6,412

COMPENSATION SUMMARY

WHOLE PROPERTY

The market value of the whole property is \$ 4,415,719

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) \$ 51,187

REMAINING PROPERTY

The value of the remainder immediately before the taking is..... \$ 4,364,532

Considering the uses to which the part taken is to be subjected to the market value of the remainder immediately acquisition is \$ 4,364,532

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 \$ 6,412

TOTAL COMPENSATION \$ 57,599

WARRANTY DEED

CHARGE TO SECURITY LAND TITLE CO.
GF#0019475-EVA

907427

WARRANTY DEED

Date: SEPTEMBER 18, 2000

Grantor: PAUL WINDBIGLER, a single man

Grantor's Mailing Address (including county):

RT. 6, BOX 280
EDINBURG, TEXAS 78539
HIDALGO COUNTY

Grantee: PHARR-SAN JUAN-ALAMO INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address (including County):

804 E. HWY. 83
PHARR, TEXAS 78577
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

All of Lot 114, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 3, Pages 133-134, Map Records of Hidalgo County, Texas.

SAVE AND EXCEPT that portion conveyed to the City of Pharr in Warranty Deed recorded in Volume 3129, Page 817, Official Records of Hidalgo County, Texas.

SAVE AND EXCEPT those portion of said property conveyed in instrument dated February 10, 1912, executed by The Estate of G. Bedell Moore, Deceased to Louisiana-Rio Grande Canal Company, recorded in Volume 26, Page 203, Deed Records of Hidalgo County, Texas.

Reservations From and Exceptions to Conveyance and Warranty:

- A. Visible and apparent easements on or across the land herein described.
- B. Easements for roadways as shown on the map of the subdivision herein referred to.
- C. Statutory rights in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code.
- D. Easements in favor of Hidalgo County Irrigation District No. 2.

- E. Utility Easement dated May 6, 1998, from Paul Windbigler to the City of Pharr, filed for record on July 5, 2000 in the office of the County Clerk of Hidalgo County, Texas, under Document No. 885469.
- F. Reservation of 3/4ths of all oil, gas and other minerals, as described in instrument dated April 14, 1970, executed by Lucile E. Stewart and husband, Walter L. Stewart to Paul Windbigler, recorded in Volume 1255, Page 869, Deed Records of Hidalgo County, Texas, reference to which instrument is here made for all purposes.
- G. Terms, conditions and stipulations contained in Oil, Gas and Mineral Leases dated November 11, 1987, recorded in Volume 2538, Page 509, Official Records; dated February 3, 1999, filed April 14, 1999, under Document No. 765284; dated March 4, 1999, filed May 13, 1999, under Document No. 773520 and corrected under Document No. 819759; and dated March 29, 1999, filed June 10, 1999, under Document No. 781745, Hidalgo County, Texas.
- H. Non-Drilling stipulations as contained in Warranty Deed dated April 14, 1970, recorded in Volume 1255, Page 869, Deed Records of Hidalgo County, Texas.
- I. Subject to rights of way, easements and conditions as more fully described and reserved in Warranty Deed recorded in Volume 19, Page 129, Deed Records of Hidalgo County, Texas.
- J. Standby fees, taxes and assessments by any taxing authority for the year 2000, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage ownership.

For Grantor and Grantor's successors, a reservation of an undivided interest in the oil, gas and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.

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

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



PAUL WINDBIGLER

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on SEPTEMBER, 19, 2000, by PAUL WINDBIGLER.



