

# APPRAISAL OF REAL PROPERTY

An unimproved residential site



## LOCATED AT

1216 Paseo De Neva  
Rio Bravo, TX 78046  
Lot 11, Block 20, Habitat for Humanity, Unit 2 Replat, Rio Bravo Subdivision

## FOR

County of Webb  
1000 Houston, 3rd Floor, Laredo, TX 78040

## OPINION OF VALUE

26,000

## AS OF

07/08/2022

## BY

Frank Leal Jr.  
Frank Leal Co. R. E. Appraisals  
3017 E. Lyon St. Unit 1  
Laredo, TX 78043  
Telephone: (956) 724-4342, Cell: (956) 645-8145

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Frank Leal Co. R. E. Appraisals  
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07/11/2022

County of Webb  
1000 Houston, 3rd Floor, Laredo, TX 78040

Re: Property: 1216 Paseo De Neva  
Rio Bravo, TX 78046  
Borrower: Not Applicable  
File No.: Rio Bravo

Opinion of Value: \$ 26,000  
Effective Date: 07/08/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as unimproved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Frank Leal Jr.  
Senior appraiser  
License or Certification #: 1323807G  
State: TX Expires: 10/31/2022

Borrower	Not Applicable	File No.	Rio Bravo
Property Address	1216 Paseo De Neva		
City	Rio Bravo	County	Webb
		State	TX
		Zip Code	78046
Lender/Client	County of Webb		

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Borrower	Not Applicable	File No.	Rio Bravo
Property Address	1216 Paseo De Neva		
City	Rio Bravo	County	Webb
		State	TX
		Zip Code	78046
Lender/Client	County of Webb		

### APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

### Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- I have not performed any services regarding the subject property as an appraiser or in any other capacity within the past three years from the effective date of this report.

### Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 4-6 months

### Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I inspected the subject property on Friday, July 8, 2022, at 1:00 PM. The neighborhood was also inspected. My inspection was limited to visual observations of apparent conditions existing at the time of the inspection. My visual inspection did not find any presence of any danger from any potentially harmful substance and environmental hazards, including but not limited to radon gas, lead paint, asbestos, ureafomaldehyde (UFFI), toxic or chemical analysis, airborne hazards, mold, polluted water, or underground oil or fuel tanks.

#### APPRAISER:

Signature:   
 Name: Frank Leal Jr.  
 Senior appraiser  
 State Certification #: 1323807G  
 or State License #: \_\_\_\_\_  
 State: TX Expiration Date of Certification or License: 10/31/2022  
 Date of Signature and Report: 07/11/2022  
 Effective Date of Appraisal: 07/08/2022  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 07/08/2022

#### SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: TX Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

**LAND APPRAISAL REPORT**

**SUBJECT**

Borrower Not Applicable Census Tract 48-479-0018.17 Map Reference FFIEC  
 Property Address 1216 Paseo De Neva  
 City Rio Bravo County Webb State TX Zip Code 78046  
 Legal Description Lot 11, Block 20, Habitat for Humanity, Unit 2 Replat, Rio Bravo Subdivision  
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ 336 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A  
 Lender/Client County of Webb Address 1000 Houston, 3rd Floor, Laredo, TX 78040  
 Occupant Vacant Appraiser Frank Leal Jr. Instructions to Appraiser Determine market value opinion

**NEIGHBORHOOD**

Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Present	<u>80</u> % One-Unit	<u>0</u> % 2-4 Unit	<u>0</u> % Apts.	<u>0</u> % Condo	<u>10</u> % Commercial	Recreational Facilities	<input type="checkbox"/>
Land Use	<u>0</u> % Industrial	<u>5</u> % Vacant	<u>5</u> % Government			Adequacy of Utilities	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)			Property Compatibility	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>    </u> % Vacant			Protection from Detrimental Conditions	<input type="checkbox"/>
One-Unit Price Range	\$ <u>100,000</u> to \$ <u>200,000</u>	Predominant Value \$ <u>120,000</u>				Police and Fire Protection	<input type="checkbox"/>
One-Unit Age Range	<u>1</u> yrs. to <u>25</u> yrs.	Predominant Age <u>20</u> yrs.				General Appearance of Properties	<input type="checkbox"/>
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)	Neighborhood Boundaries: NORTH by Paseo De Danubio, SOUTH by Espejo Molina Road, EAST by US 83 South, WEST by Tulipan Drive. The subdivision is comprised of mostly single family homes. I consider the neighborhood to be in the stability stage, since there are no newer residential phases. Trend is for continued stability.						

