



AGENDA
DRAINAGE DISTRICT
BOARD OF DIRECTORS
December 1, 2015
9:00 A.M.

NOTICE is hereby given in accordance with Chapter 551, Texas Government Code, that a SPECIAL MEETING of the Drainage District #1 Board of Directors will be held in the Commissioners' Courtroom of the Administration Building, 100 E. Cano, 1st floor, Edinburg, Hidalgo County, Texas. Discussion and possible action relating to the following business will be transacted:

1. **Roll Call**
2. **Prayer**
3. **Open Forum**
4. **Approval of Consent Agenda**
5. Discussion on Hidalgo County Drainage District No. 1 Drainage projects, maintenance and operations
6. **AI -52370** 2013 Bond Series
 - A. Approval of closing documents for parcels 49 & 55 in relation to J-09 drainage improvement project.
 - B. Request for issuance of manual check of offer to complete transaction.
7. **AI -52379** Request approval to issue payment on the following items:

2013 Bonds - Fund: 133
Weir System Rehabilitation

Application for Payment No. 2 in the amount of \$132,317.82 from Foremost Paving, Inc. related to Construction Contract No. HCDD1-14-032-12-17 Main Floodwater Channel Weir No. 5-Slope Repair. PO#626788.

8. **AI -52382** Request approval to issue payment on the following items:

2013 Bonds Fund: 133
Pct.4 - Rural Drainage Development

Payment Application No. 2 in the amount of \$233,863.20 from PEGA JPS Utilities, LLC related to Construction Contract No. HCDD1-15-010-07-22B-Pct.4 Tower Road & Mile 17 1/2 Road Area Drainage Improvements. PO#627525.

9. **AI -52439** Approval to accept appraised market value for the sale of surplus Right-Of-Way property described as 0.1263 tract of land out of lot 3, block 2, Steele and Pershing Subdivision, Hidalgo County Texas, to include the cost of appraisal services and closing costs to Robert L. Lozano & Laurie G. Lozano.

10. **AI -52446** Discussion, consideration and approval of TCDRS plan provisions for Plan Year 2016.

11. **Closed Session:**
Board of Directors may go into Closed Session pursuant to Chapter 551, Texas Government Code, Sections 551.071 & 551.072 to discuss the following:

A. **Real Estate Acquisition**

B. **Pending and/or Potential Litigation**

12. **Open Session:**

A. **Real Estate Acquisition**

B. **Pending and/or Potential Litigation**

13. **Closed Session:**
Board of Directors may reconvene into Closed Session for the discussion regarding the agenda items listed

14. **Open Session:**
Board of Directors may reconvene into Open Session for the discussion regarding the agenda items listed

15.

Adjourn

AI -52370

6.

DRAINAGE DISTRICT

Meeting Date: 12/01/2015

Submitted By: Sylvia Sanchez, DRAINAGE
DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

2013 Bond Series

A. Approval of closing documents for parcels 49 & 55 in relation to J-09 drainage improvement project.

B. Request for issuance of manual check of offer to complete transaction.

BACKGROUND

Fiscal Impact

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Budget & Management	Veronica Ortiz	11/23/2015 11:09 AM
Final Approval	Monica Badillo	11/25/2015 01:28 PM
Form Started By: Sylvia Sanchez		Started On: 11/23/2015 10:18 AM
Final Approval Date: 11/25/2015		

AI -52379

7.

DRAINAGE DISTRICT

Meeting Date: 12/01/2015

Submitted By: Claudette Guerrero,
DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

Request approval to issue payment on the following items:

2013 Bonds - Fund: 133
Weir System Rehabilitation

Application for Payment No. 2 in the amount of \$132,317.82 from Foremost Paving, Inc. related to Construction Contract No. HCDD1-14-032-12-17 Main Floodwater Channel Weir No. 5-Slope Repair. PO#626788.

