



Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Ernesto "Neto" Guajardo
Adina "Dina" Santillan
Jesus "Jesse" Ramirez

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: City of San Juan
EOC Room (2nd Floor)
512 S. Nebraska Ave.
San Juan, Texas 78589
Monday, March 17, 2025

SPECIAL CALLED MEETING AGENDA 12:30 PM

I. PLEDGE OF ALLEGIANCE

II. PUBLIC HEARING/ORDINANCES

- A.** Hold a Public Hearing and Consider an Ordinance Classifying Property Described as Being Lot 4, Block A, Original Townsite of San Juan, According to the Map or Plat Thereof Recorded in the Office of the County Clerk of Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.

III. EXECUTIVE SESSION

- A.** The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).
- 1.** Pursuant to Section §551.087 of the Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.

IV. RECONVENE

A. The City Commission will Reconvene in Open Session to Take Necessary Action if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.087 of the Texas Government Code (Economic Development Negotiations); Discussion and Possible Action Regarding Economic Development Matters on the Cesar Chavez Project.

V. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Special Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 14th day of March 2025 at 12:15 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).



BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2025.

OFFICE OF THE CITY SECRETARY

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 17, 2025

Hold a Public Hearing and Consider an Ordinance Classifying Property Described as Being Lot 4, Block A, Original Townsite of San Juan, According to the Map or Plat Thereof Recorded in the Office of the County Clerk of Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.

STAFF COMMENTS AND RECOMMENDATIONS:

Hold a Public Hearing and Consider an Ordinance Classifying Property Described as Being Lot 4, Block A, Original Townsite of San Juan, According to the Map or Plat Thereof Recorded in the Office of the County Clerk of Hidalgo County, Texas as "Surplus" Property and Authorizing the Transfer of that Certain Property to the San Juan Economic Development Corporation for Economic Development Purposes; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability; Providing for a Repealer Clause; and Ordaining all other Provisions Related to the Subject Matter Hereof.

RECOMMENDATION:

Approve as recommended by the City Commission.

PREPARED BY:

Brenda Escalante,
City Secretary

APPROVED BY:

Tirso Garza, Interim City
Manager

**A Restricted Appraisal
of
A Vacant Tract of Land
Located at
6th Street & Wyoming Avenue
San Juan, Texas
Prepared for
City of San Juan, Texas
by**



SCROGGIN APPRAISAL SERVICES
1105 Vine Avenue, McAllen, TX 78501 (956)-668-7478

**Clark Scroggin
Texas General Real Estate Appraiser Certification #1327321-G**

**Effective Date of Appraisal
March 8, 2025**

Photographs of the Subject Property



Aerial View/Tax Map

Photographs of the Subject Property



Site View from E. 6th Street

Photographs of the Subject Property



Westbound 6th Street



Eastbound 6th Street



SCROGGIN APPRAISAL SERVICES

1105 Vine Avenue, McAllen, TX 78501 (956) 668-7478

RESTRICTED APPRAISAL REPORT

Client (Intended User)-	City of San Juan, Texas 709 S Nebraska Ave San Juan, TX 78589
Date of Report-	March 10, 2025
Effective Date of Appraisal-	March 8, 2025
Intended Use-	Internal Evaluation
Subject Address-	Wyoming Avenue/6 th Street, San Juan, Texas
Legal Description-	<i>Lettered Blocks (San Juan), Lot 4, Block A, Hidalgo County, Texas</i>
Property Interest Appraised-	Fee Simple Interest
Purpose of the Appraisal-	To opine a market value estimate of the subject property
Census Tract-	0220.01
Owner-	City of San Juan, Texas

Subject Property Description

Property Type-	Land
Existing Use-	Vacant
Site Size-	59,400 Square Feet
Type of Inspection-	Site Inspection
Zoning-	C-2 (General Business)

Market Value Opinion- \$285,000

Utilities- Water, Electricity, Sewer, Gas

Flood Zone- X (C)

Highest and Best Use

As Improved- N/A

As Vacant- Office/MFR Development

Marketing Time- 6-12 Months

Exposure Time- 6-12 Months

Property Tax ID- 218307

2024 Mkt Assessment- \$193,050

Sales History- Per HCAD, there are no prior sales of the subject property in the past 3 years. No active listing of the subject is found on GMAR/MLS. There is a sign situated on the subject site offering the property for sale by San Juan EDC. The same property offering is found on sanjuanedc.com along with the tract to the north at an unstated price.

Scope of Work- For each appraisal, appraiser review, and appraisal consulting assignment, an appraiser must:

- A. Identify the problem to be solved.
- B. Determine and perform the scope of work necessary to develop credible assignment results.
- C. Disclose the scope of work in the report.

Problem Identification

The client (and any other intended users) for this appraisal report is stated earlier in this report, who engaged the appraiser to provide an opinion of market value for the subject of this report. No other user of this report is authorized by the appraiser. The intended use of this appraisal is for internal evaluation. The uses that this appraisal is not authorized to be used for include, but are not limited to; lending, determining insurable value, estate planning, real estate tax assessment protest, divorce, partnership dissolutions, marketing.

