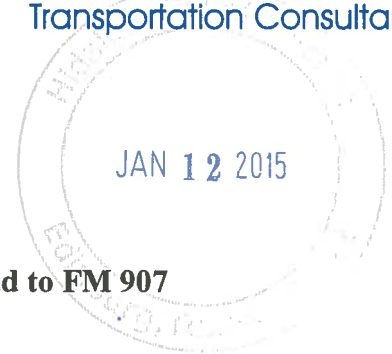


# L&G Engineering

Transportation Consultants

January 2, 2015



Commissioner Joseph Palacios  
Hidalgo County Precinct 4  
1051 N. Doolittle Rd  
Edinburg, TX 78542

**RE: FM 1925 - Work Authorization No. 1 - Limits: Kenyon Road to FM 907  
PO#663995 - L&G Project#110601**

Dear Commissioner Palacios:

Attached for your approval is our invoice for services rendered for the month of December 2014.

- L & G's Invoice
- Exhibit C – Work Schedule
- L&G's Title Services Fee Worksheet – 1
- L&G's Appraisal Services Worksheet – 2
- L&G's Appraisal Review Worksheet - 3
- L&G's Parcel Negotiations Fee Worksheet - 4
- L&G's Closing Service Fee Worksheet - 5
- L&G's Appraisal Update Fee Worksheet - 6

TxDOT has released the FM 1925 project for ROW Acquisition. L&G has already executed contracts with the appraiser and review appraiser and they have begun their work.

This work authorization consists of engineering services required for the preparation of roadway schematic, hydrological map, and schematic surveys, coordinate environmental assessment with TxDOT limited public involvement for environmental assessment, compensable utilities management oversight, and right-of-way acquisition services for the FM 1925 project (Phase I) from Kenyon Road to FM 907. The following is a narrative of the progress report for this work authorization.

### Work Authorization #1

		% Complete
<b>FC 11006 – DESIGN SCHEMATIC</b>		
<b>NO UPDATE:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 11007 – PRELIMINARY ROW INFO</b>		
<b>NO UPDATE:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 12001 – ENVIRONMENTAL REPORTS</b>		
<b>NO UPDATE:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 12002 – PUBLIC INVOLVEMENT</b>		
<b>NO UPDATE:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 13002 – RIGHT OF WAY MAPPING</b>		
<b>Please see attached Parcel Negotiations Worksheet-4</b>	<b>L&amp;G</b>	<b>100%</b>

*mm*

<b>Please see attached Parcel Negotiations Worksheet-4</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 13020 – ROW MAP/SUB</b>		<b>% Complete</b>
<b>NO UPDATE:</b> This task is complete.	<b>RODS</b>	<b>100%</b>
<b>FC 16101 – HYDROLOGICAL MAP</b>		
<b>NO UPDATE:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60700 – COMPENSABLE UTILITIES</b>		
<b>NO UPDATE:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60000 – ROW ACQUISITION ADMINISTRATION</b>		
L&G has secured the appraiser and review appraiser and has coordinated with the Title Company to secure Title Commitments. L&G has prepared the informational letters as well as the pre-appraisal contact letters to the property owners. The letters have been mailed and meetings with the property owners are being organized.	<b>L&amp;G</b>	<b>90%</b>
<b>FC 60100 – TITLE SERVICES</b>		
<b>Please see attached Title Service Worksheet-1</b> L&G Engineering has now received all title commitments from Sierra Title. This task is now complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60200 – APPRAISAL SERVICES</b>		
<b>Please see attached Appraisal Services Worksheet-2</b> Professional Appraisal Services has begun with contacting property owners. Site inspections have been finalized on this section of the project. This task is now complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60220 – APPRAISAL SERVICES/SUB</b>		
<b>Please see attached Appraisal Services Worksheet-2</b> John Malcom with Professional Appraisal Services, Inc. has now provided L&G Engineering with appraisal report for the following parcel 7. This task is now complete.	<b>PAS</b>	<b>100%</b>
<b>FC 60300 – APPRAISAL REVIEW</b>		
<b>Please see attached Appraisal Review Worksheet-3</b> HLH Appraisal Services has finalized with reviewing appraisal reports. This task is now complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60330 – APPRAISAL REVIEW/SUB</b>		
<b>Please see attached Appraisal Review Worksheet-3</b> Harvey Heerssen with HLH Appraisal Services has submitted the final review reports to L&G parcels 6 and 7. This task is now complete.	<b>HLH</b>	<b>100%</b>
<b>FC 60400 – PARCEL NEGOTIATION</b>		
L&G has now mailed an Initial offer letter for one parcel. <b>Please see attached Parcel Negotiation Worksheet-4</b>	<b>L&amp;G</b>	<b>72.9%</b>
<b>FC 60500 – CLOSING SERVICES</b>		
<b>Please see attached Parcel Negotiation Worksheet-5</b>	<b>L&amp;G</b>	<b>46.7%</b>
<b>FC 60600 – APPRAISAL UPDATE</b>		

