



HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

Jose N. Peña
Director

PAYMEMO

To: Commissioner Hector "Tito" Palacios
Hidalgo County Precinct No. 2
Attn: Yolanda Cisneros

From: Lupe Rodriguez *Lupe Rodriguez*
Right of Way Agent

Date: September 7, 2011

Re: Tower Road Improvement Project (Owassa to Souix)
Parcel 1 Corner Clip (Sarah Ellen and Samuel Children
Family Partnership, LP)

=====
Commissioner Palacios,

Attached please find a counter offer memo approved June 14, 2011. The amount approved is \$ 1,000.00 on the above mentioned project. Please make check payable to **The Sarah Ellen and Samuel Children Family Partnership, LP.**

The account number for this right of way project is : 1-1342-431-00-122-049-
0-711

This project was approved January 11, 2011.

Treasure's Office, Please hold check for pick up.

Should you should have any questions or comments, please feel free to contact me at (956) 283-8134.

Thank you.

Approved: _____
Commissioner Hector "Tito" Palacios

Approved: *Jose N. Peña*
Joe N. Peña, ROW Director




HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

Jose N. Peña
Director

MEMO

TO: Commissioner's Court

FROM: Lupe Rodriguez
Right Of Way Agent 

DATE: August 31, 2011

RE: Tower Road Corner Clips Project (Owassa Road to Minnesota Road)
Parcel 1 (Sarah Ellen and Samuel Children Family Partnership, LP)

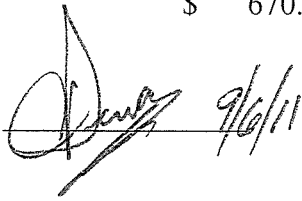
Herschel A. Weisfeld has requested counter on a final amount to be approved. Please consider.

A copy of a hand written request is enclosed.

Thank you.

Appraised Value:	\$ 330.00
Amount requested:	<u>\$ 1,000.00</u>
Difference;	\$ 670.00

Approved;



Not Approved: _____

Lupe Rodriguez
Right of Way Agent
Hidalgo County ROW Dept.

Aug 30, 2011

Re: Tower Road Improvement Project (Parcel 1)

Dear Lupe -

Per our conversation and meeting with Joe Pena, we would respectfully request that the county agree to pay \$1,000.00 for the property to be acquired which is a proposed net taking of .010 acre of the hard corner clip of the north west corner of Minnesota and Tower Roads which is a portion of land out of a 20.00 acre tract being the south half of Lot 7 Block 49 Alamo Land and Sugar Subdivision.

Respectfully - 

Herschel A. Weisfeld, President 214.532.0909
Weisfeld Properties, Inc, Managing General Partner of
Suzie Ellen & Samuel Children's Partnership, L.P.
P.O. Box 191002
Dallas Texas 75219

EXHIBIT "A"