Definition of Market Value

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, 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:

- A. Buyer and seller are typically motivated
- B. Both parties are well informed or well advised, and each acting in what he considers his best interest.
- C. A reasonable time is allowed for exposure in the open market
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto.
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition of market value used in this appraisal report is consistent with such definition appearing in a previous version of USPAP, and more precisely, the actual source is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institution 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.

This is the same definition that appears under Regulation “Y”, Section 225.62 (g) of Title XI of FIRREA.

Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42, Definitions (g).

Determination of Scope of Work

The effective date of the appraiser's opinions and conclusions is stated earlier in this report. The subject of this assignment and its relevant characteristics and assignment conditions (extraordinary assumptions, hypothetical conditions, or other conditions that affect the scope of work) are expressed herein. There are no unusual property or assignment conditions which would affect the scope of work of this assignment. The subject property is a vacant tract of land. Based on the intended use of the appraisal, the non-complexity of the subject property, and the prevalence of comparable sales, a credible opinion of value can be rendered utilizing the sales comparison approach only. The cost approach and income approach are not applicable in this appraisal.

Disclosure of Scope of Work Undertaken

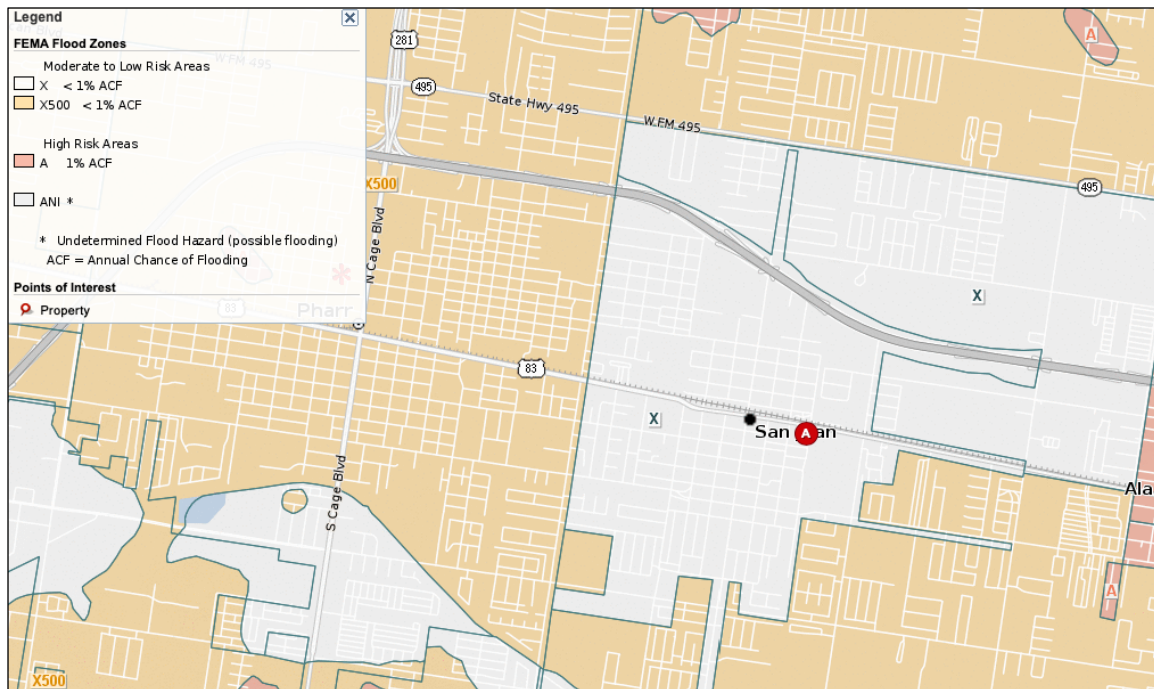
The appraiser has determined that a credible opinion of value can be rendered utilizing the sales comparison approach only. The appraiser has identified the characteristics of the subject property that are relevant to the type and definition of value and intended use of the appraisal. This has been accomplished by examining appraisal district records, the subdivision plat map, applicable zoning maps and regulations, and a search of deed records. The appraiser has made a physical site inspection of the subject. The appraiser has researched appraisal district records and on-line deed records in search of any prior sales of the subject in the past 3 years, and reported such findings. The appraiser has made the necessary research to determine the highest and best use of the subject property. This research includes, but is not necessarily limited to, zoning regulations, economic trends, supply and demand analysis. In development of the sales comparison approach, the appraiser has researched comparable land sales and active listings. This research includes a thorough search of the Multiple Listing Service for active listings and closed sales within a reasonable time frame in the subject area.

Environmental Statement

An environmental assessment of the subject property is beyond the scope of this report. Any reference to environmental issues indicates our research into the environmental aspects of affecting the market and is not to be construed as an opinion regarding specific issues concerning the subject property unless otherwise noted in this report. If there are any environmental concerns whatsoever, the client is urged to retain an expert in that field.

No indications of adverse environmental conditions were observed by the appraiser at the property inspection.