Maria Eva Ramirez
Notary Public, State of Texas

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

On: Sep 23, 2000 at 11:19A

As a Recording

Document Number: 907487
Total Fees : 13.00

Receipt Number - 304807
By,
Flo Chavez, Deputy

PREPARED IN THE OFFICE OF:

OF #0219473 EVA
WINGATE LAW OFFICES
315 NOLANA
MCALLEN, TEXAS 78504
(P-PROD00019473 1/6/02)

AFTER RECORDING RETURN TO:

PHARR-SAN JUAN-ALAMO U.S.D.
804 E. HWY. 83
PHARR, TEXAS 78577



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

Leonel Garza Jr. & Associates LLC

Appraisal Services

Company

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

Property Tax Division

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

Right-of-Way Division

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

QUALIFICATIONS OF APPRAISERS

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

Texas A&M University, College Station, Texas

Bachelor of Science Degree, 1995

Texas Appraiser Licensing and Certification Board

Certified General Real Estate Appraiser
TX 1328375 G

Texas Department of Licensing and Regulation

State Certified Property Tax Consultant
TX 00003181

Professional Organizations & Public Service

Appraisal Institute

Practicing Affiliate of the Appraisal Institute.
Account #303542

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 review's 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 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. 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.



L&G Engineering
Transportation Consulting Engineers

2100 W. Expressway 83 Mercedes, TX 78570
Phone: (956) 565-9813 Fax: (956) 565-9018
Toll Free: (888) 565-9813 Firm No. F-4105

900 S. Stewart Rd., Ste. 10 Mission, TX 78572
Phone: (956) 585-1909 Fax: (956) 585-1927
Toll Free: (866) 585-1909

Letter of Transmittal

The Honorable Eduardo "Eddie" Cantu
Attn: Erika Zamora
Hidalgo County Precint No. 2
300 W. Hall Acres Ste. G
Pharr, Texas 78577

DATE:
December 13, 2021

RE:RSCJ: 0921-02-404
Eldora Road

TRANSMITTED:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Please comment | <input type="checkbox"/> Approved as Noted |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Reply ASAP | <input type="checkbox"/> As Noted Below |

VIA:

- | | | |
|----------------------------------|---|--|
| <input type="checkbox"/> US Mail | <input type="checkbox"/> Courier | <input checked="" type="checkbox"/> Hand Carry |
| <input type="checkbox"/> E-Mail | <input type="checkbox"/> Lonestar Overnight | <input type="checkbox"/> Pick up |

COPIES

DESCRIPTION

1	Eldora Road – UPDATE ROW A-10, Appraisal Review Submission & Appraisal Report for the Parcels No.: 34

REMARKS:

Should you have any questions or need additional information, please do not hesitate to contact our office at (956) 585-1909.

Thank you in advance,
Fernando "Fred" Herrera
ROW Administrator

Received By:

Date: 12/13/21 Time: 4:48 pm

TABULATION OF VALUES

Parcel: **34 Update** Highway: **Eldora Road** ROW CSJ: **0921-02-404**
 Taking Type: Partial District: Pharr
 Size of Remainder: 38.552 Acres County: Hidalgo
 Type of Property: Improved/ Special Purpose/School Federal Project: N/A
 Contract Fencing: N/A
 Appraised by Leonel Garza III
 Date Appraised: **10/22/2021 (Update)**

Access will be provided or denied to the new facility. If access will be partially provided or denied, explain in comments.

Agency	Participating Percentage	Expense Description
State of Texas	80%	ROW Acquisition Expenses
Hidalgo County Precinct No. 2	20%	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
PSJA ISD	Fee Simple	10,234 sf.	\$18,421.00	No

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$18,421.00	\$32,766.00	\$0.00	\$6,412.00	\$57,599.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Fence	Metal	\$13,647.00	\$1.00	N/A
B.	Fence	Chain Link w/ Barb Wire Strands	8,936.00	1.00	N/A
C.	Apron	Concrete	2,169.00	1.00	N/A
D.	Water Spigot	Galvanized	675.00	1.00	N/A
E.	Backflow Preventer	PVC	2,000.00	1.00	N/A
F.	Sign	On Premise	225.00	1.00	N/A
G.	Landscaping	Oleanders (19) (Trees (4)	4,650.00	1.00	N/A