**SITE**

Dimensions 48' x 135' = 6,480 sq. ft.  Corner Lot  
 Zoning Classification No zoning found Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify) NA  
 Elec.  Gas  Water  San. Sewer   Underground Elect. & Tel.  
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Asphalt  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Level  
 Size Average  
 Shape Rectangular  
 View Residential  
 Drainage Appears Adequate  
 Is the property located in a FEMA Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) The subject site is not located within the 100-year flood plain (zone "X"), as per FIRM Map No.48479C1555C, Effective Date 4-2-08. The subject site abutes Rio Bravo Water Plant; however, does not appear to negatively impact the market value.

**MARKET DATA ANALYSIS**

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	1216 Paseo De Neva Rio Bravo, TX 78046	510 Jimenez El Cenizo, TX 78046	1501 Orquidia Ln Rio Bravo, TX 78046	1459 Orquidia Ln Rio Bravo, TX 78046	
Proximity to Subject		2 miles SW	0.68 miles W	0.67 miles W	
Sales Price	\$ N/A	\$ 35,000	\$ 30,000	\$ 30,000	
Price \$/Sq. Ft.	\$	\$ 4.02	\$ 3.33	\$ 3.33	
Data Source(s)		MLS #20213166 / DOM 198	MLS #20211045 / DOM 21	MLS #20191009 / DOM 163	
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	s05/22;c04/22		s04/21;c04/21	
Location	Rio Bravo	El Cenizo		Rio Bravo	
Site/View	6,480 sf Sq. Ft.	8,700 Sq. Ft. / Res	-8,924	9,000 Sq. Ft. / Res	-8,392
Topography	Level	Level		Level	
Shape	Rectangular	Rectangular		Rectangular	
Corner Site	No	No		No	
Adverse Easement	None	None		None	
Sales or Financing Concessions	N/A	N/A		N/A	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -8,924	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -8,392	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -8,392	
Indicated Value of Subject		\$ 26,076	\$ 21,608	\$ 21,608	
Comments on Market Data	Site adjustments on all sales based on sale price per sq. ft. on each sale.				

**RECONCILIATION**

Comments and Conditions of Appraisal No conditions were noted.

Final Reconciliation I have considered comparable land sale 1 as the best match to the subject site.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 07/08/2022 TO BE \$ 26,000

Appraiser Frank Leal Jr. Supervisory Appraiser (if applicable) \_\_\_\_\_  
 Date of Signature and Report 07/11/2022 Date of Signature \_\_\_\_\_  
 Title Senior appraiser Title \_\_\_\_\_  
 State Certification # 1323807G ST TX State Certification # \_\_\_\_\_ ST \_\_\_\_\_  
 Or State License # \_\_\_\_\_ ST \_\_\_\_\_ Or State License # \_\_\_\_\_ ST TX \_\_\_\_\_  
 Expiration Date of State Certification or License 10/31/2022 Expiration Date of State Certification or License \_\_\_\_\_  
 Date of Inspection (if applicable) 07/08/2022  Did  Did Not Inspect Property Date of Inspection \_\_\_\_\_



## Subject Photo Page

Borrower	Not Applicable						
Property Address	1216 Paseo De Neva						
City	Rio Bravo	County	Webb	State	TX	Zip Code	78046
Lender/Client	County of Webb						



### Subject Front

1216 Paseo De Neva  
Sales Price N/A  
Date of Sale N/A  
Location Rio Bravo  
Site/View 6,480 sf Sq. Ft.  
Topography Level  
Shape Rectangular  
Corner Site No  
Adverse Easement None



### Street view looking east



### Street view looking west

## Comparable Land Photo Page

Borrower	Not Applicable			
Property Address	1216 Paseo De Neva			
City	Rio Bravo	County Webb	State TX	Zip Code 78046
Lender/Client	County of Webb			