Flood Map



Comparable Land Sale 1

A / MLS #: 393361 (Sold)		List Price: \$295,000	5202 N Raul Longoria Road, San Juan, TX 78589	
Sold Price:	\$295,000	Closing Date:	05/19/2023	Financing: Cash
Selling Office:	Imperio Real Estate LLC	Selling Agent:	Sameer Suresh	
Seller Concessions:	\$2,500	Seller Conc Type:	Non-Realty Items \$:	
Non Allowables:	No	Repairs:	Buyer Closing Costs/Prepays: Yes	
SP/SqFt:				
SP/Acre:	325,650.20			



Type:	Commercial, Unimproved	County:	Hidalgo
Suitable Use:	Commercial	Subdivision:	Buena Suerte
Lot Dim:	197.30X200	School District:	PSJA ISD
Lot SqFt:	39,460	Elementary Sch:	PSJA
Acreage:	0.91	Middle School:	Yzaguiere
Topography:	Level	High School:	PSJA North H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	691754		
Base Taxes:	\$3,926		
Tax Year:	2022		

Showing Instructions: Show Anytime, Use ShowingTime

Directions: San Juan Police Department 2301 N Raul Longoria Rd, San Juan, TX 78589 Head north on Dos Arbolitos Ave/Eagle St 85 ft Turn left toward N Raul Longoria Rd 338 ft Turn right onto N Raul Longoria Rd Destination will be on the left 1.7 mi 5202 N Raul Longoria Rd San Juan, TX 78589

Legal Description: BUENA SUERTE LOT C

Utilities: Other	Location Features: Corner Lot
Water/Sewer: City Sewer	Access: City Street, Paved Road
Water Supplier: City	Street Type: Dirt
Water Comments: city	Fence Type: Wood
Irrigation District: HCID#1	Community Amenities: Curb & Gutter, Street Lights
Irrig/Water Rights: No	Leased (Rent/Share): N/A

Remarks: *Perfect for a Commercial building or plaza. This Lot is available on the corner of Owassa and North Raul Longoria.

Agent Remarks: Please submit all offers to myrealtorsameer@gmail.com & Sureshgroupctc@gmail.com. The lot is available to see anytime it is vacant.

Escrow (Use \$ or %): 3,000	Relocation:	Short Sale:	
REO: No		Possession:	Closing and Funding
Agreement Type: Exclusive Right to Sell			
Proposed Terms: Cash, Conventional			
Owner Name: Fernandez Juana Uribe	Owner Name 2: Elisa Lopez	DOM:	151
Original LP: \$295,000	List Date: 11/10/2022	Expiration Date:	08/31/2023
Internet: Yes	Display Addr: Yes	Allow AVM:	Yes
Broker License #: 592622		Broker:	Jorge Valdez
Office Lic #: 9007265			
LP/OLP: 1.00	LP/SqFt:		
Curr \$/Acre: \$325,650.20	LP/Acre: \$325,650.20		

Listing Office: Imperio Real Estate LLC	Listing Agent: Sameer Suresh
Address: 2201 W Dove Ave, McAllen, TX 78504	Agent Email: myrealtorsameer@gmail.com
Main: (956) 803-0341	Contact #: (956) 225-7062
Fax: (956) 992-1089	License #: 0762976

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sale 2

E / MLS #: 385443 (Sold)		List Price: \$240,000		3110 N Raul Longoria Road, San Juan, TX 78589	
Sold Price:	\$200,000	Closing Date:	08/03/2023	Financing:	Cash
Selling Office:	1st Brokerage	Seller Conc Type:		Selling Agent:	Glenda Martinez-Gaona
Seller Concessions:	\$0	Repairs:		Non-Realty Items \$:	
Non Allowables:	No			Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	193,519.05				



Type:	Commercial, Unimproved	County:	Hidalgo
Suitable Use:	Commercial	Subdivision:	Northgate Manor
Lot Dim:	IRREGULAR	School District:	PSJA ISD
Lot SqFt:	45,019	Elementary Sch:	North San Juan
Acreage:	1.03	Middle School:	San Juan
Topography:	Other	High School:	PSJA North H.S.
Crops:	None	POA/HOA:	No Mandatory
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	N4855-01-000-0001-00		
Base Taxes:	\$4,581		
Tax Year:	2021		

Showing Instructions: Show Anytime, Use ShowingTime, Vacant

Directions: FROM EXPRESSWAY 83 HEAD NORTH ON RAUL LONGORIA PAST ELDORA RD. PROPERTY ON THE LEFT ON THE NW CORNER OF NORTHGATE AVE AND RAUL LONGORIA RD

Legal Description: NORTHGATE MANOR PH 1 LOT 1 EXC S40'-W40' FOR LIFT STATION

Utilities City Garbage, Electric, Public Water, Sewer, Telephone Water/Sewer: City Sewer Water Supplier: North Alamo WSC Water Comments: CITY Irrigation District: HCID#1 Irrig/Water Rights: No	Location Features: None Access: City Street Street Type: Paved Fence Type: None Community Amenities: Other Leased (Rent/Share): 0
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Remarks: 1 ACRE IRREGULAR LOT WITH FRONTAGE TO RAUL LONGORIA RD. FANTASTIC COMMERCIAL UNIMPROVED LOT WITH GREAT POTENTIAL FOR MULTIPLE TYPES OF BUSINESSES. The Lines in red are for a physical view for informational purposes only and may not represent actual boundary lines. A survey is always recommended.

Agent Remarks: MOTIVATED SELLER OWNER FINANCING OPTIONAL. If interested, please contact David Pena at (956)309-6986. Please submit all offers to offers@maggieharrissteam.com and cc david@maggieharrissteam.com thank you!