<b>Please see attached Appraisal Update Worksheet-6</b>	<b>L&amp;G</b>	<b>46.7%</b>
<b>Supplemental #1 to Work Authorization #1</b>		
<b>FC 11006 – DESIGN SCHEMATIC</b>		<b>% Complete</b>
<b>NO UPDATE: This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 11007 – PRELIMINARY ROW INFO</b>		
<b>NO UPDATE: This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 12001 – ENVIRONMENTAL REPORTS</b>		
<b>NO UPDATE: This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 12007 – ARCHEOLOGICAL &amp; HISTORICAL RESEARCH MANAGEMENT</b>		
<b>NO UPDATE: This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 12070 – ARCHEOLOGICAL &amp; HISTORICAL RESEARCH/SUB</b>		
<b>NO UPDATE: This task is complete.</b>	<b>Ama Terra</b>	<b>100%</b>
<b>FC 13002 – RIGHT OF WAY MAPPING</b>		
<b>NO UPDATE: This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16101 – HYDROLOGICAL MAP</b>		
<b>NO UPDATE: This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60000 – ROW ACQUISITION ADMINISTRATION</b>		
L&G has secured the appraiser and review appraiser and has coordinated with the Title Company to secure Title Commitments. L&G has prepared the informational letters as well as the pre-appraisal contact letters to the property owners. The letters have been mailed and meetings with the property owners are being organized.	<b>L&amp;G</b>	<b>95%</b>
<b>FC 60100 – TITLE SERVICES</b>		
<b>Please see attached Title Service Worksheet-1</b>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60200 – APPRAISAL SERVICES</b>		
<b>Please see attached Appraisal Services Worksheet-2</b>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60220 – APPRAISAL SERVICES/SUB</b>		
<b>Please see attached Appraisal Services Worksheet-2</b>	<b>Leonel</b>	<b>80%</b>
<b>FC 60300 – APPRAISAL REVIEW</b>		
<b>Please see attached Appraisal Review Worksheet-3</b>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60330 – APPRAISAL REVIEW/SUB</b>		
<b>Please see attached Appraisal Review Worksheet-3</b>	<b>HLH</b>	<b>80%</b>
<b>FC 60400 – PARCEL NEGOTIATION</b>		
<b>Please see attached Parcel Negotiation Worksheet-4</b>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60500 – CLOSING SERVICES</b>		
<b>Please see attached Parcel Negotiation Worksheet-5</b>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60600 – APPRAISAL UPDATE</b>		
<b>Please see attached Appraisal Update Worksheet-6</b>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60700 – COMPENSABLE UTILITIES</b>		

<b>No Update:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>Supplemental #2 to Work Authorization #1</b>		
<b>FC 13002 – RIGHT OF WAY MAPPING</b>		<b>% Complete</b>
<b>No Update:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 11006 – DESIGN SCHEMATIC</b>		
<b>No Update:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 11006 – DESIGN SCHEMATIC</b>		
<b>No Update:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 15001 – ROADWAY DESIGN SURVEY</b>		
<b>No Update:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 15001 – ROADWAY DESIGN SURVEY</b>		
<b>No Update:</b> This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 13020 – ROW MAP/SUB</b>		
<b>Updated:</b> This task is complete.	<b>RODS</b>	<b>100%</b>