### Comparable 1

510 Jimenez  
 Prox. to Subj. 2 miles SW  
 Sales Price 35,000  
 Date of Sale s05/22;c04/22  
 Location El Cenizo  
 Site/View 8,700 Sq. Ft. / Res  
 Topography Level  
 Shape Rectangular  
 Corner Site No  
 Adverse Easement None



### Comparable 2

1501 Orquidia Ln  
 Prox. to Subj. 0.68 miles W  
 Sales Price 30,000  
 Date of Sale s04/21;c04/21  
 Location Rio Bravo  
 Site/View 9,000 Sq. Ft. / Res  
 Topography Level  
 Shape Rectangular  
 Corner Site No  
 Adverse Easement None  
 Note: house under construction at this site as of the effective date of the report.  
 Lot has been improved with a single family residence

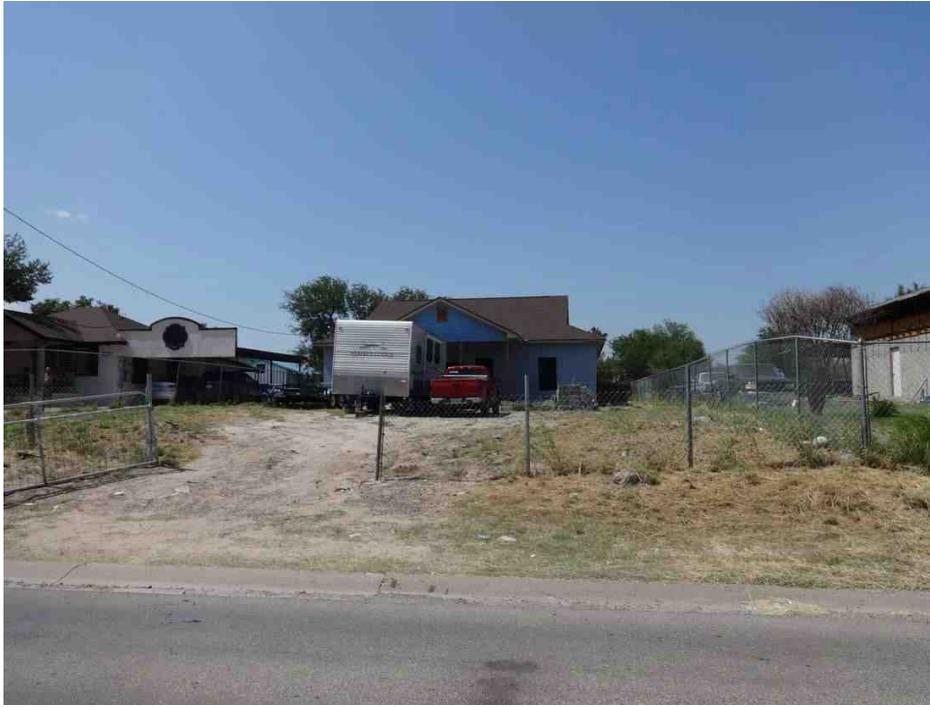


### Comparable 3

1459 Orquidia Ln  
 Prox. to Subj. 0.67 miles W  
 Sales Price 30,000  
 Date of Sale s09/19;c08/19  
 Location Rio Bravo  
 Site/View 9,000 Sq. Ft. / Res  
 Topography Level  
 Shape Rectangular  
 Corner Site No  
 Adverse Easement None

## Comparable Photo Page

Borrower	Not Applicable				
Property Address	1216 Paseo De Neva				
City	Rio Bravo	County Webb	State TX	Zip Code 78046	
Lender/Client	County of Webb				



### Comparable 4

1724 Centeno Ln  
 Prox. to Subject 1.20 miles W  
 Sale Price 21,900  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Rio Bravo  
 View 9,000 Sq. Ft./ Res  
 Site  
 Quality  
 Age  
  
 Lot has been improved with a single family residence.



### Comparable 5

517 Rio Volga  
 Prox. to Subject 0.41 miles E  
 Sale Price 40,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Rio Bravo  
 View 21,060 Sq. Ft.  
 Site  
 Quality  
 Age

### Comparable 6

Left blank  
 Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

**SUPPLEMENTAL ADDENDUM**

File No. Rio Bravo

Borrower	Not Applicable						
Property Address	1216 Paseo De Neva						
City	Rio Bravo	County	Webb	State	TX	Zip Code	78046
Lender/Client	County of Webb						

**INTENDED USER:**

County of Webb

**CLIENT:** County of Webb**INTENDED USE:** For Webb County's decision making**MARKET CONDITIONS:**

I consider the neighborhood to be in the stability stage, since there are no newer residential phases. Trend is for continued stability.