BACKGROUND

Fiscal Impact

Attachments

Foremost-PMT#2-MFC WR5

Form Review

Inbox	Reviewed By	Date
Budget & Management	Veronica Ortiz	11/23/2015 01:11 PM
Final Approval	Monica Badillo	11/25/2015 01:28 PM
Form Started By: Claudette Guerrero		Started On: 11/23/2015 11:47 AM
Final Approval Date: 11/25/2015		



Hidalgo County Drainage District No. 1

902 North Doolittle Road

Edinburg, Texas 78542

Office: (956) 292-7080

Invoice Processing Checklist/Routing Slip

Invoice/ Backup

Date Received:

10/13/2015

Engineer/Firm Name:

Entech Civil Eng./ Foremost Paving

Project Name/Number:

Main Floodwater Ch. Weir No. 5 Slope Repair

Invoice No.:

Pay Application No. 2

Purchase Order No.:

Received By:

Rosa Arce

Forwarded to:

Nora D. Cavazos
Claudette Guerrero

Date:

Date:

Total # of Pages Submitted:

33

Attachments:

backups

Forwarded to:

Jose N. Saldivar

Date:

Forwarded to:

Lora Briones

Date:

Additional Comments:

\$ 24,349.98

CONTRACTOR'S AFFIDAVIT OF
PAYMENTS OF DEBTS AND CLAIMS

PROJECT: HCDD No. 1 - Main Floodwater Channel "Weir No. 5" - Slope Repair
OWNER: Hidalgo County Drainage District No. 1
CONTRACTOR: Foremost Paving, Inc.
ENGINEER: Entech Civil Engineers, Inc.

PROJECT NO. HCDD1-14-032-02-17

The Contractor in accordance with the Contract Documents, hereby certifies that, except as listed below, all obligations for all materials and equipment furnished, for all work labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or his property might in any way be held responsible have been paid in full or have otherwise been satisfied in full.

EXCEPTIONS: (If none, write "NONE". The Contractor shall furnish a bond acceptable to the Owner for each exception.)

None

CONTRACTOR

By

Title

Subscribed and sworn to before me this

Notary Public:

My Commission Expires:

President

Martha Garza

12-9-18

4th day of *September 2015*

Form K

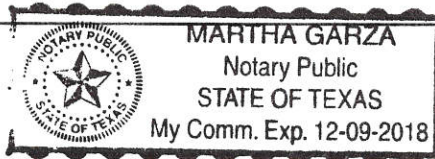


Exhibit E-K



FOREMOST PAVING, INC.

P.O. BOX 29 WESLACO, TEXAS 78599-0029

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1

OCT 09 2015

1200 AM/PM

BY: Rosa Arce

September 4, 2015

Mr. Mike Spiegel, P.E.
Entech Civil Engineers
16360 Park Ten Plaza, Suite 230
Houston, Texas 77084

Re: HCDD #1 Main Floodwater Channel "Weir No. 5" Slope Repair Monthly Estimate

Dear Mr. Spiegel,

Enclosed is the August 2015 Estimate for the above-mentioned project.

Please process for payment at your earliest convenience.

If I can be of additional service, please feel free to contact me.

Sincerely,



Juan Galvan



FOREMOST PAVING, INC.

P.O. BOX 29 WESLACO, TEXAS 78599-0029

APPLICATION FOR PAYMENT NO. 2

To: Hidalgo County Drainage District No. One (OWNER)
 From: Foremost Paving, Inc. (CONTRACTOR)
 Contract: HCDD1-14-032-02-17
 Project: HCDD #1 Main Floodwater Channel "Weir No. 5" - Slope Repair
 Owner's Contract No. HCDD1-14-032-02-17 Engineer's Project No. _____
 For Work accomplished through the date of: 8/31/15

1. Original Contract Price:	<u>\$285,730.00</u>
2. Net change by Change Order and Written Agreements(+or-):	<u>0.00</u>
3. Current Contract Price (1 plus 2):	<u>\$285,730.00</u>
4. Total completed and stored to date:	<u>\$243,499.80</u>
5. Retainage (per Agreement):	
<u>10%</u> of completed Work:	<u>\$24,349.98</u>
_____ of stored material	
Total Retainage:	<u>\$24,349.98</u>
6. Total completed and stored to date less retainage (4 minus 5):	<u>\$219,149.82</u>
7. Less previous Application for Payments:	<u>\$86,832.00</u>
8. AMOUNT DUE THIS APPLICATION (6 MINUS 7):	<u>\$132,317.82</u>

Accompanying Documentation:

CONTRACTOR'S Certification:
 The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR'S legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through 2 inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payments is in accordance with the Contract Documents and not defective.