**Supplemental #3 to Work Authorization #1**

<b>FC 60100 – TITLE SERVICES</b>		<b>% Complete</b>
<b>Supplemental #3 reduced the total parcels from 20 to 9.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60200 – APPRAISAL SERVICES</b>		
<b>Supplemental #3 reduced the total parcels from 20 to 9.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60300 – APPRAISAL REVIEW</b>		
<b>Supplemental #3 reduced the total parcels from 20 to 9.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60400 – PARCEL NEGOTIATION</b>		
<b>Supplemental #3 reduced the total parcels from 20 to 9.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60500 – CLOSING SERVICES</b>		
<b>Supplemental #3 reduced the total parcels from 20 to 9.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60600 – APPRAISAL UPDATE</b>		
<b>Supplemental #3 reduced the total parcels from 20 to 9.</b>	<b>L&amp;G</b>	<b>100%</b>

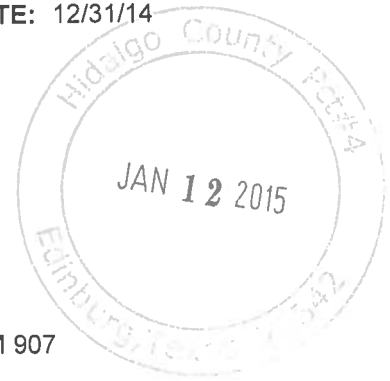
Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,

Robert Macheska, P.E.  
Project Manager

**L & G Consulting Engineers Inc**  
**2100 W. Expressway 83**  
**Mercedes, TX 78570**  
**(956) 565-9813 Fax (956) 565-9018**

**INVOICE #: 11325024**  
**INVOICE DATE: 12/31/14**



**BILL TO: 84**  
Hidalgo County Pct #4  
c/o Commission Joseph Palacios  
1051 N. Doolittle Rd.  
Edinburg, TX 78541

**JOB: 110601**  
FM 1925 Project WA#1  
Limits:Kenyon Rd to FM 907  
PO#663995

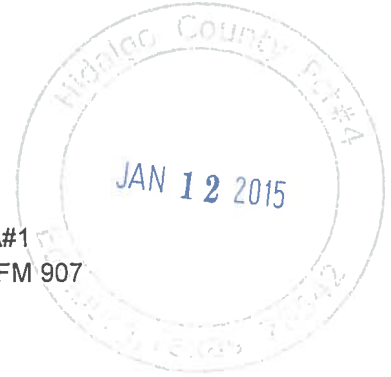
DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of December 2014.</b>						
11006-Design Schem	57,600.00	57,600.00		57,600.00	100.0	
11007-Prelim ROW Req	20,000.00	20,000.00		20,000.00	100.0	
12001-EA Reports	35,000.00	35,000.00		35,000.00	100.0	
12002-Pub Involvement	20,000.00	20,000.00		20,000.00	100.0	
13002-ROW Mapping	4,500.00	4,500.00		4,500.00	100.0	
13020-ROW Map/Sub	52,500.00	52,500.00		52,500.00	100.0	
16101-Hydro Map	30,000.00	30,000.00		30,000.00	100.0	
60700-Comp Utilities	22,500.00	22,500.00		22,500.00	100.0	
60000-Row Acq. Admin ✓	73,500.00	66,150.00		66,150.00 ✓	90.0 ✓	7,350.00 ✓
60100-Title Services	9,000.00	9,000.00		9,000.00	100.0	
60200-Appraisal Srv	10,500.00	10,500.00		10,500.00	100.0	
60220-Appraisal/Sub	30,000.00	30,000.00		30,000.00	100.0	
60300-Appraisal Rvw	6,375.00	6,375.00		6,375.00	100.0	
60330-Appr. Rev/Sub	5,625.00	5,625.00		5,625.00	100.0	
60400-Parcel Negtion ✓	48,000.00	32,900.00 ✓	2,100.00 ✓	35,000.00 ✓	72.9 ✓	13,000.00 ✓
60500-Clsng Srvs Fee ✓	3,000.00	1,400.00		1,400.00 ✓	46.7 ✓	1,600.00 ✓
60600-Apprsal Update ✓	1,500.00	700.00		700.00 ✓	46.7 ✓	800.00 ✓
<b>TOTALS:</b>	<b>429,600.00</b>	<b>404,750.00</b>	<b>2,100.00</b>	<b>406,850.00</b>	<b>94.7</b>	<b>22,750.00</b>

