

L&G Engineering

Transportation Consultants

August 01, 2007

Hon. Sylvia S. Handy
Hidalgo County Commissioner, Pct. #1
Attn: Joseph Palacios
1902 Joe Stephens Ave.
Weslaco, Texas 78596

RE: FM 88-From Mile 12 Rd. North to FM 1925
Work Authorization No. 1

Dear Commissioner Handy:

The attached submittal is our invoice for this Work Authorization for the month of July, 2007. We are attaching Work Order #1 for your reference. The following is attached:

- L & G's Invoice for Engineering and Right and Way Acquisition Services for project administration.
- Project Work Schedule
- Exhibit D Fee Schedule

This work authorization consists of the following tasks, identified as per the Texas Department of Transportation (TxDOT) function codes (FC) for engineering and right-of-way services:

Engineering Services & Direct Expenses: We have completed an overall percentage of 100% for the Engineering Services and Direct Expenses as outlined on the attached EXHIBIT D "Fee Schedule". These services have been closely coordinated with the Pct #1 staff and we have identified a percent complete for each task.

ROW Acquisition Administration: L & G Engineering-Transportation Consulting Engineers Right of Way Office has been set up and business functional at 2100 W. Expressway in Mercedes, Texas 78570 and staffed with a Project Manager, Office Manager, Right of Way Administrator, Right of Way Acquisition Manager, Acquisition Negotiators and an Office Administrative Technician. Our office is presently equipped with functional phones and utility services. We have under contract two State Certified Appraisers to perform the primary appraisal and review process for all parcels of this project. Furthermore, a local reputable title company (Sierra Title Co.) has been contracted to perform all of the title services for the project. They have already provided us with initial title commitments in accordance to TxDOT policy for all the parcels. We now invoice for this task in accordance to Exhibit "D"/Attachment "D" (fee schedule) item 1-Section a-(3) a monthly payment of 4.71% outlined in the attached referred schedule. Contractual Agreement for Right of Way Procurement between State (TxDOT) and the County of Hidalgo was approved by TxDOT's ROW Division in Austin on August 21, 2006. Pharr TxDOT District office has now provided the County with a project release dated September 27, 2006 for Phase I and a secondary release on January 8, 2007 for Phase II of this project. We have now completed 82.01% of this task.

Title Services: L & G Engineering is in receipt of fifty-three (53) initial Title Commitments from Sierra Title Company for this project. We are invoicing 5.6% for this task for the month of July, 2007. We have now completed 61.60% of this task.

Appraisal Services: We have selected the firm of Professional Appraisal Services to perform the primary appraisal reports for the approximate 54 parcels for this project. They have provided L&G Engineering with 52 out of 54 appraisal reports for this project. We have now completed 96% of this task for this project.

Mercedes Office:

2100 W. Expressway 83 • Mercedes, TX 78570
(956) 565-9813 • Fax: (956) 565-9018
Toll Free: (888) 565-9813

Mission Office:

900 S. Stewart Rd., Suite 9 • Mission, TX 78572
(956) 585-1909 • Fax: (956) 585-1927
Toll Free: (866) 585-1909

Appraisal Services Sub: Professional Appraisal Services has completed and provided L&G Engineering with 52 out of 54 appraisal review reports for this project. We have now completed 96% of this task for this project.

Appraisal Review: We have selected the firm of HLH Appraisal Services to perform the appraisal review for the approximate 54 parcels for this project as per TxDOT policy. They have provided L&G Engineering with 52 out of 54 appraisal review reports for this project. We have now completed 96% of this task for this project.

Appraisal Review Sub: HLH Appraisal Services has completed and provided L&G with 52 out of the 54 appraisal review reports for this project. We have now completed 96% of this task for this project.

Appraisal Update: To date, we have completed 12 required updates for this project. We have now completed 25% of this task. We will not be invoicing for the month of July, 2007 for this task.

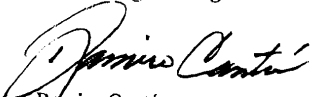
Parcel Negotiations: Negotiations for this project have begun and we have presented an additional 6 parcels for this project for a total of 43 offers. We have now completed 80% of this task.

Closing Service Fee: We will conduct all closings as per Title Company and TxDOT requirements. We have now closed 17 out of the 54 parcels. We have completed 31% of this task.

Please contact me or Jacinto Garza, Project Manager at 956-585-1909 should you have any questions or concerns regarding this project.

