



P.O. Box 720411
McAllen, TX 78504

956-630-9401 Office
956-682-0566 Fax
rgvrow@gmail.com

Date: March 17, 2014

Ms. Diana R. Serna, Director
Hidalgo County Urban County Program
427 E. Duranta Ave., Suite 107
Alamo, Texas 78316

RE: Delta Area Connector/East Lateral
Drainage Improvement Project
Parcel # 14 and 15
Property Owner: Jose C. Hinojosa
GLO # 17-406-000-6453/DRS 210068

Dear Ms. Serna:

Enclosed herein please find a copy of the counter offers we have received on behalf of Parcel 14 and 15 for Jose C. Hinojosa. On behalf of the owner, her brother-in-law is proposing that we pay \$5,700.00 per acre for each parcel. Please note that our offer for Parcel 14 was \$8,071.00 and they are requesting payment in the amount of \$9,685.00. With regarding to Parcel 15, our offer was \$16,951.00 and they are requesting payment in the amount of \$20,341.00.

Please review the attached correspondence and let me know how you would like to proceed from here. Should you have any questions or concerns, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "DGRios".

Daniel G. Rios, President
RGV Right-of-Way Services, LLC

March 11, 2014

JOSE C. HINOJOSA
P.O. BOX 198
Edcouch, Texas 78538

RGV Right of Way Services, LLC
P.O. Box 720431
McAllen, Texas 78504

Re: Parcel #14 - Delta Area Connector / East Lateral Project

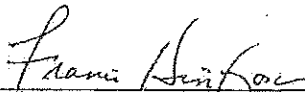
Dear Mr. Rios,

We are respectfully submitting a counter offer to your offer concerning the easement acquisition of the above referenced parcel. We are proposing a price of \$5,700.00 per acre for the easement acquisition plus damages/improvements to my property for a total amount of \$9,685.00. We believe these values are more in line with what we believe our property is worth.

We are willing to sign a Possession and Use Agreement form upon our receipt of written acceptance of our 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 us at your earliest convenience should you have any questions or comments regarding the above.

Respectfully,



Frances Hinojosa / for José C. Hinojosa



P.O. Box 720431
McAllen, Texas 78504

956-630-9401 Office
956-682-0566 Fax
rgvrow@gmail.com

Date: March 3, 2014

County: Hidalgo
Federal Project No.: N/A
Highway: Between Mile 2
West & Mile 1 West Rd.

ROW GLO: 12-406-000-6453/DRS 210068
Parcel: 14
From: 0.25 South of Mile 13 North Road
TO: 0.75 Miles North of Mile 19 North Road

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7008 0150 0001 4225 3369

Mr. Jose C. Hinojosa
PO Box 188
Edcouch, Texas 78538-0188

Dear Mr. Hinojosa,

In acquiring property for the Drainage system of the County of Hidalgo (the "County") in conjunction with Disaster Recovery Entitlement Grant 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, Daniel G. Rios, a portion of your property located to the rear of your land, as described in the enclosed property description, is to be acquired for the construction or improvements of the above-referenced Drainage project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the Hidalgo County Commissioners' Court has authorized me to make an offer to you in the amount of \$8,071.00 for your property, which includes \$6,053.00 for the property to be purchased and \$2,018.00 for damages/improvements 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 County. 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 County.

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 County to permit owners who convey voluntarily to the County 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 County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Total Amount</u>
Agricultural Tile Drainage (\$1,500.00/acre x 1.345 Acres)	\$2,018.00

If you wish to accept the offer based upon this appraisal, please contact Daniel G. Rios as soon as possible, at (956) 630-9401, 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 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 the use by the County of Hidalgo. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County 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 County 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 County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the County'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 County'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 County 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 County's offer or proposed purchase transaction. Also, please do not hesitate to contact me at the telephone number provided above regarding any questions you may have.

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

Finally, we enclosed 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.