**Supplemental #1 to Work Authorization #1**

11006-Design Schem	5,040.00	5,040.00		5,040.00	100.0	
11007-Prelim ROW Req	12,000.00	12,000.00		12,000.00	100.0	
12001-EA Reports	50,000.00	50,000.00		50,000.00	100.0	
12007-Arch & Hist	11,184.42	11,184.42		11,184.42	100.0	
12070-Arc & Hist/Sub	8,815.58	8,815.58		8,815.58	100.0	
13002-ROW Map	25,000.00	25,000.00		25,000.00	100.0	
16101-Hydro Map	5,000.00	5,000.00		5,000.00	100.0	
60000-ROW Admin ✓	24,500.00	23,275.00		23,275.00 ✓	95.0 ✓	1,225.00 ✓
60100-Title Services ✓	3,000.00	2,400.00		2,400.00 ✓	80.0 ✓	600.00 ✓
60200-Appraisal Srv ✓	3,500.00	2,800.00		2,800.00 ✓	80.0 ✓	700.00 ✓
60220-Appraisal/Sub ✓	10,000.00	8,000.00		8,000.00 ✓	80.0 ✓	2,000.00 ✓
60300-Appraisal Rev ✓	1,750.00	1,400.00		1,400.00 ✓	80.0 ✓	350.00 ✓
60330-Appr. Rev/Sub ✓	2,250.00	1,800.00		1,800.00 ✓	80.0 ✓	450.00 ✓
60400-Parcel Negtion ✓	17,500.00	14,000.00		14,000.00 ✓	80.0 ✓	3,500.00 ✓
60500-Clsng Srvs Fee ✓	1,000.00	800.00		800.00 ✓	80.0 ✓	200.00 ✓
60600-Apprsal Update ✓	500.00	400.00		400.00 ✓	80.0 ✓	100.00 ✓
60700-Comp. Utilites ✓	40,000.00	40,000.00		40,000.00	100.0	

**L & G Consulting Engineers Inc**  
**2100 W. Expressway 83**  
**Mercedes, TX 78570**  
**(956) 565-9813 Fax (956) 565-9018**

**INVOICE #: 11325024**  
**INVOICE DATE: 12/31/14**  
**PAGE: 2**



**BILL TO: 84**

Hidalgo County Pct #4  
 c/o Commission Joseph Palacios  
 1051 N. Doolittle Rd.  
 Edinburg, TX 78541

**JOB: 110601**

FM 1925 Project WA#1  
 Limits: Kenyon Rd to FM 907  
 PO#663995

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental #2 to Work Authorization #1						
13002-ROW Mapping	3,058.32	3,058.32		3,058.32	100.0	
11006-Dsgn Schm	2,095.07	2,095.07		2,095.07	100.0	
11006-Design Schem	2,163.46	2,163.46		2,163.46	100.0	
15001-Rdwy Dsgn Srvy	2,971.66	2,971.66		2,971.66	100.0	
15001-Rdwy Dsgn Srvy	1,361.49	1,361.49		1,361.49	100.0	
13020-ROW Map/Sub	8,370.00	8,370.00		8,370.00	100.0	
Supplemental #3 to Work Authorization #1						
60100-Title Serv	-6,600.00	-6,600.00		-6,600.00	100.0	
60200-Appraisal Serv	-29,700.00	-29,700.00		-29,700.00	100.0	
60300-Appraisal Rev	-8,800.00	-8,800.00		-8,800.00	100.0	
60400-Parcel Negtion	-38,500.00	-38,500.00		-38,500.00	100.0	
60500-Clng Srvs Fee	-2,200.00	-2,200.00		-2,200.00	100.0	
60600-Apprsal Update	-1,100.00	-1,100.00		-1,100.00	100.0	
<b>TOTALS:</b>	<b>583,760.00</b>	<b>549,785.00</b>	<b>2,100.00</b>	<b>551,885.00</b>	<b>94.7</b>	<b>31,875.00</b>

ORIGINAL CONTRACT SUM \$ 429,600.00  
 CHANGE BY CHANGE ORDER \$ 154,160.00  
 CONTRACT SUM TO DATE \$ 583,760.00  
 TOTAL COMPLETED TO DATE \$ 551,885.00  
 LESS PREVIOUS INVOICES \$ 549,785.00

CURRENT PAYMENT DUE \$ 2,100.00 ✓

  
 PROJECT MANAGER'S SIGNATURE

4-1341-431-00-124-006 0-841  
 PCT# 1365  
 REQ# 203051  
 PO# 663995

Invoice Received By:  on 1/12/15  
 Goods/Services Received By: Mercedes Lopez on for the month of Dec 2014

