

COUNTY *of* HIDALGO
Precinct No. 2



Hector "Tito" Palacios
County Commissioner
MEMO

To: Commissioners Court

From: Lupe Rodriguez
Right of Way Agent *Lupe*

Date: September 9, 2013

Subject: Thomas Road Project Parcel # 3
Piccirillo LTD
1703 E. 30th
Mission, Texas 78574

Appraised Value	\$ 15,620.00
Settlement Demand	\$ 19,482.00
Difference	(\$ 3,862.00)

Hidalgo County Commissioners Executive Session of 9/ 11 /2013.

Lupe Rodriguez

Approved

Not Approved

COUNTY of HIDALGO

Precinct No. 2



Hector "Tito" Palacios
County Commissioner
Hand Delivered:

August 30, 2013

Piccirillo LTD
Edward Piccirillo
1703 E. 30th Street
Mission, Texas 78574-1997

Re: Thomas Road Project Parcel # 3
Being a 0.284 acre tract of land out of a 9.743 acre out of lot 2
Block 11 A.J. McColl Subdivision, Hidalgo County, Texas

Hidalgo County Right of Way Department Precinct 2
Lupe Rodriguez, ROW Agent
300 W. Hall Acres Road Suite G
Pharr, Texas 78577

Dear Mr. Piccirillo,

As you know, it is necessary for the County of Hidalgo to construct a highway which requires the purchase of the property referred to above. Inasmuch as negotiations to purchase this property have not been successful to date, a final offer is hereby submitted to you. According to authorization by the Texas Transportation Commission, a total sum of \$19,482.00 is offered for the required property rights, save and except oil, gas and sulphur rights with no right of exploration on the above described property, subject to clear title being secured.

If you desire to accept this offer, please contact Lupe Rodriguez at (956) 787-1891 or (956) 776-5450 as soon as possible. If this offer is not accepted within fourteen (14) days from the date of delivery of this letter, it will be considered as having been rejected. We enclose herein a copy of the proposed instrument by which the property or property interest would be conveyed to the State.

If you elect to reject this offer, eminent domain proceedings will be initiated by the County on behalf of the county. Thereafter, the Court will appoint three disinterested real property owners who reside in the County to serve as Special Commissioners, a date will be set for a 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 Court, at which time the County will be entitled to take possession of the property involved. After the deposit is made, you may withdraw your share of the award. If the award exceeds the amount of any subsequent judgment, you are required to repay the County the excess amount and any excess amount not repaid to the County may be deducted from eligible payments, if any, due to you as the property owner under the Department's Relocation Assistance Program. If either you or the County is dissatisfied with the amount of the Special Commissioners' award, objections may be filed within the time prescribed by law and the case subsequently tried before the Court as are other civil cases.

Sincerely,


Lupe Rodriguez, Right of Way Manager

Cc: Commissioner Hector "Tito" Palacios
Administration Office
300 West Hall Acres, Suite G
Pharr, TX 78577
Tel: 956-787-1891 Fax: 956-787-4683

Precinct 2 Sho
301 E. State S
Pharr, TX 78: