


Hidalgo County

Precinct No. 2

HECTOR "TITO" PALACIOS
COUNTY COMMISSIONER

TO: TXDOT
C/O Robert Cazarez
P O Box 1717
Pharr, Tx 78577

FROM: Lupe Rodriguez
Right Of Way Agent



DATE: February 22, 2012

RE: South McColl Road Project ROW CSJ: 0921-02-288 (Parcel 13)

Attached, please find the original letter of offer, and a Counter Offer letter provided by the property owner.

Please approve for closing.

Appraised Value: \$ 1,350.00

Counter offer: \$ 1,550.00

Difference: \$ 200.00

Approved: 1/27/2012

Not Approved: _____

Thank you for your prompt attention.

Board of Directors

Allen Arnold
President

J.D. Dreibelbis
Vice-President

Fred Schuster
Secretary

Karl Obst
Asst. Secretary

M.G. Dyer
Member

Sonny Hinojosa, General Manager

Hidalgo County Irrigation District Number Two

P.O. Box 6, San Juan, Texas 78589 (956) 787-1422 FAX (956) 781-7622

February 8, 2012

Lupe Rodriguez
Right of Way Agent
Hidalgo County Precinct No. 2
301 E. State Street
Pharr, Texas 78577

RE: Parcel 13, South McColl Road

Dear Mr. Rodriguez:

The Board of Directors of the Hidalgo County Irrigation District No. 2 considered your offer of \$1,350.00 for the above referenced Parcel of land. The Board rejected the offer, but approved accepting \$1,550.00 for the parcel.

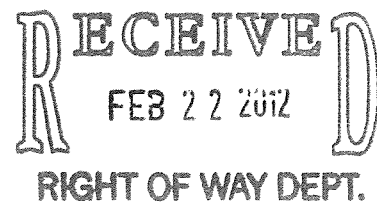
Please advise if Hidalgo County will approve of the \$1,550.00 counter offer.

Sincerely,



Sonny Hinojosa
General Manager

SH:asm



Hidalgo County

Precinct No. 4
HECTOR "TITO" PALACIOS
COUNTY COMMISSIONER

Date: January 23, 2012

County: Hidalgo
Federal Project No.: N/A
Highway: South McColl Road

ROW CSJ: 0921-02-288
Parcel: 13
From: Orangewood
To: Dicker (FM 3072)

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7007 2560 0001 0840 7742

Hidalgo County Irrigation District No. 2
326 South Standard
San Juan, Texas 78589

Dear Hidalgo County Irrigation District No. 2

In acquiring property for the highway system of Texas, the County of Hidalgo (the "County") in conjunction with the Texas Department of Transportation (the "Department") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Lupe Rodriguez or Jaime Salinas, a portion of your property located between Dicker Road FM 3072 and Orangewood Avenue, as described in the enclosed property description Exhibit "A", is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County on behalf of the State is authorized to offer you \$ **1,350.00** for your property, which includes \$ 1,350.00 for the property to be purchased and \$0.00 for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the State. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the Department.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the Department to permit owners who convey voluntarily to the Department to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the Department to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
No improvements to be damaged	\$ 0.00

If you wish to accept the offer based upon this appraisal, please contact Lupe Rodriguez or Jaime Salinas as soon as possible, at (956) 787-1891, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the Department within the 30 day time deadline.

In the event the condition of the property changes for any reason, the County on behalf of the State shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the Department and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the State's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "Relocation Assistance" which will inform you of eligibility requirements, payments and services which are available.

You have the right to discuss with others any offer or agreement regarding the Department's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to the Department.

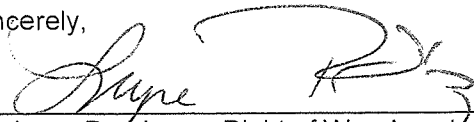
Attached is a copy of the Texas Department of Transportation brochure entitled "Right of Way Purchase" which we trust will give you a better understanding of the procedures followed by the Department in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the Department's offer or proposed purchase transaction. Also, please do not hesitate to contact Mr. Lupe Rodriguez or Mr. Jaime Salinas at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the Department, including the appraisal on which this offer is based.