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
H.	Sidewalk	Concrete	\$464.00	\$1.00	N/A
		Total	\$32,766.00		

TABULATION OF VALUES (continued)

Parcel: **34 Update**

Highway: **Eldora Road**

ROW CSJ: **0921-02-404**

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$6,412.00	\$6,412.00

IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
N/A	N/A	N/A	N/A	N/A	N/A
Total			\$0.00	\$0.00	

V. Recapitulation

Date:	10/22/2021 Updated Appraisal	11/24/2020 Original Appraisal		Recommended Value
Appraiser's Name:	Leonel Garza III	Leonel Garza III		
Value of Whole Property (Economic Unit – 3.80 ac.)	\$4,415,719.00	\$382,569.00		\$4,415,719.00
Parcel Area: 10,234 sf.				
VALUE FOR PARCEL				
Land: per_sf. \$1.80	\$18,421.00	\$17,278.00		\$18,421.00
Easement	\$0.00	\$0.00		\$0.00
Improvements	\$32,766.00	\$32,302.00		\$32,766.00
Net Damages or (Enhancements)	\$6,412.00	\$6,412.00		\$6,412.00
OAS Value(s)	\$0.00	\$0.00		\$0.00
TOTAL COMPENSATION	\$57,599.00	\$55,992.00		\$57,599.00

Calculations for Net Damages or (Enhancements) considers Direct Access Denial damages.

TABULATION OF VALUES (continued)

Parcel: **34 Update**

Highway: **Eldora Road**

ROW CSJ: **0921-02-404**

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: Leonel Garza III

Effective Date of Updated Report: October 22, 2021

Updated Report Dated: October 25, 2021

Review Appraiser: Harvey L. Heerssen

Effective Date of Updated Review: October 26, 2021

Parcel 34 has been updated due an increase in acreage taking. The land value stays the same as originally reported. A concrete sidewalk previously overlooked in the original appraisal is included in this update. Also, a value for the school building as per HCAD is included in the whole property value. The school building is not impacted by the proposed acquisition. The original appraisal reflected a value of \$55,992.00 and the update indicates an increase to 57,599.00

Parcel 34 is now a partial taking of 0.235 acres (10,234 sf.) situated in Lot 1, PSJA ISD Eldora School, as recorded in Volume 42, Page 14, of the Map Records, Hidalgo County, Texas, said Lot 1 being out of Lot 114, Kelly-Pharr Subdivision as recorded in Volume 3, Page 133, of the Deed Records of Hidalgo County, Texas, being conveyed to Pharr-San Juan-Alamo Independent School District by a Warranty Deed dated September 18, 2000 and recorded on September 23, 2000, as described in Document Number 907427 of the Official Records of Hidalgo County, Texas.

The whole property of 38.787 acres is located at the northeast corner of Eldora Road and Raiders Drive, Pharr, Texas. The subject whole property is improved with a concrete block masonry school building and related site improvements. The school building is not impacted by the proposed acquisition.

For valuation purposes, the appraiser has established an economic unit of 3.80 acres based on current trends in this immediate neighborhood of Eldora Road. The total acquisition of 9,599 is properly appraised as a pro-rata part of the economic unit value at \$1.80 per sf. based on three (3) recent sales utilized by the appraiser. There are no market damages to the remainder land. Cost to cure is necessary to compensate for some of the site improvements that were depreciated within the acquisition to replace these items on the remainder to provide for the same utility.

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. The result of the findings is that there is no denial of direct access nor material impairment of direct access on or off the remaining property that affects the market value of the remaining property. Therefore, there are no access damages to the remainder property.

The updated report prepared by the appraiser Leonel Garza III is an Appraisal Report presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' updated opinion and conclusions appear to be well supported by information contained within this updated appraisal report. It is recommended that the total updated value of \$57,599.00 be approved for continuing negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions of \$1.00 are applied to each site improvement to encourage retention and removal.