Date 9/4/15

Foremost Paving, Inc.
CONTRACTOR

State of Texas
 County of Hidalgo
 Subscribed and sworn to before me this 4th
 day of September 2015

By:

Notary Public
 My Commission expires: March 14, 2019



Payment of the above AMOUNT DUE THIS APPLICATION is recommended.
 Date _____

By: _____
 ENGINEER

PHYSICAL ADDRESS:
 22630 N.FM 88
 ELSA, TEXAS 78543

PHONE: 956-316-8900
 FAX: 956-316-8901

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Hidalgo County Drainage District No. 1
 902 North Doolittle
 Edinburg, Tx 78539

PROJECT: HCDD1-14-032-02-17
 Main Floodwater Channel "Weir No. 5"
 Slope Repair

APPLICATION #: 2
APPLICATION DATE: 9/4/2015
PERIOD TO: 8/31/2015
PROJECT NO.: HCDD1-14-032-02-17
P.O. NO.:
CONTRACT DATE: 2/17/2015
CONTRACT DAYS: 90
CONTRACT FIRST WORK DAY:

DISTRIBUTION TO:

<input checked="" type="checkbox"/>	Owner
<input type="checkbox"/>	Const. Man.
<input type="checkbox"/>	Architect
<input type="checkbox"/>	Contractor
<input type="checkbox"/>	Engineer

FROM CONTRACTOR: Foremost Paving, Inc.
 P.O. Box 29
 Welaco, Tx 78599

ENGINEER: Entech Civil Engineers
 16360 Park Ten Plaza, Suite 230
 Houston, TX 77084


CONTRACT FOR: HCDD#1 Main Floodwater Channel "Weir No. 5" - Slope Repair\

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract. Continuation Sheet is Attached

1. Original Contract Sum -----	\$	285,730.00
2. Net Change by Change Orders -----	\$	-
3. Contract Sum to Date (Line 1+/- 2) -----	\$	285,730.00
4. Total Completed & Stored To Date -----	\$	243,499.80
A. Materials on Hand -----	\$	-
5. Retainage -----	\$	24,349.98
a. 10.0% of Completed Work -----	\$	-
b. 10% of Stored Material -----	\$	-
Total in Column O of Continuation Sheet -	\$	219,149.82
6. Total Earned Less Retainage -----	\$	86,832.00
7. Less Previous Certificates for Payment -----	\$	132,317.82
8. Current Balance Payment Due -----	\$	42,230.20
9. Balance to Finish, Including Retainage -----	\$	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due

CONTRACTOR: Foremost Paving, llc.
 By:  Date: 9/4/15
 State of Texas
 County of Hidalgo
 Subscribed and Sworn to me before this Notary Public and sworn to before me on Sept 4, 2015
 My Commission Expires: March 19, 2018



CERTIFICATE FOR PAYMENT
 In accordance with Contract Documents, based on on-site observations and the data comprising application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED ---\$
 (Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the continuation sheet that are changed to conform to the amount certified)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by owner	\$0.00	\$0.00
total approved this month	\$0.00	\$0.00
Totals	\$0.00	\$0.00
NET CHANGES by Change orders		

Engineer: Entech Civil Engineers
 By:  Date: 10-5-15

This Certificated is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor name herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the owner of contractor under this Contract

Weighmaster BS

WEIGHT

LOADING TIME _____

GROSS 81920

SOURCE P1-2

TARE 34300

TRUCK NUMBER 59

NET 47620

TYPE MATERIAL Gravel

DATE 7-31-15

NUMBER OF AXLES 5

SOLD TO F.M.

RECEIVED
AUG 03 2015
BY: _____

ADDRESS 2400

PROJECT 501220

HAULER 501220

HAULER ADDRESS 501220

23.81
Tons @ _____

FRONTERRA, Inc.
Materials
P.O. Box 1449 • 22630 N. FM 88
Elsa, TX 78543
956-316-8952 • Fax 956-316-8905



Total = _____

Kapa
RECEIVED BY

179810 ✓

Weighmaster SS WEIGHT
 LOADING TIME 3 GROSS 79920
 SOURCE 112 TARE 33240
 TRUCK NUMBER 61 NET 51720
 TYPE MATERIAL P.P.P.P
 DATE 7-21-15 NUMBER OF AXLES

SOLD TO FMI
 ADDRESS 14 Ford
 PROJECT JOB #15624-41-61
 HAULER
 HAULER ADDRESS SS+ 501220
46.68

Tons @ 23.34
 Tax = _____
 Total = _____

FRONTIER, Inc.
Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905

[Signature]
 RECEIVED BY

179811

Weighmaster M.W.

WEIGHT

LOADING TIME

GROSS

78100

SOURCE PC#2

TARE

32880

TRUCK NUMBER 61

NET

45220

TYPE MATERIAL 12" Rip Rap

DATE 8-3-15

NUMBER OF AXLES

SOLD TO F.P.I.

