



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

Jose N. Peña
Director

VIA: CERTIFIED MAIL
#7007 2560 0002 7726 1404

August 4, 2010

Anastacio Sanchez
7818 E. Trenton Rd.
Edinburg, Texas 78540

Re: San Carlos Drainage Improvements Project
Trenton Drain
Parcel #13

Dear Mr. Sanchez,

The Commissioners' Court of Hidalgo County have authorized me to make an offer for the property to be acquired under the above captioned parcel for drainage right of way purposes for the Trenton Drain in connection with the San Carlos Drainage Improvements Project.

Based on an Appraisal by Mr. Leonel Garza, III with Leonel Garza, Jr., & Associates LLC, a State Certified General Real Estate Appraiser. Commissioners' Court of Hidalgo County authorized me to make an offer of \$ **21,015.00** for the taking of your property. The offer represents total compensation for land and improvements. We are prepared to negotiate with you to acquire this parcel of land at its full appraised value.

BREAKDOWN

Land

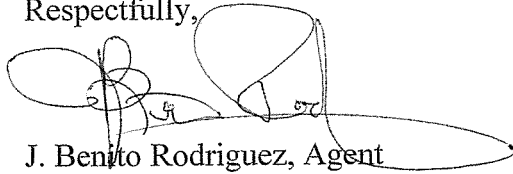
1.14 Acres @ \$ 18,000.00 per acre (Fee Simple)	\$ 20,520.00
0.11Acre @ \$ 4,500.00 per acre (As Easement)	\$ 495.00
<u>Improvements</u>	\$.00

Total Estimated	\$ 21,015.00
Cost to Cure Damages	\$.00
Total Offer	\$ 21,015.00

We would appreciate if you would take the time to review the package of information sent. If this offer is not accepted or if you feel that you may need additional time to

consider the offer, please contact our office, otherwise, within ten working days from the date received of this letter, condemnation proceedings will be instituted for the acquisition of the right of way. Thereafter the County Court at Law will appoint three disinterested freeholders to serve as Special Commissioners', a date will be set for the hearing and you will be notified of the time and place set for the hearing at which the special Commissioners will hear the evidence presented and arrive at an award which will be filed with the Court. The County may then deposit the amount of the award with the County Clerk of the County of Hidalgo at which time the County may take possession of the property involved. If either you or the County is dissatisfied with the amount of the award, objections may be filed within the time prescribed by law, and the case subsequently may be tried before the County Court at Law as in other civil cases.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Benito Rodriguez', with a large, sweeping flourish extending to the right.

J. Benito Rodriguez, Agent
Hidalgo County Pct. #4 Right of Way Dept.