



ROW-A-16
Rev. 10/2005
ROWIS

TABULATION OF VALUES

Parcel: 10

Highway: FM 2061

ROW CSJ: 1939-02-021

Taking Type: Partial Taking

District: Pharr

Size of Remainder: 4.93000 Acres

County: HIDALGO

Type of Property: Commercial

Federal Project:

Contract Fencing: Undetermined

Appraised by: Leonel, III Garza

Date Appraised: 01/03/2006

Access will be **Partially Permitted**

Agency	Participating Percentage	Expense Description
County - HIDALGO	100.0000	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Baker, Hashem M	Fee Simple	747.00000 Sq Feet	\$670.00	Undetermined

I. Total Approved Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$670.00	\$675.00	\$0.00	\$0.00	\$1,345.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A	Drive	Asphalt	\$175.00	\$88.00	Not Applicable
B	Signs-on premise	Wood Frame	\$500.00	\$50.00	Not Applicable
Total:			\$675.00	\$138.00	

III. Damages and Enhancements

Non-Exempt Damages	Exempt Damages	Enhancements	Net Damages
\$0.00	\$0.00	\$0.00	\$0.00



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IV. Sign Values

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



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V. Recapitulation

Date:		01/03/2006		Recommended Value
Appraiser's Name:		Leonel, III Garza		
Appraisal Type:		Initial Appraisal		
Value of Whole Property:				
Parcel Area ac.	747.00000 Sq Feet			
VALUE FOR PARCEL		\$670.00		\$670.00
Land: per.		\$33500.00/Sq Feet		
Easement				
Improvements		\$675.00		\$675.00
Net Damages or (Enhancements)				
OAS Values(s)				
TOTAL COMPENSATION		\$1,345.00		\$1,345.00

VI. Comments and Conclusions on Values in the Appraisal Report

Parcel 10 is a partial taking of 747 s.f. out of a whole property consisting of 5.00 acres and being a part of Lots 1&2 of the G&A Subdivision, Hidalgo County. Said tract is further described as being conveyed to Piccirillo Investments, LLC recorded in the Official Records of Hidalgo County Texas. Land size of the remainder is 4.98 acres.

The whole property is located along the on South Jackson Road, in Hidalgo County. The whole property is improved with a used car lot and the highest and best of the whole property is for continued commercial use.

For valuation purposes, an economic unit of 5.00 acres is calculated based on market trends on this project. Therefore, the appraiser selects three (3) land comparables located either on FM 2061 or in close proximity to FM 2061 and considered to be within the established market area of the subject property. The taking is properly valued as a pro-rata part of the economic unit at \$33,500 per acre. The appraiser utilizes the sales comparison approach to value the whole property and relies on this approach in the final analysis. The remainder property's highest and best use is the same as for the whole property and the land value is equal to the acreage value of the whole property after the taking. Since no change in highest and best use has occurred after the acquisition, damages to the remainder property are not applicable.

A section of the property's asphalt paving and a small wooden trade sign are located within the proposed acquisition. The appraiser utilized cost information from local contractors to establish values for both items.

Based on a review of the appraisal report and knowledge of the market in the area of this project, it appears that the total compensation of \$1,345 represents current market value.



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VII. Justification and Explanation for Credit if Retained

All improvements are considered non-salable and as such a retention value is assigned to each.



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VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.

Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.

The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraiser's Statements

District Reviewing Appraiser's Statement

The recommended value on this form is my opinion of value for the parcel and was reached independently based on appraisals and other factual data without collaboration or direction. An on-the-ground inspection of the parcel was made and comparables in the area were inspected. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items which are compensable under the State law.

[Signature] 9/20/07
District Reviewing Appraiser Date

Contract Reviewing Appraiser's Statement (if applicable)

The recommended value on this form is my opinion of value for the parcel and was reached independently based on appraisals and other factual data without collaboration or direction. An on-the-ground inspection of the parcel was made and comparables in the area were inspected. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items which are compensable under the State law.

Contract Reviewing Appraiser Date

Division Reviewing Appraiser's Statement (if applicable)

Values contained is this form are my opinion of value for the parcel and was reached independently based on appraisals and other factual data including the District's reviewer's inspection, analysis and recommendation and on-the-ground knowledge and without collaboration or direction. I have not direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. It is my understanding that the parcel may be used in connection with a Federal-Aid Right of Way Highway Project. To the best of my knowledge, the value does not include any items which are compensable under the State law.