COUNTY: HIDALGO

HIGHWAY: TOWER ROAD

PROJECT LIMITS: NORTHWEST CORNER OF TOWER ROAD AND MINNESOTA ROAD INTERSECTION

ENG10.101

January 14, 2011

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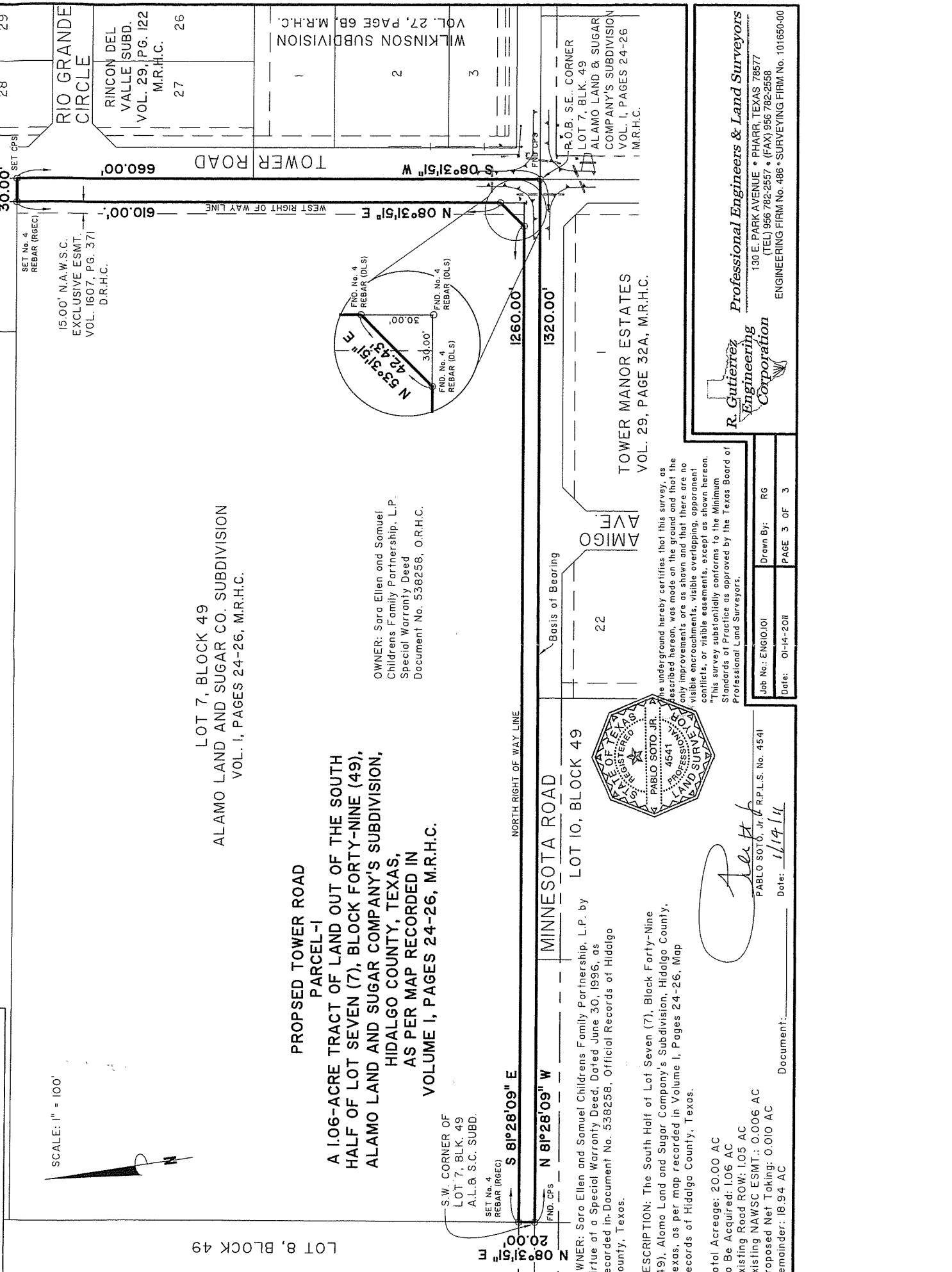
FIELD NOTES FOR PARCEL-1

A 1.06-acre tract of land out of a 20.00-acre tract being the South half of Lot Seven (7), Block Forty-Nine (49), Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said 20.00-acre tract of land is vested to Sara Ellen and Samuel Childrens Family Partnership, L.P. from Sara Ellen Weisfeld Gerrick, as Independent Executrix of the Estate of Samuel Weisfeld by virtue of a Special Warranty Deed, dated June 30, 1996, recorded in Document No. 538258, Official Records of Hidalgo County, Texas. Said 1.06-acre tract of land being more particularly described by metes and bounds as follows;

Beginning at a cotton picker spindle found at the Southeast corner of Lot 7, Block 49, for the Southeast corner and POINT OF BEGINNING of this tract of land;