ADDRESS ~~La Fata~~ LYFORD

PROJECT

HAULER S.S.T. 15024

HAULER ADDRESS

RECEIVED
AUG 05 2015
BY: _____

22.61

Tons @

501220

FRONTIER Inc.
Materials
P.O. Box 1449 • 22630 N. FM 88
Elise, TX 78543
956-316-8952 • Fax 956-316-8905



Tax = _____
Total = _____

[Signature]
RECEIVED BY

179827

Weighmaster MTW

WEIGHT

LOADING TIME

GROSS

75260

SOURCE 16#2

TARE

33960

TRUCK NUMBER 59

NET

44300

TYPE MATERIAL 12" dip rock

DATE 5-3-15

NUMBER OF AXLES

SOLD TO F.P.I.

ADDRESS La Feria

PROJECT

HAULER S.S.T. 15024

HAULER ADDRESS

22.15

Tons @

501220

FRONTIERA Inc.
Materials

P.O. Box 1449 • 22630 N. FM 88
Elsa, TX 78543
956-316-8952 • Fax 956-316-8905

Tax =

Total =

Rafa
RECEIVED BY

179828

WP3735

Weighmaster

J.F.

WEIGHT

LOADING TIME

GROSS

81680

SOURCE

R#2

TARE

33960

TRUCK NUMBER

59

NET

47720

TYPE MATERIAL

12" Riprap

DATE

5-3-15

NUMBER OF AXLES

SOLD TO

F.P.T.

ADDRESS

Ly Ford

PROJECT

HAULER

CoSet

HAULER ADDRESS

15024

Job # 15624-4161

23.86

Tons @

FRONTIERA Inc.
Materials

P.O. Box 1449 • 22630 N. FM 88
Elea, TX 78543
956-316-8952 • Fax 956-316-8905

501220

Tax =

9244

Total =

Kapa

RECEIVED BY

179834

Weighmaster J.R.

WEIGHT

LOADING TIME

GROSS

80520

SOURCE

R#2

TARE

32880

TRUCK NUMBER

61

NET

47640

TYPE MATERIAL

12" tip top

DATE

3-3-15

NUMBER OF AXLES

SOLD TO

F.P.T

ADDRESS

~~Ly Ford~~ Ly Ford

PROJECT

HAULER

S.S.T

19024

HAULER ADDRESS

23.82

Tons @

FRONTERA Inc.
Materials

P.O. Box 1449 • 22630 N. FM 88
Elsa, TX 78543
956-316-8952 • Fax 956-316-8905

501220

Tax =

Total =

Rola Jr.

179835

RECEIVED BY

WP3735

Weighmaster MK
 LOADING TIME _____
 SOURCE Wt #2
 TRUCK NUMBER 59
 TYPE MATERIAL 12" + 18" Rip Paper
 DATE 8-5-15

WEIGHT
 GROSS 77640
 TARE 33940
 NET 43700
 NUMBER OF AXLES _____

SOLD TO F.P. J
 ADDRESS E/39
 PROJECT 15-624
 HAULER S.S.T.
 HAULER ADDRESS _____

RECEIVED
 AUG 10 2015
 BY: _____

2185 Tons @ _____

FRONTIER, Inc.
 Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905

301220
 Tax = _____
 Total = _____
 179858 ✓

Rafa
 RECEIVED BY

Weighmaster 1111

WEIGHT

LOADING TIME _____

GROSS 81300

SOURCE AC #2

TARE 32900

TRUCK NUMBER 61

NET 48400

TYPE MATERIAL 12" #15" dip rock

DATE 8-5-15

NUMBER OF AXLES _____

SOLD TO F.P.I.

ADDRESS 6639

PROJECT 15-024

HAULER S.S.T.

HAULER ADDRESS _____

24.20

Tons @ _____ = _____

FRONTERR, Inc.
Materials
P.O. Box 1449 • 22630 N. FM 88
Elsa, TX 78543
956-316-8952 • Fax 956-316-8905

50120
Tax = _____

Total = _____

[Signature]

179859

RECEIVED BY

Weighmaster W.W.
 LOADING TIME _____
 SOURCE R#2
 TRUCK NUMBER 61
 TYPE MATERIAL 12" x 18" Rip Rap
 DATE 8-6-15