# FC 60100-Title Services Worksheet - 1

## Work Authorization #1

		FC 60100-Title Services		\$ 9,000	100.0%
Parcel	Appraisal Service 90%	Total Billable	Notes	Per Parcel	\$ 600
	\$ 600				
1	600	600	*Supplement #3		
2	600	600	*Supplement #3		
3	600	600	*Supplement #3		
4	600	600	*Supplement #3		
5	600	600	*Supplement #3		
6	600	600	*Supplement #3		
7	600	600	*Supplement #3		
8	600	600			
9	600	600			
10	600	600			
11	600	600			
12	600	600			
13	600	600			
14	600	600			
15	600	600			
	9,000	9,000			
Sup #3	(4,200)				
	4,800	15			
				<b>Total Billable</b>	9,000
				<b>Previous Appl.</b>	(9,000)
				<b>Current Complete</b>	\$ -

## Supplemental #1 to Work Authorization #1

		FC 60100-Title Services		\$ 3,000	80.0%
Parcel	Appraisal Service 90%	Total Billable	Notes	Per Parcel	\$ 600
	\$ 600				
1	600	600	*Supplement #3		
2	600	600	*Supplement #3		
3	600	600	*Supplement #3		
4	600	600	*Supplement #3		
5	600	-			
	3,000	2,400			
Sup #3	(2,400)				
	600	5			
				<b>Total Billable</b>	2,400
				<b>Previous Appl.</b>	(2,400)
				<b>Current Complete</b>	\$ -

\* Supplemental #3 Reduces Parcel by 11

# FC 60200-Appraisal Services Worksheet - 2

## Work Authorization #1

<b>FC 60200-Appraisal Services</b>	<b>\$ 10,500</b>	<b>100.0%</b>
<b>FC 60220-Appraisal Srv/SUB</b>	<b>30,000</b>	<b>100.0%</b>

Parcel	Appraisal Service 90%	Total Billable	Notes		
	\$ 2,700			Per Parcel	\$ 2,700
1	2,700	2,700.00	*Supplement #3		
2	2,700	2,700.00	*Supplement #3		
3	2,700	2,700.00	*Supplement #3		
4	2,700	2,700.00	*Supplement #3		
5	2,700	2,700.00	*Supplement #3	<b>Total Billable</b>	40,500
6	2,700	2,700.00	*Supplement #3	<b>Previous Appl.</b>	(40,500)
7	2,700	2,700.00	*Supplement #3	<b>Current Complete</b>	\$ -
8	2,700	2,700.00			
9	2,700	2,700.00			
10	2,700	2,700.00			
11	2,700	2,700.00			
12	2,700	2,700.00			
13	2,700	2,700.00			
14	2,700	2,700.00			
15	2,700	2,700.00			
	40,500	40,500			
Sup #3	(18,900)				
	21,600				
		15			
SUB	16,000				
L&G	5,600				
	21,600				

## Supplemental #1 to Work Authorization #1

<b>FC 60200-Appraisal Services</b>	<b>\$ 3,500</b>	<b>80.0%</b>
<b>FC 60220-Appraisal Srv/SUB</b>	<b>10,000</b>	<b>80.0%</b>

Parcel	Appraisal Service 90%	Total Billable	Notes		
	\$ 2,700			Per Parcel	2,700
1	2,700	2,700	*Supplement #3		
2	2,700	2,700	*Supplement #3		
3	2,700	2,700	*Supplement #3		
4	2,700	2,700	*Supplement #3	<b>Total Billable</b>	10,800
5	2,700	-		<b>Previous Appl.</b>	(10,800)
				<b>Current Complete</b>	\$ -
	13,500	10,800			
Sup#3	(10,800)				
	2,700				
		5			
SUB	2,000				
L&G	700				
	2,700				

\* Supplemental #3 Reduces Parcel by 11

# FC 60300-Appraisal Review Worksheet - 3

## Work Authorization #1

<b>FC 60300-Appraisal Review</b>	<b>\$ 6,375</b>	<b>100.0%</b>
<b>FC 60300-Appr. Review/SUB</b>	<b>5,625</b>	<b>100.0%</b>