ENCLOSURES:
Appraisal Report(s)
Right of Way Manager or other signatory
Landowner Bill of Rights
Brochure ("Right of Way Purchase")

Sincerely,


Mr. Lupe Rodriguez, Right of Way Agent

Hidalgo County

Precinct No. 2

HECTOR "TITO" PALACIOS
COUNTY COMMISSIONER

TO: TXDOT
C/O Robert Cazarez
P O Box 1717
Pharr, Tx 78577

FROM: Lupe Rodriguez
Right Of Way Agent



DATE: February 22, 2012

RE: South McColl Road Project ROW CSJ: 0921-02-288 (Parcel 14)

Attached, please find the original letter of offer, and a Counter Offer letter provided by the property owner.

Please approve for closing.

Appraised Value: \$ 1,800.00

Counter offer: \$ 2,000.00

Difference: \$ 200.00

Approved: _____

1/27/2012

Not Approved: _____

Thank you for your prompt attention.

Board of Directors

Allen Arnold
President

J.D. Dreibelbis
Vice-President

Fred Schuster
Secretary

Karl Obst
Asst. Secretary

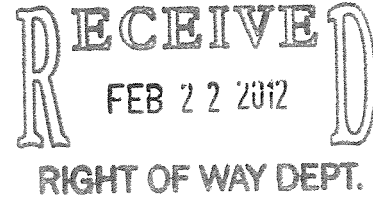
M.G. Dyer
Member

Sonny Hinojosa, General Manager

Hidalgo County Irrigation District Number Two

P.O. Box 6, San Juan, Texas 78589 (956) 787-1422 FAX (956) 781-7622

February 8, 2012



Lupe Rodriguez
Right of Way Agent
Hidalgo County Precinct No. 2
301 E. State Street
Pharr, Texas 78577

RE: Parcel 14, South McColl Road

Dear Mr. Rodriguez:

The Board of Directors of the Hidalgo County Irrigation District No. 2 considered your offer of \$1,800.00 for the above referenced Parcel of land. The Board rejected the offer, but approved accepting \$2,000.00 for the parcel.

Please advise if Hidalgo County will approve of the \$2,000.00 counter offer.

Sincerely,

A handwritten signature in cursive script that reads "Sonny Hinojosa".

Sonny Hinojosa
General Manager

SH:asm

Hidalgo County

Precinct No. 2

HECTOR "TITO" PALACIOS
COUNTY COMMISSIONER

Date: January 23, 2012

County: Hidalgo
Federal Project No.: N/A
Highway: South McColl Road

ROW CSJ: 0921-02-288
Parcel: 14
From: Orangewood
To: Dicker (FM 3072)

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7007 2560 0001 0840 7759

Hidalgo County Irrigation District No. 2
326 South Standard
San Juan, Texas 78589

Dear Hidalgo County Irrigation District No. 2

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We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County on behalf of the State is authorized to offer you \$ 1,800.00 for your property, which includes \$ 1,800.00 for the property to be purchased and \$0.00 for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the State. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the Department.

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Improvement
No improvements to be damaged

Amount to be Subtracted if Retained
\$ 0.00

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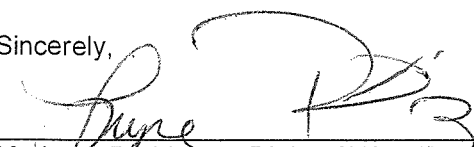
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Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the Department, including the appraisal on which this offer is based.

ENCLOSURES:
Appraisal Report(s)
Right of Way Manager or other signatory
Landowner Bill of Rights
Brochure ("Right of Way Purchase")

Sincerely,


Mr. Lupe Rodriguez, Right of Way Agent