1. **THENCE**, North 81 degrees 28 minutes 09 seconds West, with the South line of said Lot 7, Block 49, a distance of 1320.00 feet to a cotton picker spindle found at the Southwest corner of said Lot 7, Block 49 and for the Southwest corner of this tract of land;
2. **THENCE**, North 08 degrees 31 minutes 51 seconds East, with the West line of said Lot 7, Block 49, a distance of 20.00 feet to a No. 4 rebar set (with a plastic cap stamped RGEC) at the North Right of Way line of Minnesota Road for an exterior corner of this tract of land;
3. **THENCE**, South 81 degrees 28 minutes 09 seconds East, with the North Right of Way line of said Minnesota Road, a distance of 1260.00 feet to a No. 4 rebar found (with a plastic cap stamped DLS) for an interior corner of this tract of land;
4. **THENCE**, North 53 degrees 31 minutes 51 seconds East, with a corner clip of Tower Road, a distance of 42.43 feet to a No. 4 rebar found (with a plastic cap stamped DLS) for an interior corner of this tract of land;
5. **THENCE**, North 08 degrees 31 minutes 51 seconds East, with the West Right of Way line of Tower Road, a distance of 610.00 to a No. 4 rebar set (with a plastic cap stamped RGEC) for the Northwest corner of this tract of land;
6. **THENCE**, South 81 degrees 28 minutes 09 seconds East, parallel to the South line of said Lot 7, Block 49, a distance of 30.00 feet to a cotton picker spindle set at the East line of said Lot 7, Block 49, for the Northeast corner of this tract of land;

LOT 7, BLOCK 49



SCALE: 1" = 100'



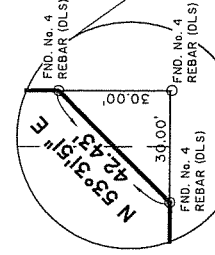
LOT 8, BLOCK 49

**PROPOSED TOWER ROAD
PARCEL-1**
A 1.06-ACRE TRACT OF LAND OUT OF THE SOUTH
HALF OF LOT SEVEN (7), BLOCK FORTY-NINE (49),
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME I, PAGES 24-26, M.R.H.C.

LOT 7, BLOCK 49
ALAMO LAND AND SUGAR CO. SUBDIVISION
VOL. I, PAGES 24-26, M.R.H.C.

OWNER: Sara Ellen and Samuel
Childrens Family Partnership, L.P.
Special Warranty Deed
Document No. 538258, O.R.H.C.

S.W. CORNER OF
LOT 7, BLK. 49
A.L. & S.C. SUBD.
SET No. 4
REBAR (RGEC)

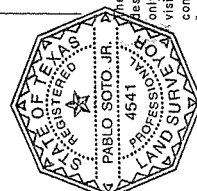


NORTH RIGHT OF WAY LINE

MINNESOTA ROAD

LOT 10, BLOCK 49

AMIGO AVE



OWNER: Sara Ellen and Samuel Childrens Family Partnership, L.P. by
virtue of a Special Warranty Deed, Dated June 30, 1996, as
recorded in Document No. 538258, Official Records of Hidalgo
County, Texas.

DESCRIPTION: The South Half of Lot Seven (7), Block Forty-Nine
(49), Alamo Land and Sugar Company's Subdivision, Hidalgo County,
Texas, as per map recorded in Volume I, Pages 24-26, Map
Records of Hidalgo County, Texas.

Total Acreage: 20.00 AC
To Be Acquired: 1.06 AC
Existing Road ROW: 1.05 AC
Existing NAWSC ESMT: 0.006 AC
Proposed Net Taking: 0.010 AC
Remainder: 18.94 AC