Parcel	Appraisal Service 90%	Total Billable	Notes	Per Parcel		
	\$ 800				\$ 12,000	100.0%
					\$ 800	
1	800	800	*Supplement #3			
2	800	800	*Supplement #3			
3	800	800	*Supplement #3			
4	800	800	*Supplement #3			
5	800	800	*Supplement #3			
6	800	800	*Supplement #3			
7	800	800	*Supplement #3			
8	800	800				
9	800	800				
10	800	800				
11	800	800				
12	800	800				
13	800	800				
14	800	800				
15	800	800				
	12,000	12,000				
Sup #3	(5,600)					
	6,400	15				
SUB	3,600					
L&G	2,800					
	6,400					

<b>Total Billable</b>	12,000
<b>Previous Appl.</b>	(12,000)
<b>Current Complete</b>	\$ -

## Supplemental #1 to Work Authorization #1

<b>FC 60330-Appraisal Review</b>	<b>\$ 1,750</b>	<b>80.0%</b>
<b>FC 60330-Appr. Review/SUB</b>	<b>\$ 2,250</b>	<b>80.0%</b>

Parcel	Appraisal Service 90%	Total Billable	Notes	Per Parcel		
	\$ 800				\$ 4,000	80.0%
					\$ 800	
1	800	800	*Supplement #3			
2	800	800	*Supplement #3			
3	800	800	*Supplement #3			
4	800	800	*Supplement #3			
5	800	-				
	4,000	3,200				
Sup#3	(3,200)					
	800	5				
Sub	450					
L&G	350					
	800					

<b>Total Billable</b>	3,200
<b>Previous Appl.</b>	(3,200)
<b>Current Complete</b>	\$ -

\* Supplemental #3 Reduces Parcel by 11

# FC 60400-Parcel Negotiations Worksheet - 4

## Work Authorization #1

**FC 60400-Parcel Negotiations \$ 48,000 72.9%**

Parcel	Initial Offer		Negotiation		Total Billable	Notes	Per Parcel	\$	
	60%		25%	15%					
	\$ 2,100	\$	875	\$ 525					3,500
1	2,100		875	525	3,500	*Supplement #3			
2	2,100		875	525	3,500	*Supplement #3			
3	2,100		875	525	3,500	*Supplement #3			
4	2,100		875	525	3,500	*Supplement #3			
5	2,100		875	525	3,500	*Supplement #3			
6	2,100		875	525	3,500	*Supplement #3			
7	2,100		875	525	3,500	*Supplement #3			
8	2,100		875	525	2,100				
9	2,100		875	525	2,100				
10	2,100		875	525	2,100				
11	2,100		875	525	2,100				
12	2,100		875	525	2,100				
13	2,100		875	525	-				
14	2,100		875	525	-				
15	2,100		875	525	-				
	31,500		13,125	7,875	35,000				
	Total		52,500		15				
	FC 13002		(4,500)	Already Charged					
			48,000						
	Supp #3		(24,500)						
			23,500						
							<b>Total Billable</b>		35,000
							<b>Previous Appl.</b>		(32,900)
							<b>Current Complete</b>	\$	2,100
							<b>FC 13002-Right of Way Mapping</b>	\$	4,500
									100%

## Supplemental #1 to Work Authorization #1

**FC 60400-Parcel Negotiations \$ 17,500 80.0%**

Parcel	Initial Offer		Negotiation		Total Billable	Notes	Per Parcel	\$	
	60%		25%	15%					
	\$ 2,100	\$	875	\$ 525	3,500				3,500
1	2,100		875	525	3,500	*Supplement #3			
2	2,100		875	525	3,500	*Supplement #3			
3	2,100		875	525	3,500	*Supplement #3			
4	2,100		875	525	3,500	*Supplement #3			
5	2,100		875	525	-				
	10,500		4,375	2,625	14,000				
	Total		17,500		5				
	Supp#3		(14,000)						
			3,500						
							<b>Total Billable</b>		14,000
							<b>Previous Appl.</b>		(14,000)
							<b>Current Complete</b>	\$	-