Sincerely,

L & G Engineering



Ramiro Cantú
ROW Administrator

Attachments

L & G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956) 565-9813 Fax (956) 565-9018

INVOICE #: 11322266
INVOICE DATE: 07/31/07

BILL TO: 34
 Hidalgo County Pct. #1
 902 Joe Stephens
 Weslaco, TX 78596

JOB: 060801
 FM 88 ROW
 c/o County of Hidalgo PCT#1
 1902 Joe Stephens Ave.
 Weslaco, TX 78596

PO# 569911 Contract# C-06-145-03-06

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2007.						
05001-Direct Expense	15,380.00	14,611.00	769.00	15,380.00	100.0	
16401 Engineer Svc	121,869.00	115,775.55	6,093.45	121,869.00	100.0	
60000-Row Acq. Admin	183,000.00	141,459.00	8,601.00	150,060.00	82.0	32,940.00
60100-Title Services	34,200.00	19,152.00	1,915.20	21,067.20	61.6	13,132.80
60200-Appraisal Srv	77,300.00	70,343.00	3,865.00	74,208.00	96.0	3,092.00
60210-Apprsal Srv/Sub	76,600.00	69,706.00	3,830.00	73,536.00	96.0	3,064.00
60300-Appraisal Rvw	37,500.00	34,125.00	1,875.00	36,000.00	96.0	1,500.00
60310-Apprsal Rvw/Sub	19,500.00	17,745.00	975.00	18,720.00	96.0	780.00
60400-Parcel Negtion	199,500.00	137,655.00	21,945.00	159,600.00	80.0	39,900.00
60500-Clisng Srvs Fee	17,100.00	2,907.00	2,394.00	5,301.00	31.0	11,799.00
60600-Apprsal Update	8,550.00	2,137.50		2,137.50	25.0	6,412.50
TOTALS	790,499.00	625,616.05	52,262.65	677,878.70	85.8	112,620.30

ORIGINAL CONTRACT SUM	\$	790,499.00
CHANGE BY CHANGE ORDER	\$	0.00
CONTRACT SUM TO DATE	\$	790,499.00
TOTAL COMPLETED TO DATE	\$	677,878.70
LESS PREVIOUS INVOICES	\$	625,616.05
CURRENT PAYMENT DUE	\$	52,262.65

[Handwritten Signature]
 PROJECT MANAGER'S SIGNATURE

7-1315-431-00-121-037-0-841
 PO 569911

INVOICE RECEIVED BY
[Signature] on 8/1/07
 CHECKS/BETWEEN PAID BY
[Signature] on 8/1/07

EXHIBIT "C"/ATTACHMENT "C"
 WORK SCHEDULE
 TITLE, APPRAISAL AND ACQUISITION PROCESS
 FM 88

TASK AND DESCRIPTION	2006 - 2007																		
	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	
ESTIMATED TOTAL PARCELS = 57																			
Project Administration																			
Coordination with TXDOT																			
Preliminary Administrative & Acquisition Process																			
Title Commitments																			
Appraisal Reports																			
Appraisal Review Reports																			
Appraisal Update Reports																			
Approved Values by TXDOT																			
Acquisition Negotiation Offers																			
Acquisition Negotiation Process																			
Title Curative Process																			
Title Commitment Updates																			
Acquisition Approved by TXDOT																			
Payments for Parcels																			
L&G Condemnation Support Process																			
Eminent Domain Proceedings by County																			
Title Insurance Policies - Negotiations/ED																			
Consummation of Outstanding Cases																			

TXDOT FUNCTION
 L&G FUNCTION
 HIDALGO COUNTY FUNCTION

Hidalgo County Precinct #1

EXHIBIT "D" ATTACHMENT "D" - FEE SCHEDULE - L&S ENGINEERING

PLAN 88
Links: From: Mile 12 Rd North to FM 1925

The following is an estimated Manhour Cost for the Engineering Services and the Parcel No. Cost for completing the subject project's scope of work outlined in Attachment B according to the Attachment D "Fee Schedule" of the contract. The man-hours are estimated and the parcels are based on the TxDOT Right-of-Way Map. The work and payment for these services will be accomplished by L&S ENGINEERING and approved and paid for by Hidalgo County - on a percent complete basis as approved by Hidalgo County, PCL #1. L&S Engineering will be completing the work on the approximate schedule provided in Attachment C of this Work Order or as approved by Hidalgo County Precinct #1.