**SUBJECT 3-YEAR OWNERSHIP HISTORY:**

My research revealed no prior transfers of the subject property.  
The effective date of my research was July 8, 2022.

**COMPARABLE LAND SALES TRANSFER HISTORY:**

I did not find any prior transfers on the comparable land sales presented. The effective date of my research was July 8, 2022.

# Assumptions, Limiting Conditions & Scope of Work

File No.: Rio Bravo

Property Address: 1216 Paseo De Neva

City: Rio Bravo

State: TX

Zip Code: 78046

Client: County of Webb

Address: 1000 Houston, 2nd Floor, Laredo, Texas 78040

Appraiser: Frank Leal Jr.

Address: 3017 E. Lyon St., Unit 1, Laredo, Texas 78043

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

**The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.**

### Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

I was not provided with a property survey. My appraisal is being performed under the assumption there are no encroachments or other adverse conditions.

# Certifications

File No.: Rio Bravo

Property Address: 1216 Paseo De Neva	City: Rio Bravo	State: TX	Zip Code: 78046
Client: County of Webb	Address: 1000 Houston, 2nd Floor, Laredo, Texas 78040		
Appraiser: Frank Leal Jr.	Address: 3017 E. Lyon St., Unit 1, Laredo, Texas 78043		

**APPRAISER'S CERTIFICATION**

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

**Additional Certifications:**

I have not performed any services regarding the subject property as an appraiser or in any other capacity within the past three years from the effective date of this report.

**DEFINITION OF MARKET VALUE \*:**

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

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

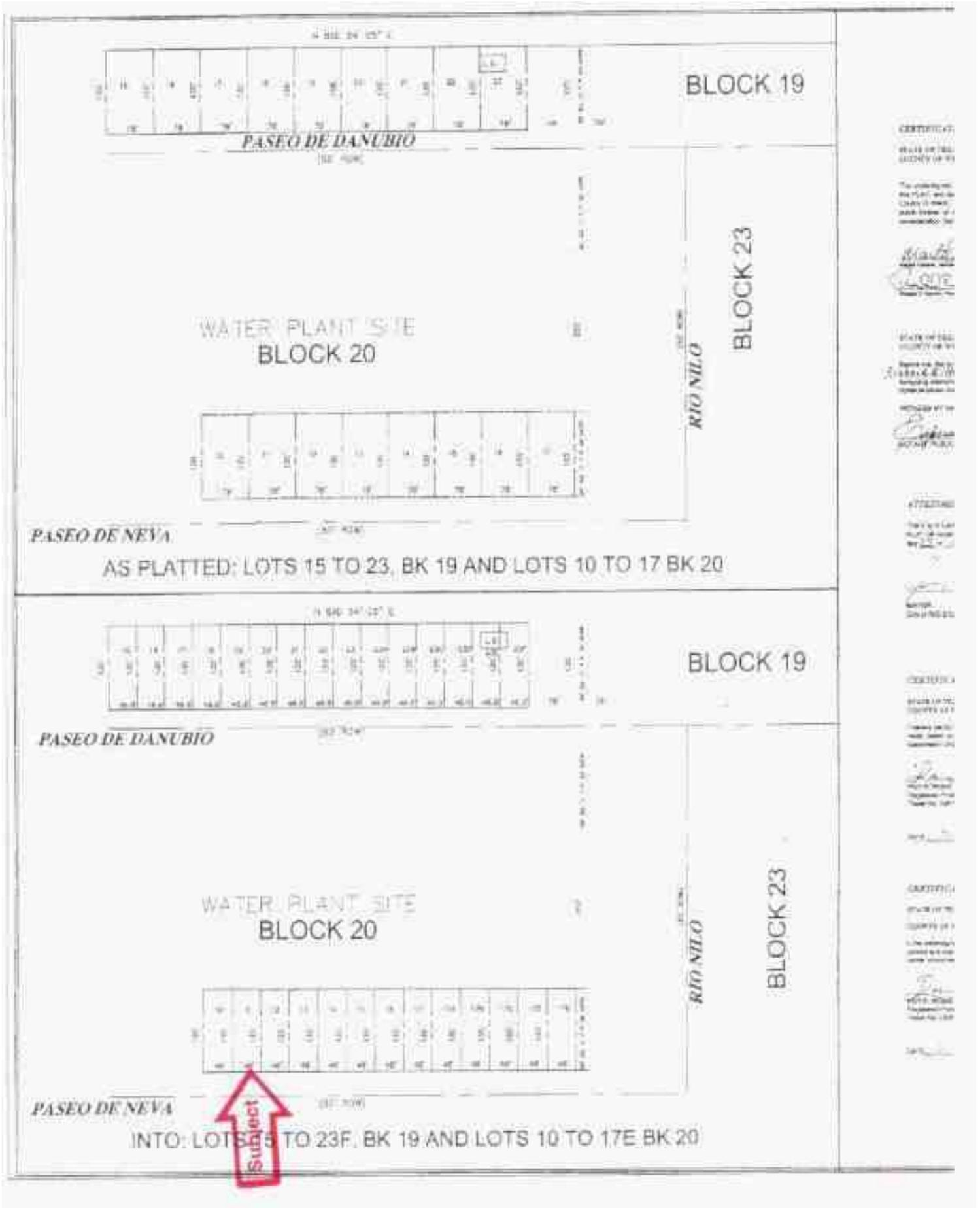
\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994. 12 CFR 225.62 (g).