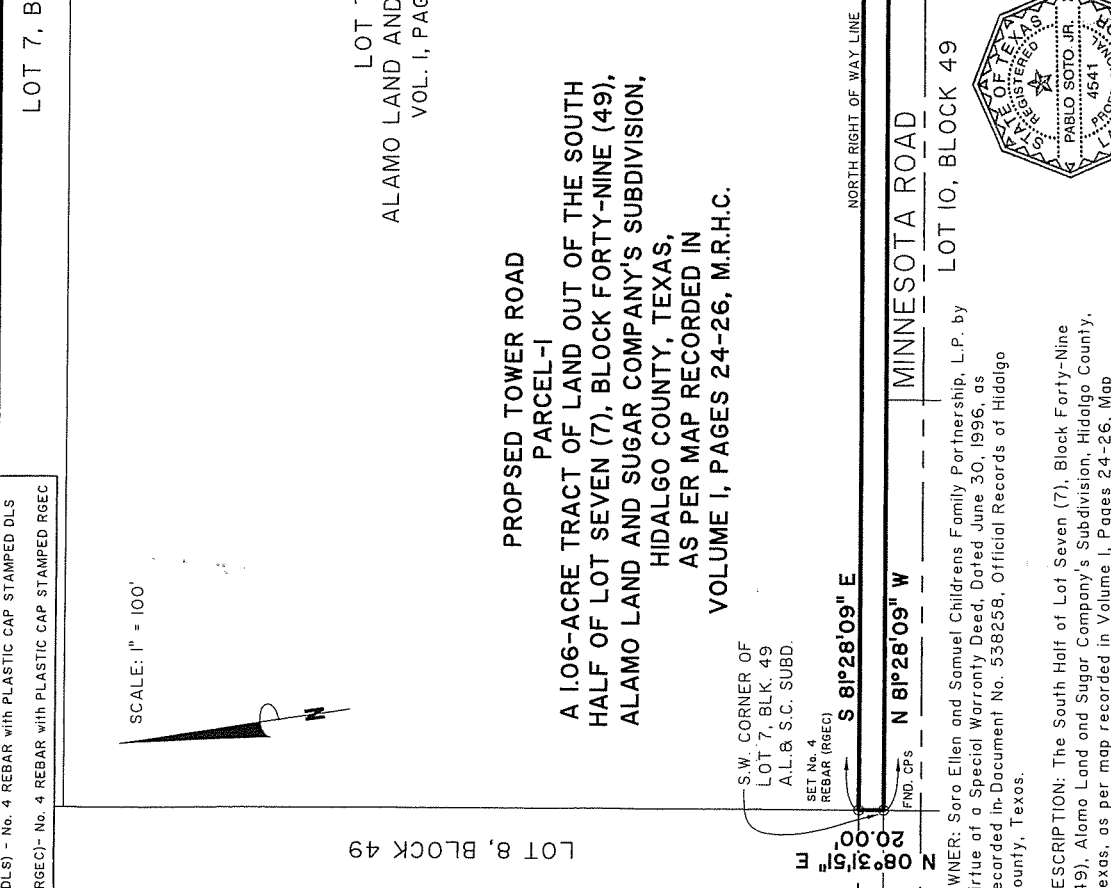
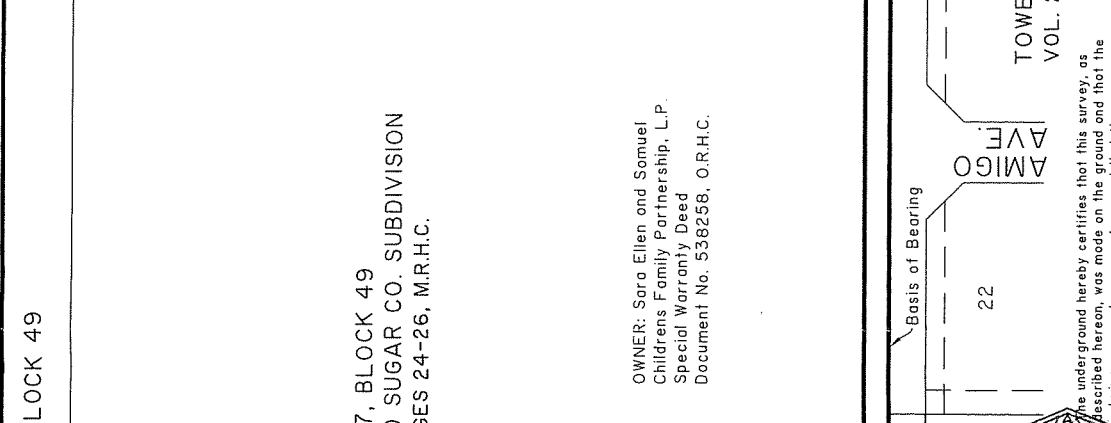
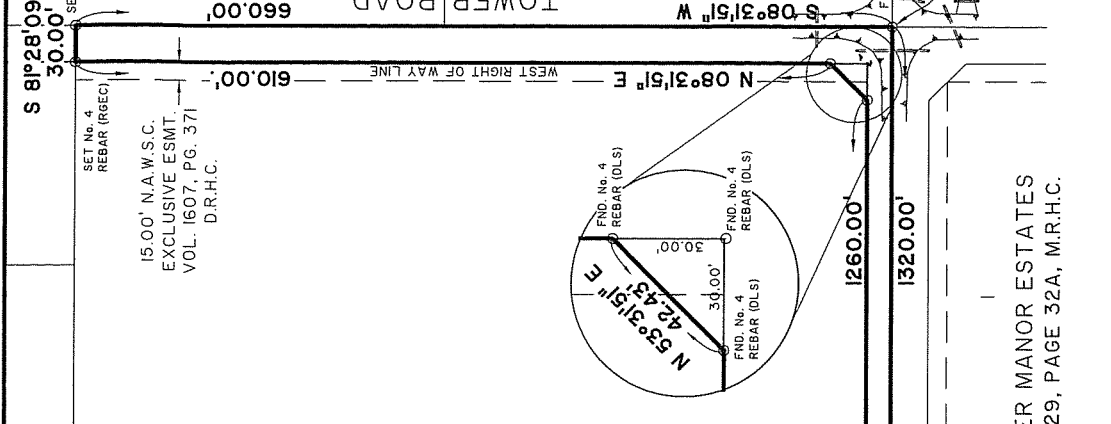
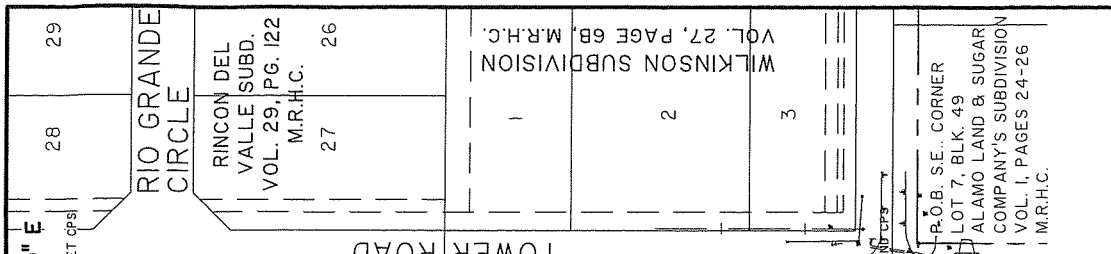
PABLO SOTO, JR., R.P.L.S. No. 4541
Date: 11/14/14