Sincerely,



Daniel G. Rios, President
RGV Right-of-Way Services, LLC
Right of Way Agent

ENCLOSURES:
Appraisal Report(s)
Landowner Bill of Rights
Brochure ("Right of Way Purchase")
Relocation Assistance

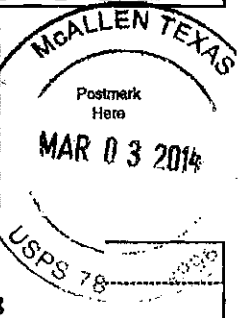
7008 0150 0001 4225 3369

U.S. Postal ServiceTM
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For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Mr. Jose C. Hinojosa
PO Box 188
Edcouch, Texas 78538-0188

for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Jose C. Hinojosa
PO Box 188
Edcouch, Texas 78538-0188

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Jose Hinojosa Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
Francis Hinojosa

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (transfer from service label) 7008 0150 0001 4225 3369

March 11, 2014

JOSE C. HINOJOSA
P.O. BOX 198
Edcouch, Texas 78538

RGV Right of Way Services, LLC
P.O. Box 720431
McAllen, Texas 78504

Re: Parcel #15 - Delta Area Connector / East Lateral Project


Dear Mr. Rios,

We are respectfully submitting a counter offer to your offer concerning the easement acquisition of the above referenced parcel. We are proposing a price of \$5,700.00 per acre for the easement acquisition plus damages/improvements to my property for a total amount of \$20,341.00. We believe these values are more in line with what we believe our property is worth.

We are willing to sign a Possession and Use Agreement form upon our receipt of written acceptance of our 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 us at your earliest convenience should you have any questions or comments regarding the above.

Respectfully,



Frances Hinojosa / for Jose C. Hinojosa



P.O. Box 720431
McAllen, Texas 78504

956-630-9401 Office
956-682-0566 Fax
rgvrow@gmail.com

Date: March 3, 2014

County: Hidalgo
Federal Project No.: N/A
Highway: Between Mile 2
West & Mile 1 West Rd.

ROW GLO: 12-406-000-6453/DRS 210068
Parcel: 15
From: 0.25 South of Mile 13 North Road
TO: 0.75 Miles North of Mile 19 North Road

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7008 0150 0001 4225 3352

Mr. Jose C. Hinojosa
PO Box 188
Edcouch, Texas 78538-0188

Dear Mr. Hinojosa,

In acquiring property for the Drainage system of the County of Hidalgo (the "County") in conjunction with Disaster Recovery Entitlement Grant 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, Daniel G. Rios, a portion of your property located to the rear of your land, as described in the enclosed property description, is to be acquired for the construction or improvements of the above-referenced Drainage project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the Hidalgo County Commissioners' Court has authorized me to make an offer to you in the amount of \$16,951.00 for your property, which includes \$12,713.00 for the property to be purchased and \$4,238.00 for damages/improvements 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 County. 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 County.

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 County to permit owners who convey voluntarily to the County 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 County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Total Amount</u>
Agricultural Tile Drainage (\$1,500.00/acre x 2.825 Acres)	\$4,238.00

If you wish to accept the offer based upon this appraisal, please contact Daniel G. Rios as soon as possible, at (956) 630-9401, 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 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 the use by the County of Hidalgo. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County 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 County 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 County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the County'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 County'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 County 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 County's offer or proposed purchase transaction. Also, please do not hesitate to contact me at the telephone number provided above regarding any questions you may have.

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

Finally, we enclosed 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.

Sincerely,



Daniel G. Rios, President
RGV Right-of-Way Services, LLC
Right of Way Agent

ENCLOSURES:
Appraisal Report(s)
Landowner Bill of Rights
Brochure ("Right of Way Purchase")
Relocation Assistance

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

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7008 0150 0001 4225 3352

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Mr. Jose C. Hinojosa
PO Box 188
Edcouch, Texas 78538-0188

Postmark Hole
 MAR 03 2014
 M. ALLEN TEXAS

Use for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Jose C. Hinojosa
PO Box 188
Edcouch, Texas 78538-0188

2. Article Number
 (Transfer from service label)

7008 0150 0001 4225 3352

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Frances Hinojosa Addressee

B. Received by (Printed Name) C. Date of Delivery
Frances Hinojosa

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail G.O.D.

4. Restricted Delivery? (Extra Fee) Yes

d'Hemecourt Properties Inc.

P.O. Box 507

Mercedes, TX. 78570

Mr. Daniel G. Rios, President

RGV Right of Way Services, LLC

P.O. Box 720431

McAllen, TX 78504

VIA CERTIFIED MAIL

RETURN RECEIPT REQUESTED

NO. 7013 3020 0000 9171 7338

RE: Your three (3) letters dated March 7, 2014 regarding right of way acquisition for ROW GLO12-406-000-6453/DRS210068 (your designation) related to Parcels 42, 43 and 46 (which Parcels are hereinafter delineated individually as the "Parcel" or collectively as the "Parcels") from d'Hemecourt Properties Inc. ("Grantor").