Escrow (Use \$ or %): 5,000	
REO: No	Relocation:
Agreement Type: Exclusive Right to Sell	Short Sale:
Proposed Terms: Cash, Conventional, Owner Financing	Possession: Closing and Funding
Owner Name: ALUMNINIO Y CRYSTALES FINANCING	Owner Name 2:
OPTIONAL.	
Original LP: \$250,000	List Date: 07/11/2022
Internet: Yes	Display Addr: Yes
Broker License #: 598310	Expiration Date: 08/03/2023
Supervisor Lic #: 0475642	DOM: 282
LP/OLP: 0.96	Allow AVM: Yes
Supervisor: Sandra A. De La Garza	Allow Comments: Yes
Curr \$/Acre: \$193,519.05	LP/SqFt:
LP/Acre: \$232,222.86	

Listing Office: Keller Williams Realty RGV Address: 3300 N McColl. Ste P & Q, McAllen, TX 78501 Main: (956) 928-1155 Fax: n/a	Listing Agent: Maggie Harris Agent Email: maggie@maggieharrissteam.com Contact #: (956) 821-9990 License #: 0530155
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Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sale 3

L / MLS #: 402217 (Sold)		List Price: \$100,000		0000 S Ridge Avenue, San Juan, TX 78589	
Sold Price:	\$93,500	Closing Date:	05/19/2023	Financing:	Cash
Selling Office:	Encore Fine Properties	Selling Agent:	Jose Alfredo Paez		
Seller Concessions:	\$0	Seller Conc Type:		Non-Realty Items \$:	
Non Allowables:	No	Repairs:		Buyer Closing Costs/Prepays:	No
SP/SqFt:					
SP/Acre:	355,216.17				



Type:	Improved, Residential Multi-Family	County:	Hidalgo
Suitable Use:	Other, Residential	Subdivision:	South Ridge Estates
Lot Dim:	78 x 147	School District:	PSJA ISD
Lot SqFt:	11,466	Elementary Sch:	Arnold
Acreage:	0.26	Middle School:	Yzaguiere
Topography:	Level	High School:	PSJA H.S.
Crops:	None	POA/HOA:	No Mandatory:
Improvements:	None	Lease Exp Date:	
Tax GEO ID:	S4555-00-002-0012-00		
Base Taxes:	\$2,360		
Tax Year:	2022		

Showing Instructions: Show Anytime, Vacant

Directions: FROM THE EXPRESSWAY EXIT ON NOLANA TURN EAST THEN RIGHT (SOUTH) ON RAUL LONGORIA THEN RIGHT ON S RIDGE AVENUE.

Legal Description: SOUTH RIDGE ESTATES LOT 12 BLK 2

Utilities Electric, Public Water Water/Sewer: City Sewer Water Supplier: City Water Comments: N/A Irrigation District: Other Irrig/Water Rights: No	Location Features: Curb & Gutters Access: City Street Street Type: Paved Fence Type: None Community Amenities: Other, Sidewalks, Street Lights Leased (Rent/Share): 0
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Remarks: LOOKING FOR A LOT IN A GREAT LOCATION? JUST A FEW LEFT... LOT SIZE 78 X 147 READY TO BUILD YOUR RESIDENTIAL MULTI PLEX. THIS PROPERTY IS LOCATED IN SAN JUAN TEXAS NEAR RAUL LONGORIA AND EL DORA RD, CLOSE TO SCHOOLS, RESTAURANTS AND MINUTES FROM THE EXPRESSWAY. DON'T MISS IT AND CALL FOR MORE INFORMATION!

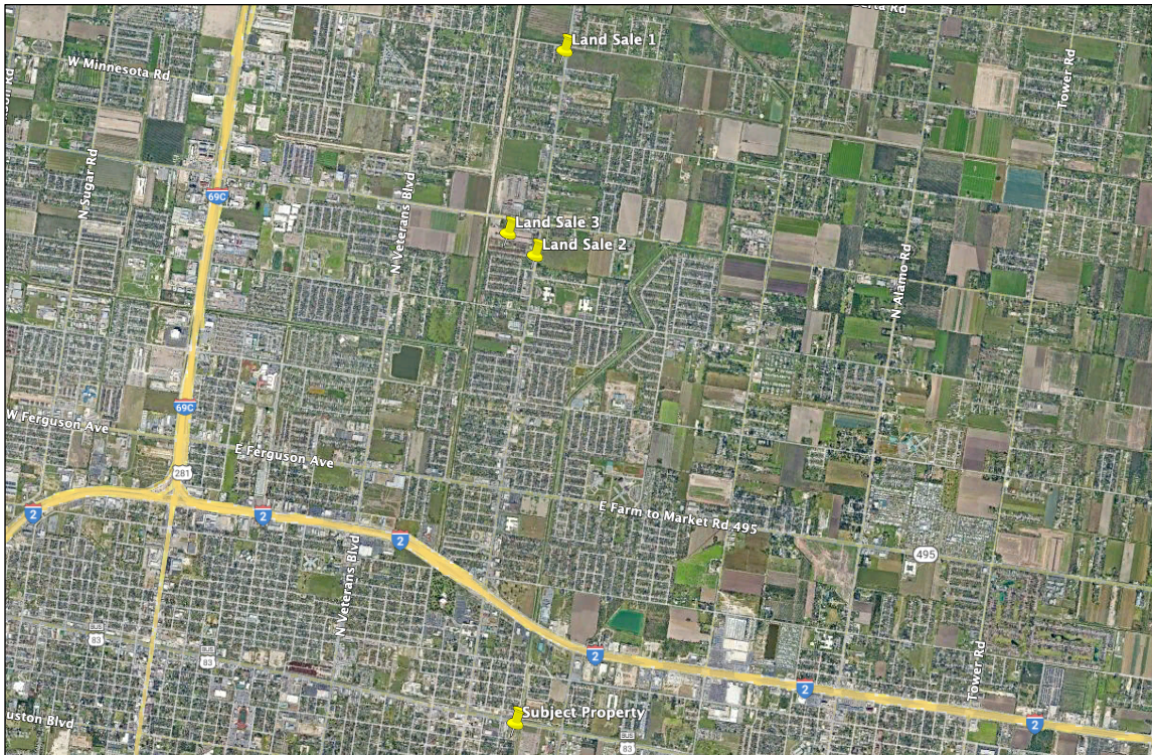
Agent Remarks: VACANT LAND NO GATE SHOW ANYTIME.