I, the undersigned hereby certifies that this survey, as
described herein, was made on the ground and that there are no
only improvements are as shown and that there are no
visible encroachments, visible overlapping, apporpanent
conflicts, or visible easements, except as shown hereon.
*This survey substantially conforms to the Minimum
Standards of Practice as approved by the Texas Board of
Professional Land Surveyors.

Job No.: ENG10101
Date: 01-14-2011

Drawn By: RG
PAGE 3 OF 3

R. Gutierrez Engineering Corporation
Professional Engineers & Land Surveyors
130 E. PARK AVENUE • PHARR, TEXAS 76577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 466 • SURVEYING FIRM No. 101650-00



REAL ESTATE APPRAISAL REPORT
TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Located on the NWC of Tower Road and Minnesota Road, Hidalgo County Texas.

Property Owner: Ellen Sara & Samuel Children's Family Partnership LP

Address of Property Owner: PO Box 191002, Dallas TX, 75219-8002

Occupant's Name: Vacant

Whole: **Partial:** **Acquisition**

District: NA

ROW CSJ: NA

Parcel: 1

Federal Project No: N/A

Highway: Tower Road

County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and/or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify that, it is my opinion the total compensation for the acquisition of the herein described property is \$330.00 as of March 11, 2011, based upon my independent appraisal and the exercise of my professional judgment; on March 11, 2011, (date)(s), I personally inspected in the field the property herein appraised; I afforded Ellen Sara & Samuel Children's Family Partnership LP, the property owner or the representative (s) of the property owner, the opportunity to accompany me at the time of the inspection. The comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on March 11, 2011, I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the, Hidalgo County Precinct No.2, or officials of the Federal Highway Administration until authorized by County officials to do so, or until I am required to do so by due process of law or until I am released from this obligation by having publicly testified to such findings; and, my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

I certify to the best of my knowledge and belief that 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, 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 or bias with respect to the parties involved; and, my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement other than that due to the physical deterioration within the reasonable control of the owner has been disregarded in estimating the compensation for the property.

Leonel Garza III
Appraiser Signature

State Certified General Real Estate Appraiser – TX 1328375 – General
Certification Number

May 18, 2011
Date

To the best of my knowledge, the value does not include any items which are not compensable under the State law.	
District Reviewing Appraiser	Date