WEIGHT	
GROSS	<u>77980</u>
TARE	<u>32800</u>
NET	<u>45180</u>
NUMBER OF AXLES	_____

SOLD TO F.K.I.
 ADDRESS Elsa
 PROJECT 15-629
 HAULER S.S.T.
 HAULER ADDRESS _____

22.59
 Tons @ _____

FRONTIERA, Inc.
 Materials
 P.O. Box 1449 • 22630 N. FM 68
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905

Tax 501220
 Total = _____

RECEIVED BY _____

179863

Weighmaster	<u>M.W.</u>	WEIGHT
LOADING TIME		GROSS <u>75860</u>
SOURCE	<u>PL#2</u>	TARE <u>32860</u>
TRUCK NUMBER	<u>59</u>	NET <u>45000</u>
TYPE MATERIAL	<u>12' x 15" N.J. Kap</u>	
DATE	<u>5-6-15</u>	NUMBER OF AXLES

SOLD TO F.P.I.

ADDRESS Elsa

PROJECT 15-624

HAULER S.S.T.

HAULER ADDRESS _____

22.50 Tons @ _____ = _____

FRONTERRA, Inc.
 Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905

501220 Tax
 Total = _____

K. ufa
 RECEIVED BY

179864

Weighmaster	<u>WML</u>	WEIGHT
LOADING TIME		GROSS <u>82600</u>
SOURCE	<u>PL#2</u>	TARE <u>32900</u>
TRUCK NUMBER	<u>61</u>	NET <u>49700</u>
TYPE MATERIAL	<u>8'12" x 118" K. V. Ray</u>	
DATE	<u>8-8-15</u>	NUMBER OF AXLES

SOLD TO F. V. I.
 ADDRESS Elsa
 PROJECT 15-624
 HAULER S.S.T.
 HAULER ADDRESS _____

2455 Tons @ _____ = _____

FRONTIER, Inc.
Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905

Tax = _____
50220
 Total = _____

Katrina
 RECEIVED BY

179869

Weighmaster MN
 LOADING TIME _____
 SOURCE PLH
 TRUCK NUMBER 59
 TYPE MATERIAL 12" x 15" Rip Rap
 DATE 8-6-15

WEIGHT
 GROSS 80500
 TARE 33700
 NET 46800
 NUMBER OF AXLES _____

SOLD TO F.P.T.
 ADDRESS Elsa
 PROJECT 15-624
 HAULER S.S.T.
 HAULER ADDRESS _____

23.40 Tons @ _____ = _____

FRONTIERA Inc.
 Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elva, TX 78543
 956-316-8952 • Fax 956-316-8905

Tax = _____
 Total = _____

Rafa
 RECEIVED BY


179870

Weighmaster MLK
 LOADING TIME _____
 SOURCE PL #2
 TRUCK NUMBER 101
 TYPE MATERIAL 12" + 18" Mill King
 DATE 8-7-15 NUMBER OF AXLES _____
 GROSS 81540
 TARE 32220
 NET 49320

SOLD TO F.P.I.
 ADDRESS 8150
 PROJECT 15-1024 Linstead
 HAULER S.T.

HAULER ADDRESS _____
 RECEIVED
 AUG 10 2015
 BY: _____
24.16 Tons @ _____ = _____

FRONTIER *Inc.*
Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905


 Tax = _____
 Total = 501220

Katam
 RECEIVED BY
 179876 ✓
 WP3735

Weighmaster MMW
 LOADING TIME _____
 SOURCE PL-#2
 TRUCK NUMBER 59
 TYPE MATERIAL 12" x 18" Chip Seal
 DATE 8-7-15
 WEIGHT
 GROSS 54000
 TARE 34280
 NET 19720
 NUMBER OF AXLES _____

SOLD TO F.P.I.
 ADDRESS Elsa
 PROJECT 15-624 Lyford
 HAULER S.S.T.
 HAULER ADDRESS _____

24.96
 _____ Tons @ _____ = _____

FRONTERRA Inc.
 Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905

Tax = _____
 Total = _____

Rafa
 RECEIVED BY
 WP3735

179877 ✓

Weighmaster MM
LOADING TIME _____
SOURCE M#2
TRUCK NUMBER 61
TYPE MATERIAL 12" x 15" Rip Rap
DATE 8-7-15

WEIGHT
GROSS 79900
TARE 53270
NET 46680
NUMBER OF AXLES _____

SOLD TO F.P.I
ADDRESS Elsa
PROJECT 15-624
HAULER S.S.T.
HAULER ADDRESS _____

23.34
Tons @ _____ = _____

FRONTIERA Inc.
Materials
P.O. Box 1449 • 22830 N. FM 88
Elsa, TX 78543
956-316-8952 • Fax 956-316-8905