Escrow (Use \$ or %): 1,000		Short Sale:	
REO:	No	Possession:	Closing and Funding
Agreement Type:	Exclusive Right to Sell		
Proposed Terms:	Cash, Conventional, VA		
Owner Name:	ELIAS S ESCOBAR	Owner Name 2:	ROSALINDA G VILLAREAL
Original LP:	\$100,000	Expiration Date:	05/01/2024
Internet:	Yes	DOM:	20
Broker License #:	521694	Allow AVM:	Yes
Supervisor Lic #:	0454329	Broker:	Norma Hinojosa
LP/OLP:	1.00	Supervisor:	Mac McFarland
Curr \$/Acre:	\$355,216.17		
LP/SqFt:			
LP/Acre:	\$379,910.34		

Listing Office: RE/MAX elite Address: 2575 E. Griffin Parkway, Suite 14, Mission, TX 78572 Main: (956) 583-2100 Fax: (956) 583-2199	Listing Agent: Tania J. Salinas Agent Email: tania.remex1@gmail.com Contact #: (956) 223-3216 License #: 0669357
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Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

Comparable Land Sales Map



Comparable Land Sales Adjustment Grid

Land Sale Number	Subject	Land Sale 1	Land Sale 2	Land Sale 3
Address	6th Street-Wyoming Ave	5202 N Raul Longoria Rd	3110 N Raul Longoria Rd	S. Ridge Avenue
City	San Juan	San Juan	San Juan	San Juan
County	Hidalgo	Hidalgo	Hidalgo	Hidalgo
State	Texas	Texas	Texas	Texas
Highest & Best Use	Office/MFR	Office/Retail	Office/Retail	MFR
Square Feet	59,900	39,460	45,019	11,466
Acres	1.38	0.91	1.03	0.26
Cash Equiv. Sale Price	N/A	\$295,000	\$200,000	\$93,500
Sale Date	N/A	May-23	August-23	May-23
Sale Price/SF	N/A	\$7.48	\$4.44	\$8.15
Time/Mkt. Adjustment	N/A			
Time Adj. Price/SF	N/A	\$7.48	\$4.44	\$8.15
ADJUSTMENTS				
<i>Site Improvements</i>		\$0.00	\$0.00	\$0.00
<i>Frontage/Exposure</i>		\$0.00	\$0.00	\$0.00
<i>Available Utilities</i>		\$0.00	\$0.00	\$0.00
<i>Location</i>		-20% (\$1.50)	-10% (\$0.44)	-10% (\$0.82)
<i>Size</i>		-5% (\$0.37)	-15% (\$0.67)	-25% (\$2.04)
<i>Shape</i>		\$0.00	\$0.00	\$0.00
<i>Highest & Best Use/Zoning</i>		\$0.00	\$0.00	\$0.00
Net Percent Adjustment		-25%	-25%	-35%
Net Adjustment per SF		(\$1.87)	(\$1.11)	(\$2.85)
Adjusted Sale Price/SF		\$5.61	\$3.33	\$5.30

Subject Value Conclusion	
59,900 Square Feet @ \$4.75/SF-	\$284,525
ROUNDED-	\$285,000

Limiting Conditions and Assumptions-

- 1) 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.
- 2) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- 3) Responsible ownership and competent property management are assumed.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 5) All engineering is assumed to be correct. The plot plans and illustrative material in the report are included only to assist the reader in visualizing the property.
- 6) It is assumed that there are no hidden or unknown 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.
- 7) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- 8) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
- 9) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in the report is based.
- 10) It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- 11) The distribution, if any, of the total valuation 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.
- 12) Possession of the report, or a copy thereof, does not carry with it the right of publication.
- 13) The appraiser, by reason of the appraisal, is not required give further consultation, testimony, or be in attendance in court with 1 previously been made.
- 14) Neither all nor any part of the contents of the report shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
- 15) Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the subject property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in 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.

16) Unless otherwise stated in this report, it is assumed that the subject property complies with all requirements of the Americans with Disabilities Act. The appraiser assumes no responsibility for any non-compliance not disclosed by the client.