Client Contact: _____	Client Name: County of Webb
E-Mail: _____	Address: 1000 Houston, 2nd Floor, Laredo, Texas 78040

<p><b>APPRAISER</b></p>  <p>Appraiser Name: Frank Leal Jr.          Company: Frank Leal Co. R. E. Appraisals          Phone: Telephone: (956) 724-4342, Fax: _____          E-Mail: _____          Date Report Signed: 07/11/2022          License or Certification #: 1323807G State: TX          Designation: Senior appraiser          Expiration Date of License or Certification: 10/31/2022          Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None          Date of Inspection: 07/08/2022</p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____          Company: _____          Phone: _____ Fax: _____          E-Mail: _____          Date Report Signed: _____          License or Certification #: _____ State: TX          Designation: _____          Expiration Date of License or Certification: _____          Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None          Date of Inspection: _____</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SIGNATURES

**Property Replat**

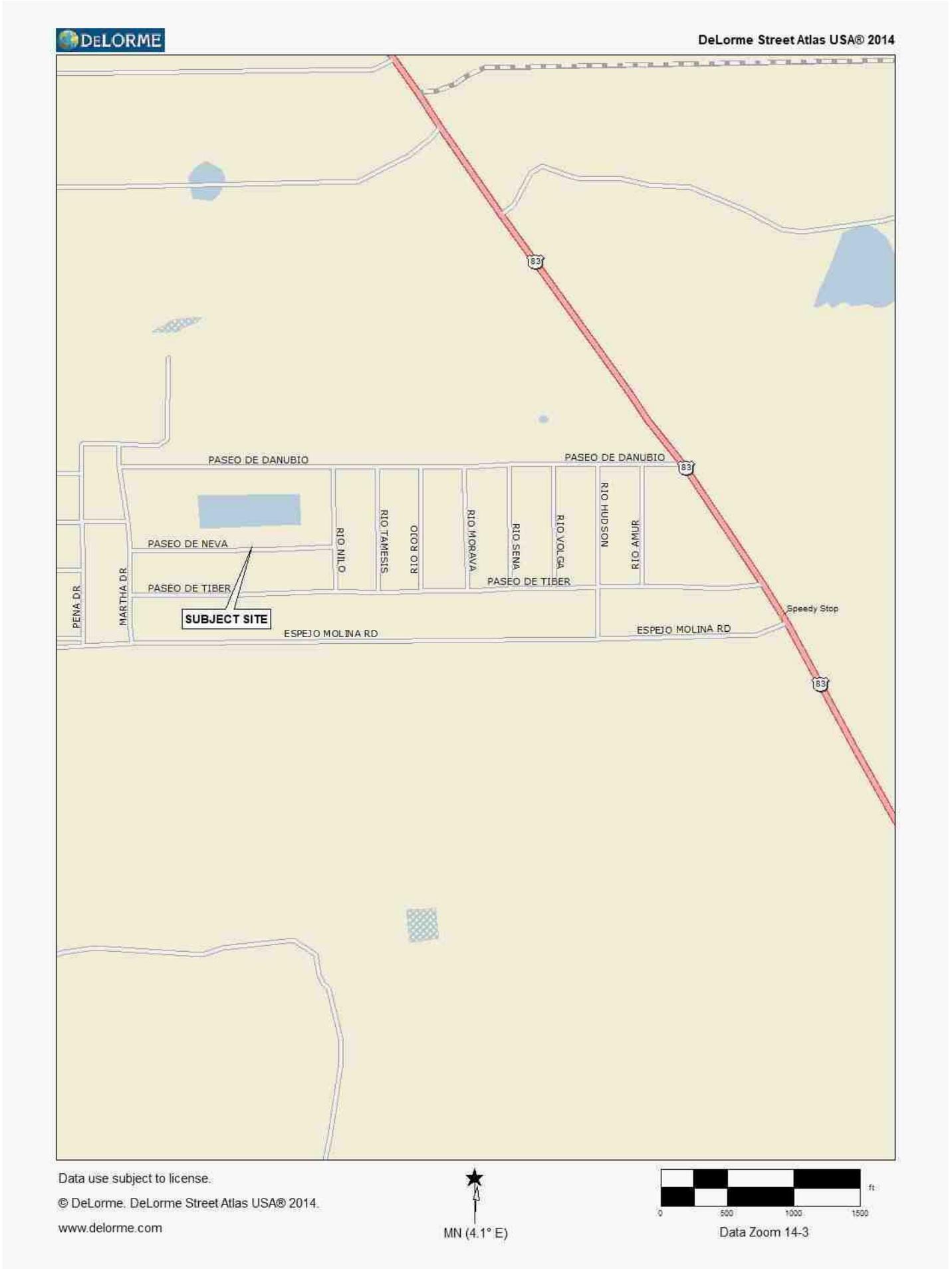


CERTIFICATE  
 FILED IN THE  
 COUNTY OF VA  
 The undersigned  
 Clerk of said  
 County is hereby  
 certifying that  
 the within plat  
 is a true and  
 correct copy of  
 the original  
 on file in my  
 office.

CERTIFICATE  
 FILED IN THE  
 COUNTY OF VA  
 The undersigned  
 Clerk of said  
 County is hereby  
 certifying that  
 the within plat  
 is a true and  
 correct copy of  
 the original  
 on file in my  
 office.