Tax = _____
1501220
Total = _____

Keta T
RECEIVED BY

179882 ✓

Weighmaster J.M.V. WEIGHT
 LOADING TIME _____ GROSS 52620
 SOURCE PL 7/2 TARE 33940
 TRUCK NUMBER _____ NET 48680
 TYPE MATERIAL 12 9' 18" Rip Rap
 DATE 9-7-15 NUMBER OF AXLES _____

SOLD TO F P I
 ADDRESS Elsa
 PROJECT 15-624
 HAULER S S T
 HAULER ADDRESS _____

2434
 _____ Tons @ _____ = _____

FRONTIER Inc.
 Materials
 P.O. Box 1449 • 22630 N. FM 88
 Elsa, TX 78543
 956-316-8952 • Fax 956-316-8905

Tax = _____
30120
 Total = _____

Kapa
 RECEIVED BY

179883

WP3735

325.68

15-624

Date 8/11/15

I, LUCY R. CABALLERO PAYROLL ADMINISTRATOR do hereby state:
(Name of signatory party) (Title)

(1) That I pay or supervise the payment of the persons employed by FOREMOST PAVING on the HCCD#1-REPAIRS WEIR#5-LYFORD; that during the payroll period commencing on the 26 day of July 2015 on the (Building or work) and ending the 1 day of August 2015 all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said FOREMOST PAVING from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 5 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948; 63 Stat. 108; 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 27 6c), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete: that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract: that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

[X] In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

[X] Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS

NAME AND TITLE
LUCY R. CABALLERO

SIGNATURE
, PAYROLL ADMINISTRATOR

Lucy R. Caballero

FOREMOST PAVING
POST OFFICE BOX 29
WESLACO

CONTRACTOR _____ CONTRACT NO _____
OR SUBCONTRACTOR _____
, TX 78599
PAYROLL NO _____ FOR WEEK ENDING 8/01/15

PROJECT: 15624 HCCD#1-REPAIRS WEIR#5-LYFORD
AND LOCATION: STRUCTURE
WAGE DECISION: 000000000000

EMPLOYEE NAME, ADDRESS, SOCIAL SECURITY NUMBER AND WORK CLASSIFICATION	SUN 07/26	MON 07/27	TUE 07/28	WED 07/29	THU 07/30	FRI 07/31	SAT 08/01	TOTAL HOURS	GROSS - D E D U C T I O N S--				CHECK NO NET WAGES
									EARNED	FED WH FICA	SDI LTX.	TOTAL DED- OTHER UCTIONS	

ISMAEL . BARROSO	SSN: 9627 # DEPS: 2	Work Class: 1343 - 1343												
	OT	.00	.00	.00	.00	.00	12.50	.00	12.50					
	ST	.00	.00	.00	11.50	.00	.00	.00	11.50	529.68	105.38	.00	139786	
	RATE	.000	.000	.000	17.510	.000	17.510	.000	24.00	1212.57	90.92	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	271.20	467.50 745.07	

SEX: M

JESUS R. CRUZ	SSN: 3792 # DEPS: 0	Work Class: 1606 - 1606											
	OT	.00	.00	.00	.00	1.00	.00	.00	1.00				
	ST	.00	.00	1.50	.00	1.50	.00	.00	3.00	65.40	84.88	.00	139757
	RATE	.000	.000	14.530	.000	14.530	.000	.000	4.00	867.97	64.99	.00	
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	27.50	177.37 690.60

SEX: M

JESUS A. ESPITIA CRUZ	SSN: 5014 # DEPS: 0	Work Class: 1347 - 1347											
	OT	.00	.00	.00	.00	9.50	.00	.00	9.50				
	ST	.00	8.00	13.00	13.00	1.00	.00	.00	35.00	677.22	66.57	.00	139914
	RATE	.000	13.750	13.750	13.750	13.750	.000	.000	44.50	745.94	55.65	.00	
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	18.46	140.68 605.26

SEX: M

JOSE . GARCIA LARA	SSN: 0055 # DEPS: 0	Work Class: 1175 - 1175											
	OT	.00	.00	.00	.00	1.50	11.00	.00	12.50				
	ST	.00	6.50	10.50	10.50	8.50	.00	.00	36.00	631.29	59.06	.00	139981
	RATE	.000	11.530	11.530	11.530	11.530	11.530	.000	48.50	677.39	51.82	.00	
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	.00	110.88 566.51