The client is urged to retain an expert in this field, if desired.

17) This is a restricted use appraisal report, which does not contain all supporting data, theory, logic and other items used to develop the opinion of value rendered.

Certification

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

- Clark Scroggin has made a personal inspection of the property that is the subject of this report.
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have 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.
- 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, the occurrence of a subsequent event directly related to the intended use of this appraisal, or approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Practice.
- As of the date of this report, Clark Scroggin is in compliance with the Texas Appraiser Licensing and Certification Board.
- The intended user of this report is limited solely to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile.
- Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If any individuals did provide significant real property appraisal assistance they are identified here along with a summary of the extent of the assistance provided in the report.
- I have performed services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment- in January 2019, October 2021 & February 2023.
- The effective date of this appraisal is March 8, 2025.

Should you have any comments or concerns regarding this appraisal report, please do not hesitate to contact us. Thank you for the opportunity to be of service to you.

Scroggin Appraisal Services



Clark Scroggin
Texas General Real Estate Appraiser Certification #132731

March 10, 2025
Date Signed

Qualifications of the Appraiser

Clark Scroggin

Professional Designations

CAE (Certified Assessment Evaluator); International Association of Assessing Officers

Texas State Certified General Appraiser # TX-1327321-G

HUD/FHA Approved Appraiser

Certified National Instructor- International Association of Assessing Officers

Expert witness- Condemnation trials and State property tax appeals

Education

Bachelor of Business Administration- Texas Christian University, Fort Worth, Texas, 1985.

Real Estate Coursework

Texas Christian University

- Real Estate Principles
- Real Estate Management

Appraisal Institute

- Course 1A1: Real Estate Appraisal Principles
- Course 1A2: Basic Valuation Procedures
- Course SPP: Standards of Professional Practice (2)
- Course 1BA: Capitalization Theory and Techniques, Part A
- Course 1BB: Capitalization Theory and Techniques, Part B
- Course 2-1: Case Studies in Real Estate Valuation

International Association of Assessing Officers

- Course 1: Fundamentals of Real Property Appraisal
- Course 2: Income Approach to Valuation
- Course 3: Development and Writing of Narrative Appraisal Reports
- Course 302: Mass Appraisal of Income-Producing Properties
- Case Studies Examination successfully completed

Seminars

Speaker: Building Owners and Managers Association (mock trial)- 1993
Speaker: Mayer Hoffman McCann Real Estate Seminar (mock trial)- 1992
Speaker: North Central Regional Assessor's Association (mock trial)- 1992
Attend: Marshall-Swift Cost Service Seminar- 1988

Professional Affiliations

Certified Instructor: International Association of Assessing Officers
Subscribing Member: International Association of Assessing Officers

Employment History

Appraiser:	Scroggin Appraisal Services,	1992- Present
Appraiser:	Tenenbaum & Associates, Inc.,	1987- 1994
Appraiser:	Dallas Central Appraisal District,	1986- 1987

Summary of Appraisal Experience**Property Types Appraised**

Office Buildings
Medical Office Buildings
Retail
Shopping Centers
Apartments
Multi-Family Residential
Single-Family Residential
Warehouses
Industrial Buildings
Main Banks
Branch Banks
Hotels
Motels
Restaurants
Garages
Vacant Land
Condominiums
Residential Subdivisions
Convenience Stores
Residential Condominiums
Office Condominiums

Special Use Properties

Health Clubs
Racquetball Clubs
Country Clubs
Tennis Clubs
Automotive Showrooms
Automotive Centers
Nursing Homes
Mini-Warehouses
Grain Elevators
Lumber Yards
Television Studios
Cinemas
Day Care Centers
Fast Food Restaurants
Farm Buildings
Truck Terminals
Parking Structures
Greenhouses
Skating Rinks
Recreational Centers
Churches
Horse Stables
Night Clubs
Car Wash Building
Mobile Home Parks
Recreational Vehicle Parks
Ranch Land

States Worked

Alaska
Arizona
California
Colorado
Connecticut
Delaware
D.C.
Iowa
Kansas
Maine
Maryland
Massachusetts
Minnesota
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Mexico
North Dakota
Oregon
Pennsylvania
South Dakota
Texas
Utah
Virginia
Washington

CLARK C SCROGGIN
PO BOX 6087
MCALLEN, TX 78502



Certified General Real Estate Appraiser

Appraiser: **Clark C Scroggin**
License #: **TX 1327321 G**

License Expires: **04/30/2027**

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.


Chelsea Buchholtz
Executive Director

Scroggin Appraisal Services, LLC

Commercial & Residential Real Estate Appraisal



1124 Pecan Avenue, McAllen, TX 78501 (956) 668-7478 (956) 668-1728 FAX
 632 N. Ed Carey Dr., Suite 500, Harlingen, TX 78550 (956) 423-9500 (956) 423-9535 FAX
 6243 IH 10 West, Suite 830, San Antonio, TX (210) 732-6100 (210) 732-6109 FAX

Client List

Regional/Local Banks

Alamo Bank of Texas
 City National Bank
 Coastal Banc ssb
 Elsa State Bank & Trust
 Falcon International Bank
 First National Bank
 Frost National Bank
 Inter National Bank
 IBC
 Laredo National Bank
 Lone Star National Bank
 McAllen National Bank
 Mercedes National Bank
 Rio Bank
 Texas Country Bank
 Texas State Bank
 Zapata National Bank

National Appraisal Co.