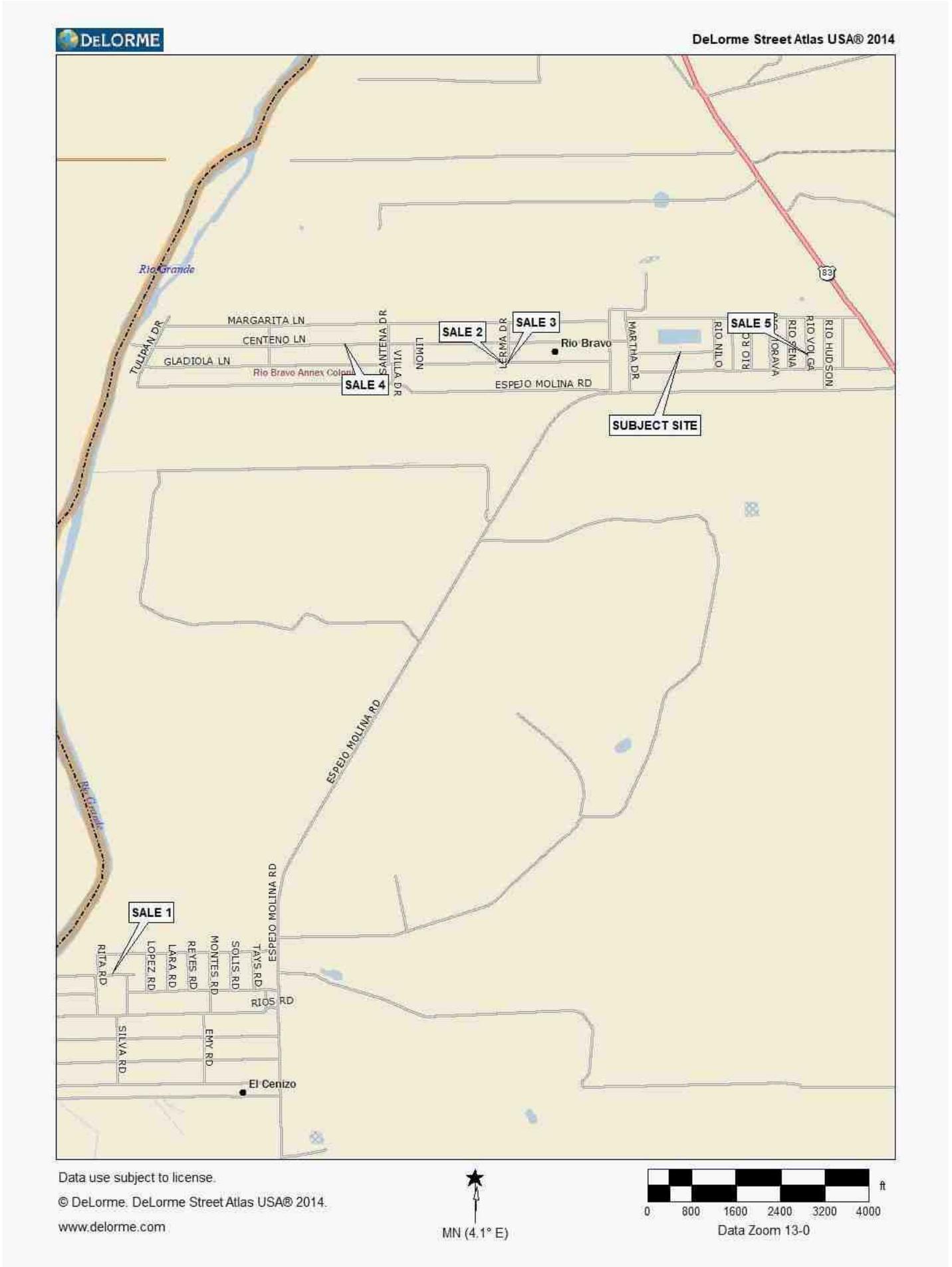
## Location Map - Subject

Borrower	Not Applicable			
Property Address	1216 Paseo De Neva			
City	Rio Bravo	County Webb	State TX	Zip Code 78046
Lender/Client	County of Webb			



## Location Map - Comparable Land Sales

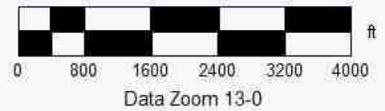
Borrower	Not Applicable			
Property Address	1216 Paseo De Neva			
City	Rio Bravo	County Webb	State TX	Zip Code 78046
Lender/Client	County of Webb			



Data use subject to license.