SEX: M

ERNESTO A. SALDANA	SSN: 9765 # DEPS: 2	Work Class: 1343 - 1343											
	OT	.00	.00	.00	.00	.00	5.00	.00	5.00				
	ST	.00	6.00	10.00	5.00	10.00	.00	.00	31.00	962.50	128.14	.00	139916
	RATE	.000	25.000	25.000	25.000	25.000	25.000	.000	36.00	1375.00	98.82	.00	
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	96.64	323.60 1051.40

SEX: M

JUAN AURELIO SALINAS	SSN: 3755 # DEPS: 2	Work Class: 1124 - 1124											
	OT	.00	.00	.00	.00	3.00	13.50	.00	16.50				
	ST	.00	6.50	10.50	10.50	8.50	.00	.00	36.00	789.75	57.87	.00	139917
	RATE	.000	13.000	13.000	13.000	13.000	13.000	.000	52.50	841.75	62.98	.00	
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	18.46	139.31 702.44

SEX: M

5624

Date 8/17/15

I, LUCY R. CABALLERO PAYROLL ADMINISTRATOR do hereby state:
(Name of signatory party) (Title)

(1) That I pay or supervise the payment of the persons employed by FOREMOST PAVING on
the HCCD#1-REPAIRS WEIR#5-LYFORD; that during the payroll period commencing on the 2 day of August 2015
(Building or work)
and ending the 8 day of August 2015 all persons employed on said project have been paid the full
weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said
FOREMOST PAVING
(Contractor or subcontractor)
from the full weekly wages earned by any person and that no deductions have
been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined
in Regulations, Part 5 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948;
63 Stat. 108; 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 27 6c), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete:
that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage
determination incorporated into the contract: that the classifications set forth therein for each laborer or mechanic conform with
the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered
with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor
or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States
Department of Labor

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced
payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs
for the benefit of such employees, except as noted in Section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the payroll, an
amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe
benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS

NAME AND TITLE
LUCY R. CABALLERO

SIGNATURE
, PAYROLL ADMINISTRATOR

Lucy R. Caballero

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL
PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 251 OF TITLE 31 OF THE UNITED STATES CODE.

FOREMOST PAVING
POST OFFICE BOX 29
WESLACO

CONTRACTOR _____ CONTRACT NO _____
OR SUBCONTRACTOR _____
, TX 78599

PROJECT: 15624 HCCD#1-REPAIRS WEIR#5-LYFORD
AND LOCATION: STRUCTURE
WAGE DECISION: 000000000000

PAYROLL NO _____ FOR WEEK ENDING 8/08/15

EMPLOYEE NAME, ADDRESS, SOCIAL SECURITY NUMBER AND WORK CLASSIFICATION	PAYROLL NO _____ FOR WEEK ENDING 8/08/15							GROSS -D E D U C T I O N S--				
	SUN 08/02	MON 08/03	TUE 08/04	WED 08/05	THU 08/06	FRI 08/07	SAT 08/08	TOTAL HOURS	EARNED THIS JOB/	FED WH FICA STATE	SDI LTX. OTHER	TOTAL DED- UCTIONS

ISMAEL . BARROSO	SSN: 9627 # DEPS: 2	Work Class: 1343 - 1343											
	OT .00	.00	.00	.00	8.50	12.00	.00	20.50					
	ST .00	.00	.00	13.00	3.50	.00	.00	16.50	827.35	109.16	.00	140066	
	RATE .000	.000	.000	17.510	17.510	17.510	.000	37.00	1238.83	92.93	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	272.25	474.34 764.49	

SEX: M

JESUS R. CRUZ	SSN: 3792 # DEPS: 0	Work Class: 1606 - 1606											
	OT .00	.00	.00	.00	1.00	1.00	.00	2.00					
	ST .00	1.50	2.00	1.00	.00	.00	.00	4.50	108.99	99.50	.00	140038	
	RATE .000	14.530	14.530	14.530	14.530	14.530	.000	6.50	965.46	72.44	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	27.50	199.44 766.02	

SEX: M

JOSE . GARCIA LARA	SSN: 0055 # DEPS: 0	Work Class: 1175 - 1175											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	5.50	.00	.00	.00	.00	.00	5.50	63.42	43.50	.00	140261	
	RATE .000	11.530	.000	.000	.000	.000	.000	5.50	573.62	43.88	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	.00	87.38 486.24	