Advanced Collateral Sol.
 Atlantic Assurance LLC
 Chesapeake App. & Stl.
 Datacomp Appraisal Svc.
 General American Corp.
 Nationwide Appraisal Svc.
 PCV/Murcor
 Value IT

Municipalities

City of Alamo
 City of Donna
 City of Harlingen

Gvmt. Entities

Edinburg Eco. Dev. Corp.
 F.D.I.C.
 Harlingen Com. Dev. Corp.
 PSJA ISD
 Texas Dept. of Transportation

Law Offices

Armando Puente
 Atlas & Hall, LLP
 Crain, Caton & James
 James H. Lauderdale
 John Robert King
 Julian Rodriguez, Jr.
 McLaren & Associates
 Moore & Guerra
 Mark Mackie
 Ricardo R. Godinez
 Zayas & Zomora

National Banks

American Bank
 Bank of America
 Chase Manhattan Bank
 Citicorp Trust Bank
 Flagstar Bank
 Wells Fargo Bank

National Lenders

Aames Capital Corp.
 Access Lending
 Advanced Mtg. Solutions
 Advantage Inv. Mortgage
 American General Fin. Svc.
 AmeriMortgage
 Amerinet Mtg. Svc.
 Ameriquest Mortgage
 America's Money Line, Inc.
 Allied Home Mtg Capital
 Argent Mortgage Company
 Centex Home Equity
 CMG Diversified
 Conseco Financing Svc.
 Countrywide Home Loans
 East 2 West Mortgage
 Finance America, LLC
 Financing USA
 First Choice Lenders
 First Franklin
 Fox Funding
 GMAC Mortgage
 Greenwich Capital Fin.
 Home Capital, Inc.
 Home Loan Direct
 HomeTown America
 Household Direct
 Household Fin. Services
 InterBay Funding, LLC
 Iwayloan
 JLM Direct Funding
 Mortgage Buyers, Inc.
 Mortgage IT
 Mortgage Portfolio Svc.
 National City Corp.
 National Mortgage Link
 Network Funding
 New Century Mortgage
 North American Mtg. Co.
 Old Kent Mortgage Co.
 Olympic Funding
 Sebring Capital Corp.
 Source One Services Corp.
 Union Planters Mortgage
 US Fidelity
 Waterfield Financial Corp.
 Wells Fargo Financial
 Wells Fargo Home Mortgage

Regional/Local Mortgage Co.

Aladdin Mortgage
 All Fund Mortgage
 All Star Mortgage Company
 All Valley Mortgage Services
 Alpha Horizon Mortgage
 Alpha Resource Mortgages
 American Home Mortgage
 American Mortgage
 AMC Mortgage
 Austin-Hunter Mortgage
 Austin Mortgage Connection
 Available Mortgage Funding
 Benchmark Mortgage
 Best Texas Mortgage Company
 BNC Mortgage, Inc.
 C. U. Members Mortgage
 Celco Mortgage
 CB Mortgage, Inc.
 City Mortgage Group
 Coastal National Mortgage
 Community Mortgage
 Consolidated Financial Group
 CSI Mortgage Corporation
 CTX Mortgage Company
 Encino Mortgage
 Enterprise Mortgage
 ESI Mortgage, LP
 Eventus Inspections
 Express Financial Services, Inc.
 F & T Mortgage
 Fidelity First Lending, Inc.
 Financial City
 First Alliance Mortgage
 First Consolidated Mortgage Company
 First Equity Corporation
 First Horizon Construction Lending
 First Metropolitan Mortgage
 First Preference Mortgage Corporation
 First Valley Mortgage Brokers
 FirstStreet Financial
 Fort Worth Mortgage
 Frontera Mortgage
 GEO Mortgage Services, Inc.
 Global Mortgage Group
 Great Lakes Mutual LLC
 Greatstone Mortgage
 Guaranty Residential Mortgage
 Hansen Quality Loan Services
 Harper & Associates Company
 Hi Capital Finance Company
 Hibernia Mortgage Banking
 Hidalgo Federal Credit Union
 Home Mortgage Center
 Hometown Mortgage Company
 Independent Mortgage Services
 Landmark Mortgage

Regional/Local Mortgage Co.