Division Reviewing Appraiser Date

X. Approval of Values

County/City Representative Date
[Signature] 9/20/07
District Engineer Date

fn

October 23, 2007

Hashem M. Baker
4521 South Jackson Road
Pharr, Texas 78577

Hidalgo County Right of Way
509 E. Earling Road
San Juan, Texas 78589

Re: Jackson Road Project
Parcel # 10

Dear Mr. Gonzales,

Pursuant to my earlier conversations with you, we would like to request a counter offer to your earlier proposal concerning the acquisition of the referenced tract. Specifically, I am proposing a price of \$2,345.00 for Parcel # 10. I believe these values are more in line with the recent sales in the immediate vicinity.

I am willing to sign a Warranty Deed upon my receipt of written acceptance of my counter offer, thereby avoiding the delay and expense of formal condemnation proceedings.

This offer will remain open for acceptance for a 30 day period from date hereof. Please contact me at your earliest convenience should you have any questions or comments regarding the above. With best regards, I remain.

Yours truly,

Hashem M. Baker



RECEIVED
OCT 23 2007
RIGHT OF WAY DEPT.



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA
Director

October 23, 2007

Ms. Luana Gonzalez
District Right of Way Administrator
Texas Department of Transportation
P. O. Box 1717
Pharr, Texas 78577-1717

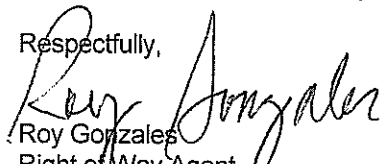
Re: County: Hidalgo
TxDot CSJ #1939-02-021
Highway: FM 2061 (Jackson Road)
From 1.5 Mi South of Ridge Road to FM 3072
Parcel # 10

Dear Ms. Gonzalez,

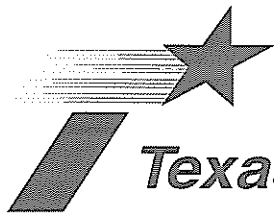
Attached herewith please find a counter offer as submitted by Mr. Hashem M. Baker owner of Parcel # 10. Mr. Joe Pena has reviewed the aforementioned and hereby does recommend approval as petitioned.

Should you have any questions after reviewing the attached document, please feel free to call me at the office (956) 283-8134 or my cell (956) 289-9662.

Respectfully,


Roy Gonzalez
Right of Way Agent
Hidalgo County Right of Way Department.

Attachments: (as noted)
cc: Commissioner Hector "Tito" Palacios, Pct. 2
Joe N. Peña, ROW Director



Texas Department of Transportation

PO BOX 1717 • PHARR TEXAS 78577-1717 • (956) 702-6100

October 26, 2007

Mr. Joe Pena,
Director Hidalgo County ROW Department
509 E. Earling Road
San Juan, Texas 78589

RE: Counteroffer Acceptance
CSJ: 1939-02-021
FM 2061
FROM: Ridge Road
TO: FM 3072
Parcel: 10

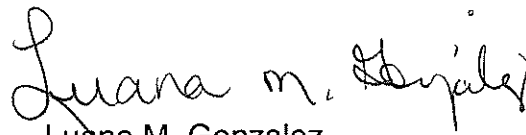
Mr. Pena,

After reviewing the counteroffer submitted to your office by the property owner of the above captioned project and parcel, it is this District Evaluation Team's recommendation to accept said counter offer based on cost savings to the State if eminent domain proceedings are avoided.

Please proceed with your acquisition negotiations based on this acceptance of the property owner's counteroffer.

Should you have any questions or comments please feel free to call Ramon Jimenez Jr. at (956) 702-6287.

Sincerely,


Luana M. Gonzalez
Pharr District ROW Administrator

cc: File



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

JOSE N. PEÑA
Director

Date: 10/29/07

Mr. Hashem M. Baker
4521 South Jackson Road
Pharr, Texas 78577

Re: **Administrative Settlement Approval**
Account No.: CSJ: 1939-02-021
Parcel No.: 3
District: Pharr

Dear Mr. Baker:

The Texas Department of Transportation Right of Way Administrative Settlement Evaluation Team has reviewed your counter offer and the accompanying documentation. Based on this information and other pertinent data, it has been determined that \$2,345.00 is an amount that can be supported and is offered to you in an attempt to settle this acquisition. This offer is made available to you for a period of five business days from the date of this letter. If you choose to accept this settlement offer, please notify Roy Gonzales at (956-283-8134) or my cell (956) 289-9662.

If improvements are retained, the retention value will be subtracted from the total settlement amount.

If this administrative offer to settle is rejected, a final offer letter will be forwarded to you in accordance with our procedures. This final offer will be made in the amount of the original offer.

We would like to thank you for your effort and cooperation in attempting to settle this acquisition in order to expedite this much needed project.

Sincerely,

Roy Gonzales, Right of Way Agent
Hidalgo County Right of Way Department