Dear Mr. Rios,

Thank you for the above referenced letters that describe Hidalgo County's acquisition of the Parcels and thank you again for the phone call.

Based on the assumption that the county will be obtaining an easement and not a fee simple acquisition we are in agreement with both the per acre purchase amount and the per acre contribution/improvement amount in each of the three letters.

This acceptance is conditional on the following for each Parcel:

1. Review of the final legal documents.
2. Review of the accuracy of the survey.
3. Reservation of all existing mineral rights, if any, by the Grantor.
4. All three parcels are currently leased to Harbison Farms Mr Jack Harbison ("Lessee"). The County is currently already negotiating for property acquisition with the Lessee of Grantor for additional property owned by Lessee. Construction timing and methods will be also be critical to these negotiations. Due to these special considerations it is only reasonable for the County to be responsible for negotiating with the lessee the terms of damages, if any, or construction timing or methods. If required by law or at the request of either party Grantor will participate after any final understanding is reached. Grantor's lessee is Jack Harbison of Harbison Farms.
5. The property will be acquired "as is, where is" and Grantor will provide no warranty of title.

6. There will be no damage to adjacent property including the crops before, during or after the construction period.
7. All dirt excavated during the construction period will be removed from the Parcels with 90 days of the date of excavation.

We look forward to finalizing the County's acquisition of the Parcels for this important project. Please continue to use the Richardson address for the purposes of this right of way acquisition.

Sincerely,

d'Hemecourt Properties Inc.

By: Greg A. d'Hemecourt III
Vice President 972 - 989-6000



P.O. Box 720431
McAllen, TX 78504

956-630-9401 Office
956-682-0566 Fax
rgvrow@gmail.com

Date: March 7, 2014

County: Hidalgo
Federal Project No.: N/A
Highway: Between Mile 2
West & Mile 1 West Rd.

ROW GLO: 12-406-000-6453/DRS 210068
Parcel: 42
From: 0.25 South of Mile 13 North Road
TO: 0.75 Miles North of Mile 19 North Road

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7008 0150 0001 4225 3291

D'Hemecourt Properties
1222 Huntington
Richardson, Texas 75080

Dear Sir/Madam,

In acquiring property for the Drainage system of the County of Hidalgo (the "County") in conjunction with Disaster Recovery Brittlement Grant 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, Daniel G. Ries, a portion of your property located to the rear of your land, as described in the enclosed property description, is to be acquired for the construction or improvements of the above-referenced Drainage project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the Hidalgo County Commissioners' Court has authorized me to make an offer to you in the amount of \$431.00 for your property, which includes \$375.00 for the property to be purchased and \$56.00 for damages/improvements 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 County. 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 County.

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<u>Improvement</u>	<u>Total Amount</u>
Agricultural Tile Drainage (\$1,500.00/acre x 0.037 Acres)	\$56.00

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Finally, we enclosed 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.

Sincerely,



Daniel C. Rios, President
RGV Right-of-Way Services, LLC
Right of Way Agent

ENCLOSURES:

Appraisal Report(s)
Landowner Bill of Rights
Brochure ("Right of Way Purchase")
Relocation Assistance

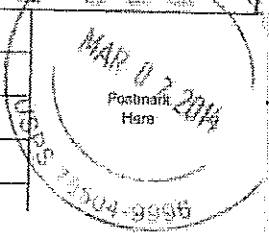
7008 0150 0001 4225 3291

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	



D'Hemecourt Properties
1222 Huntington
Richardson, Texas 75080

See Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>X [Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Geoffrey D'Hemecourt</i></p> <p>C. Date of Delivery <i>3-11-14</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>D'Hemecourt Properties 1222 Huntington Richardson, Texas 75080</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7008 0150 0001 4225 3291</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	



P.O. Box 720431
McAllen, TX 78504

956-630-9401 Office
956-682-0566 Fax
rgvrow@gmail.com

Date: March 7, 2014

County: Hidalgo
Federal Project No.: N/A
Highway: Between Mile 2
West & Mile 1 West Rd.