\* Supplemental #3 Reduces Parcel by 11

# FC 60500-Closing Service Fee Worksheet - 5

## Work Authorization #1

**FC 60500-Closing Service Fee \$ 3,000 46.7%**

Parcel	Record Deed 90%	Title Policy 10%	Total Billable	Notes	Per Parcel	\$
	\$ 180	\$ 20				200
1	180	20	200	*Supplement #3		
2	180	20	200	*Supplement #3		
3	180	20	200	*Supplement #3		
4	180	20	200	*Supplement #3		
5	180	20	200	*Supplement #3		
6	180	20	200	*Supplement #3		
7	180	20	200	*Supplement #3		
8	180	20				
9	180	20				
10	180	20				
11	180	20				
12	180	20				
13	180	20				
14	180	20				
15	180	20				
	2,700	300	1,400			
	Total	3,000	15			
	Sup#3	(1,400)				
		1,600				

Total Billable 1,400  
 Previous Appl. (1,400)  
 Current Complete \$ -

## Supplemental #1 to Work Authorization #1

**FC 60500-Closing Service Fee \$ 1,000 80.0%**

Parcel	Record Deed 90%	Title Policy 10%	Total Billable	Notes	Per Parcel	\$
	\$ 180	\$ 20				200
1	180	20	200	*Supplement #3		
2	180	20	200	*Supplement #3		
3	180	20	200	*Supplement #3		
4	180	20	200	*Supplement #3		
5	180	20	-			
	900	100	800			
	Total	1,000	5			
	Sup#3	(800)				
		200				

Total Billable 800  
 Previous Appl. (800)  
 Current Complete \$ -

\* Supplemental #3 Reduces Parcel by 11

# FC 60600-Appraisal Update Worksheet - 6

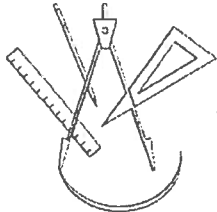
## Work Authorization #1

		<b>FC 60600-Appraisal Update \$ 1,500 46.7%</b>	
Parcel	Appraisal Service 90%	Total Billable	Notes
	\$ 100		Per Parcel \$ 100
1	100	100	*Supplement #3
2	100	100	*Supplement #3
3	100	100	*Supplement #3
4	100	100	*Supplement #3
5	100	100	*Supplement #3
6	100	100	*Supplement #3
7	100	100	*Supplement #3
8	100		
9	100		
10	100		
11	100		
12	100		
13	100		
14	100		
15	100		
	1,500	700	
Sup#3	(700)		
	800	15	
		<b>Total Billable</b> 700 <b>Previous Appl.</b> (700) <b>Current Complete</b> \$ -	

## Supplemental #1 to Work Authorization #1

		<b>FC 60600-Appraisal Update \$ 500 80.0%</b>	
Parcel	Appraisal Service 90%	Total Billable	Notes
	\$ 100		Per Parcel \$ 100
1	100	100	*Supplement #3
2	100	100	*Supplement #3
3	100	100	*Supplement #3
4	100	100	*Supplement #3
5	100	-	
	500	400	
Sup#3	(400)		
	100	5	
		<b>Total Billable</b> 400 <b>Previous Appl.</b> (400) <b>Current Complete</b> \$ -	

\* Supplemental #3 Reduces Parcel by 11



# L&G Engineering

Date: November 26, 2014 Transportation Consultants

County: Hidalgo  
Federal Project No.: N/A  
Highway: FM 1925

ROW CSJ:1803-02-033  
Parcel: 7  
From: Kenyon Rd.  
To: FM 907

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 70141260 0602 0046 1141

EIA Properties, Ltd.  
PO Box 118  
Edinburg, TX 78540

Dear Sirs,

In acquiring property for the highway system of Texas, the County of Hidalgo 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 consultant, Fernando "Fred" Herrera, Jr., a portion of your property located on FM 1925, as described in the enclosed property description, 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 is authorized to offer you **\$41,186.00** for your property, which includes **\$16,135.00** for the property to be purchased and **\$25,051.00** 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 County. In accordance with State law, it is the policy of the Department/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/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 permit owners who convey voluntarily to the Department/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 Department/County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
A. Valves – Irrigation	\$1.00
B. Line – Irrigation	\$1.00
C. Gate Structures-Metal	\$1.00
D. Gate-Metal	\$1.00
E. Trees - Citrus	\$1.00

If you wish to accept the offer based upon this appraisal, please contact Fernando "Fred" Herrera, Jr. as soon as possible, at (956) 585-1909, 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 County 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 use by the County. 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 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 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 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 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 County, including the appraisal on which this offer is based.

Sincerely,

  
\_\_\_\_\_  
Right of Way Manager or other signatory  
Luana Gonzalez

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