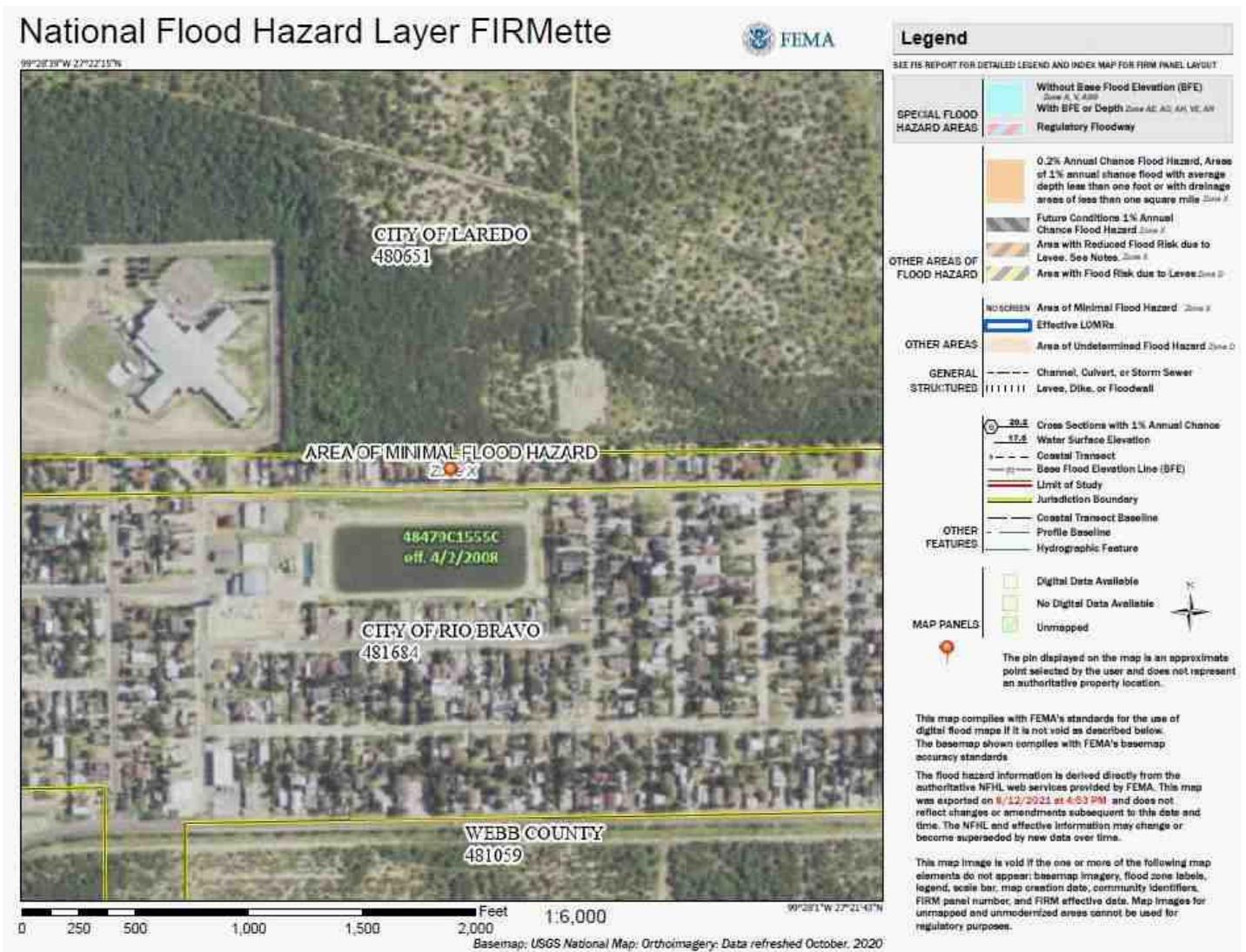
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www.delorme.com



# Flood Map

Borrower	Not Applicable				
Property Address	1216 Paseo De Neva				
City	Rio Bravo	County	Webb	State	TX
Lender/Client	County of Webb				
				Zip Code	78046



## Qualifications of the Appraiser

Borrower	Not Applicable						
Property Address	1216 Paseo De Neva						
City	Rio Bravo	County	Webb	State	TX	Zip Code	78046
Lender/Client	County of Webb						

### QUALIFICATIONS OF THE APPRAISER

#### FRANK LEAL JR

Over 37 years experience in real estate sales and marketing including 30 years in residential and commercial real estate appraisal work. Opened Frank Leal Company Developers/Realtors in 1986.

#### EDUCATIONAL CREDITS

2 years (1972-1975) at Laredo Junior College majoring in Business Administration. 1 year at the Academy of Real Estate and The American College of Real Estate, San Antonio, Tx, required real estate courses for Texas Real Estate Broker Lic.

#### PROFESSIONAL CERTIFICATIONS AND LICENSES

Texas, State-Certified General Real Estate Appraiser #TX1323807-G  
Texas, Real Estate Broker License #281122

#### CLIENTS – Partial List:

City of Laredo  
County of Webb  
Webb County Appraisal District  
International Bank of Commerce  
Commerce Bank  
Falcon International Bank  
Laredo Federal Credit Union

## Copy of Certification

Borrower	Not Applicable						
Property Address	1216 Paseo De Neva						
City	Rio Bravo	County	Webb	State	TX	Zip Code	78046
Lender/Client	County of Webb						



### Certified General Real Estate Appraiser

Appraiser: **Frank Leal JR**  
License #: **TX 1323807 G**

License Expires: **10/31/2022**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).

  
Chelsea Buchholtz  
Commissioner