L&S ENGINEERING SERVICES

TASK	No. of Sheets (estimated)	Project Manager	ENV/ Specialist	MANHOURS					Total
				Senior Engineer	Designer	Administrative Assistant			
1 Coordinate with TxDOT and County on Progress of Engineering Project	0	216	0	216	0	0	0	0	532
2 Attend Pct #1 Meetings for bi-weekly for proposed updates	18 mo/2 miles per month/2 parcels	216	0	216	0	0	0	0	532
3 Refine Cost Estimates, County Participation for Road Construction with City of Esca	n/a	40	0	80	0	0	0	0	120
4 Review for the proposed connection of the FM 1925 Intersection (Proposed Freeway) with the existing ROW for the County to modify or construct on at the upcoming Public Meeting for FM 1925.	n/a	120	0	120	0	0	0	0	360
5 Review the proposed county road alternatives with Pct #1 on designing the county alternatives to provide for the bus turning movements and future county designation of roadways as arterial or collectors of the County Transportation Plan.	n/a	100	0	120	80	0	0	0	300
5 Coordinate with Hidalgo County and TxDOT on providing the parcel acquirers listed on the proposed Traffic Control and proposed storm sewers and signs at the intersection.	n/a	120	0	120	0	0	0	0	240
5 Coordination with Hidalgo County Infection District #9	n/a	40	0	40	0	0	0	0	80
5 Coord with County to set up Temp Accounting for payment and reimbursement of funds used to pay tickets and further surch to TxDOT for reimbursement.	n/a	80	0	0	0	0	0	0	80
7 Establish an acceptable process with Precinct 1 for Coord between The Co. and County Audits Office, County Clerk Office and Parcel Reimbursements by TxDOT.	n/a	80	0	0	0	0	0	0	80
8 Coordinate and Review New Subdivision Maps that affect this project	n/a	0	0	0	80	0	0	0	80
9 Coordinate and Review ROW Map as provided by TxDOT	n/a	0	0	40	0	0	0	0	40
Total Specialist Labor Hours	0	1032	0	932	260	200	0	0	2594
Contract Rates	\$ 0.00	\$ 50.00	\$ 43.00	\$ 92	\$ 33.00	\$ 200	\$ 17.50	\$ 0	\$ 2394
Direct Salary Cost	\$ 175,000.00	\$ 52,500.00	\$ 43,000.00	\$ 43,648.00	\$ 8,580.00	\$ 3,500.00	\$ 0	\$ 0	\$ 168,328.00
Overhead Multiplier	175.000%	\$ 9,575.00	\$ 0	\$ 5,497.00	\$ 1,972.50	\$ 437.50	\$ 0	\$ 0	\$ 13,541.00
Fixed Fee	12.50%	\$ 59,175.00	\$ 0	\$ 43,104.00	\$ 9,652.50	\$ 3,937.50	\$ 0	\$ 0	\$ 71,694.00
Sub-Total Labor Costs									

The following is an estimated Man-hour and Parcel No. Cost for completing the subject project's scope of work outlined in Attachment B according to the Attachment D "Fee Schedule" of the contract. The man-hours are estimated and the parcels are based on the TxDOT Right-of-Way Map. The work and payment for these services will be accomplished by L&G Engineering and approved and paid for by Hidalgo County Precinct #1 - on a percent complete basis as approved by Hidalgo County Precinct #1. L&G Engineering will be completing the work on the approximate schedule provided in Attachment C of the Work Order or as approved by Hidalgo County Precinct #1.

RIGHT-OF-WAY ACQUISITION SERVICES

Parcel No.	(*) Project Admin (Including Condemnation Support Services)	This Service Fee/ The Insurance Fee/	Appraisal Services Per Parcel	Appraisal Review Per Parcel	Appraisal Update Per Parcel (†)	Negotiation Fees Per Parcel	Chain of Services Per Parcel	Relocation (†) Per Relocation	Relocation (†) Per Relocation	Disposal of Parcel Fee/ Parcel	Parcel Value
44	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
45	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
46	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
47	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
48	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
49	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
50	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
51	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
52	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
53	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
54	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
55	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
56	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
57	\$2,290.00	\$650.00	\$2,790.00	\$1,200.00	\$4,500.00	\$2,960.00	\$200.00	1/000*	1/000*	\$0.00	\$10,820.00
Condemnation Support Services	\$97,620.00										\$97,620.00
Total of Work Order Parcel	\$1,619,000.00	\$4,620.00	\$1,580,000.00	\$17,000.00	\$4,500.00	\$199,520.00	\$17,100.00	\$100	\$0.00	\$0.00	\$63,250.00

(*) Appraisal Update based on 35% of total parcels to require an appraisal update
 (†) Condemnation support services based on 6 parcels going to Eminent Domain Proceedings (30 hrs total/parcel condensed at \$4,500/hr).

L & G ENGINEERING DIRECT EXPENSES
 Delivery expenses (tolls, COUNTY and TxDOT etc)
 Auto Mileage
 Airfare
 Rental Vehicle
 Per Diem
 Reproduction Costs
L & G ENGINEERING DIRECT EXPENSES

TOTAL L & G ENGINEERING PROJECT COSTS

UNIT	RATE	QTY	TOTAL
EA	\$0.400	300	\$120.00
MI	\$0.345	4000	\$1,380.00
TRIPS	\$20.000	0	-
DAY	\$80.000	0	-
DAY	\$25.000	0	-
EA	\$	10000	2,000.00
	\$ 0.20		\$ 15,380.00

\$170,000.00