ROW GLO: 12-406-000-6453/DRS 210068
Parcel: 43
From: 0.25 South of Mile 13 North Road
TO: 0.75 Miles North of Mile 19 North Road

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7008 0150 0001 4225 3307

D'Hemecourt Properties
1222 Huntington
Richardson, Texas 75080

Dear Sir/Madam,

In acquiring property for the Drainage system of the County of Hidalgo (the "County") in conjunction with Disaster Recovery Entitlement Grant 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, Daniel G. Rios, a portion of your property located to the rear of your land, as described in the enclosed property description, is to be acquired for the construction or improvements of the above-referenced Drainage project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the Hidalgo County Commissioners' Court has authorized me to make an offer to you in the amount of \$27,854.00 for your property, which includes \$24,260.00 for the property to be purchased and \$3,594.00 for damages/improvements 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 County. 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 County.


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 County to permit owners who convey voluntarily to the County 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 County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Total Amount</u>
Agricultural Tile Drainage (\$1,500.00/acre x 2.396 Acres)	\$3,594.00

If you wish to accept the offer based upon this appraisal, please contact Daniel G. Rios as soon as possible, at (956) 630-9401, 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 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 the use by the County of Hidalgo. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County 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 County 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 County's determination on any claim for reimbursement.



You may be entitled to additional payments and services under the County'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 County'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 County 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 County's offer or proposed purchase transaction. Also, please do not hesitate to contact me at the telephone number provided above regarding any questions you may have.

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

Finally, we enclosed 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.

Sincerely,



Daniel G. Rios, President
RGV Right-of-Way Services, LLC
Right of Way Agent

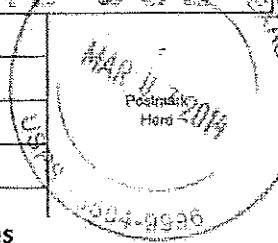
ENCLOSURES:
Appraisal Report(s)
Landowner Bill of Rights
Brochure ("Right of Way Purchase")
Relocation Assistance

U.S. Postal Service[™]
CERTIFIED MAIL[™] RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com

OFFICIAL USE ONLY

Postage \$
 Certified Fee
 Return Receipt Fee
 (Endorsement Required)
 Restricted Delivery Fee
 (Endorsement Required)



Total Postage & Fees \$
D'Hemecourt Properties
1222 Huntington
Richardson, Texas 75080

7008 0150 0001 4225 3307

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

D'Hemecourt Properties
1222 Huntington
Richardson, Texas 75080

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *A. O'Hara* Agent Addressee

B. Received by (Printed Name) *George J. Hemecourt* C. Date of Delivery *3-11-14*

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7008 0150 0001 4225 3307**



P.O. Box 720431
McAllen, TX 78504
956-630-9401 Office
956-632-0566 Fax
rgvrow@gmail.com

Date: March 7, 2014

County: Hidalgo
Federal Project No: N/A
Highway: Between Mile 2
West & Mile 1 West Rd.

ROW GLO: 12-406-000-6453/DRS 210068
Parcel: 46
From: 0.25 South of Mile 13 North Road
TO: 0.75 Miles North of Mile 19 North Road

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
NO. 7008 0150 0001 4225 3314

D'Hemecourt Properties
1222 Huntington
Richardson, Texas 75080

Dear Sir/Madam,

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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 Hidalgo County Commissioners' Court has authorized me to make an offer to you in the amount of \$34,178.00 for your property, which includes \$29,768.00 for the property to be purchased and \$4,410.00 for damages/improvements 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 County. 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 County.

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<u>Improvement</u>	<u>Total Amount</u>
Agricultural Tile Drainage (\$1,500.00/acre x 2,940 Acres)	\$4,410.00

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Sincerely,

Daniel G. Rios, President
RGV Right-of-Way Services, LLC
Right of Way Agent

ENCLOSURES:

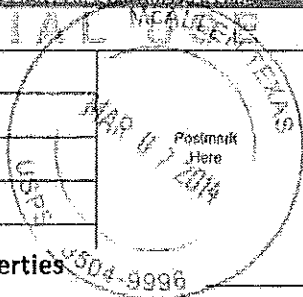
- Appraisal Report(s)
- Landowner Bill of Rights
- Brochure ("Right of Way Purchase")
- Relocation Assistance

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL MAIL

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	



D'Hemecourt Properties
 1222 Huntington
 Richardson, Texas 75080

7008 0150 0001 4225 3314

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <i>R. A. D'Hemecourt</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Robert D'Hemecourt</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>D'Hemecourt Properties 1222 Huntington Richardson, Texas 75080</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7008 0150 0001 4225 3314</p>
<p>PS Form 3811, February 2004</p>	<p>Domestic Return Receipt 102595-02-M-1540</p>