Liberty Financial Services
 M & T Mortgage Corporation
 Matchmaker Mortgage
 McAfee Mortgage
 McAllen Mortgage
 Meier Mortgage, Inc.
 Memorial Park Mortgage
 Meyers Mortgage
 Mid Valley Mortgage
 Milagro Mortgage
 Millenium Mortgage
 Mortgages Unlimited
 New Home Mortgage Corp.
 Obra Financial Services, Inc.
 Onion Creek Mortgage
 Parra Mortgage Company
 Pride Financial Mortgage LLC
 Primary Residential Mortgage
 Prime Lending, Inc.
 Prime Source Mortgage Co.
 Principle Residential Mortgage
 Professional Mortgage Services
 Rapid Mortgage Company, Inc.
 Realty Mortgage Corporation
 RMC Vanguard Mortgage Corp.
 Rose Mortgage Services Corp.
 Sante Fe Financial Services
 Secure Mortgage Company
 Service First Mortgage
 Sharyland Mortgage Company
 Smart Mortgages, LLC
 Southern Lending Corporation
 Southwest Mortgage
 Southwestern Mortgage Co.
 Texas Community Mortgage
 Texas Home Equity Center
 Texas Mtg. & Financial Services
 Texas Nations Title
 Texas Residential Mortgage
 Texas State Home Loans, Inc.
 The Mortgage Market
 The Mortgage Shop
 Tiempo Finance Company
 Town & Country Mortgage Svc.
 TriCo Mortgage
 Unistar Mortgage, Inc.
 Unity Home Loan Mortgage
 Urban Financial Mortgage Corp.
 USA Mortgage
 Valley Home Equity
 Valley Mortgage Company
 Valley Vista Mortgage
 Valley One
 Vista Mortgage
 Westlake Mortgage
 Yosemite Brokerage, Inc.



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS CLASSIFYING PROPERTY DESCRIBED AS BEING LOT 4, BLOCK A, ORIGINAL TOWNSITE OF SAN JUAN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS AS “SURPLUS” PROPERTY AND AUTHORIZING THE TRANSFER OF THAT CERTAIN PROPERTY TO THE SAN JUAN ECONOMIC DEVELOPMENT CORPORATION FOR ECONOMIC DEVELOPMENT PURPOSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SERVERABILITY; PROVIDING FOR A REPEALER CLAUSE; AND ORDAINING ALL OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, property shall only be deemed as “surplus” after a determination by the City Commission that title to the property was not obtained with specific intent; and

WHEREAS, “surplus” property shall be only those properties which are “in need of economic development and assistance”; and

WHEREAS, it is the responsibility of the City Commission to promote the continued growth of its territories, while expanding the economic development and tax base within its jurisdiction and the Commission shall deem property as “surplus” and take all the necessary steps to ensure the future development of all “surplus” property; and

WHEREAS, the City of San Juan, Texas owns the property described as being Lot 4, Block A, Original Townsite of San Juan, according to the Map or Plat thereof recorded in the Office of the County Clerk of Hidalgo County, Texas and more particularly described in Metes and Bounds and Survey Map attached as **Exhibit “A”**; and

WHEREAS, the City Commission desires to declare the above mentioned property as “surplus” property in need of economic development and assistance; and

WHEREAS, the San Juan Economic Development Corporation has worked diligently in promoting and expanding the City of San Juan’s economic development and tax base; and

WHEREAS, the City Commission of the City of San Juan desires to transfer said surplus property to the San Juan Economic Development Corporation for economic development purposes; and

WHEREAS, the value of such property has been determined in the Appraisal Report attached as **Exhibit “B”**; and

WHEREAS, pursuant to the City’s Charter and Chapters 253 and/or 272 of the Texas Local Government Code the City Commission is authorized to transfer such property; and

WHEREAS, the City Commission desires that such conveyance or transfer made pursuant to this Ordinance comply with Section 5.022 of the Texas Property Code.

BE IT ORDNANIED BY THE CITY COMMISSION OF CITY OF SAN JUAN, TEXAS, THE FOLLOWING:

SECTION 1. INCORPORATION OF RECITALS. The City Commission finds that the statements set forth in the Recitals of this Ordinance are true and correct and the City Commission hereby incorporates such Recitals as part of this Ordinance.

SECTION 2. DETERMINATION OF SURPLUS PROPERTY. The City Commission hereby declares the property described in the recitals above was not obtained with specific intent and the City Commission further declares such property as “surplus” property in need of economic development and assistance.

SECTION 3. TRANSFER OF SURPLUS PROPERTY FOR ECONOMIC DEVELOPMENT; RESTRICTIONS. The City Commission hereby authorizes the City Manager to execute all necessary documents for the transfer of such surplus property via special warranty deed in accordance with Section 5.022 of the Texas Property Code to San Juan Economic Development Corporation for the promotion of economic development purposes; provided that a restriction is included that any such transfer thereafter by the San Juan Economic Development Corporation to a third party shall be specifically for commercial development and sold for the fair market value less any deduction for economic development purposes approved by the City that may result in an economic impact in favor of the City of San Juan, plus any and all closing costs and title insurances.

SECTION 4. CONSIDERATION. The City Commission further orders that, San Juan Economic Development Corporation shall pay to City of San Juan fifty percent (50%) of any sale proceeds immediately upon the transfer of the property from San Juan Economic Development Corporation to a third party. In addition, that SJEDC shall pay for any and all closing costs and title insurances associated with the transfer of the property from the City to the San Juan Development Corporation.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until the fifteen (15) days has passed after its first reading.

SECTION 6. PUBLICATION. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. CODIFICATION. That this Ordinance shall not be codified in the Code of Ordinances of the City of San Juan, Texas, as it is not amendatory thereof.

SECTION 8. SEVERABILITY. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is

expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 9. REPEALER CLAUSE. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the _____ day of March, 2025.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the _____ day of April, 2025.

CITY OF SAN JUAN, TEXAS

By: _____
Mario Garza, Mayor

ATTEST:

By: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

Palacios Garza & Thompson, P.C.

BY: _____