SEX: M

ERNESTO A. SALDANA	SSN: 9765 # DEPS: 2	Work Class: 1343 - 1343											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	5.00	.00	.00	.00	.00	.00	5.00	125.00	119.70	.00	140194	
	RATE .000	25.000	.000	.000	.000	.000	.000	5.00	1318.75	94.52	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	96.64	310.86 1007.89	

SEX: M

JOSE A. SALINAS	SSN: 5810 # DEPS: 0	Work Class: 1347 - 1347											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	.00	.00	11.00	10.00	.00	.00	21.00	272.58	42.53	.00	140140	
	RATE .000	.000	.000	12.980	12.980	.000	.000	21.00	610.06	45.26	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	64.22	152.01 458.05	

SEX: M

JUAN AURELIO SALINAS	SSN: 3755 # DEPS: 2	Work Class: 1124 - 1124											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	6.00	.00	.00	.00	.00	.00	6.00	78.00	65.18	.00	140195	
	RATE .000	13.000	.000	.000	.000	.000	.000	6.00	890.50	66.71	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	18.46	150.35 740.15	

SEX: M

15-624

Date 8/19/15

I, LUCY R. CABALLERO PAYROLL ADMINISTRATOR do hereby state:
(Name of signatory party) (Title)

(1) That I pay or supervise the payment of the persons employed by FOREMOST PAVING on the HCCD#1-REPAIRS WEIR#5-LYFORD; that during the payroll period commencing on the 9 day of August 2015 on the (Building or work) and ending the 15 day of August 2015 all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said FOREMOST PAVING from the full weekly wages earned by any person and that no deductions have (Contractor or subcontractor) been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 5 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948; 63 Stat. 108; 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 27 6c), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete: that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract: that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

[X] In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

[X] Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS

NAME AND TITLE
LUCY R. CABALLERO

SIGNATURE
, PAYROLL ADMINISTRATOR

Lucy R. Caballero

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 251 OF TITLE 31 OF THE UNITED STATES CODE.

FOREMOST PAVING
POST OFFICE BOX 29
WESLACO

CONTRACTOR _____ CONTRACT NO _____
OR SUBCONTRACTOR _____
, TX 78599

PROJECT: 15624 HCCD#1-REPAIRS WEIR#5-LYFORD
AND LOCATION: STRUCTURE
WAGE DECISION: 000000000000

EMPLOYEE NAME, ADDRESS, SOCIAL SECURITY NUMBER AND WORK CLASSIFICATION	PAYROLL NO _____ FOR WEEK ENDING 8/15/15							GROSS -D E D U C T I O N S--				CHECK NO
	SUN 08/09	MON 08/10	TUE 08/11	WED 08/12	THU 08/13	FRI 08/14	SAT 08/15	TOTAL THIS JOB/ HOURS	FICA STATE	SDI LTX.	DED- OTHER UCTIONS	

ISMAEL . BARROSO	SSN: 9627 # DEPS: 2	Work Class: 1343 - 1343											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	.00	.00	.00	5.50	.00	.00	5.50	96.31	97.81	.00	140349	
	RATE .000	.000	.000	.000	17.510	.000	.000	5.50	1160.04	86.90	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	269.10	453.81 706.23	

SEX: M

RODOLFO . CAMPOS SAUCEDA	SSN: 4596 # DEPS: 2	Work Class: 1347 - 1347											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	10.00	.00	.00	.00	.00	.00	10.00	155.00	70.93	.00	140374	
	RATE .000	15.500	.000	.000	.000	.000	.000	10.00	933.88	69.64	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	30.58	171.15 762.73	

SEX: M

JOSE A. CANTU	SSN: 5176 # DEPS: 2	Work Class: 1175 - 1175											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	12.50	.00	.00	.00	.00	.00	12.50	144.13	81.10	.00	140375	
	RATE .000	11.530	.000	.000	.000	.000	.000	12.50	850.34	63.64	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	52.47	197.21 653.13	

SEX: M

JESUS R. CRUZ	SSN: 3792 # DEPS: 0	Work Class: 1606 - 1606											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	1.00	1.50	.00	.00	.00	.00	2.50	36.33	109.08	.00	140321	
	RATE .000	14.530	14.530	.000	.000	.000	.000	2.50	1029.33	77.33	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	27.50	213.91 815.42	

SEX: M

ISRAEL . DE LEON MARTINEZ	SSN: 4466 # DEPS: 0	Work Class: 9372 - 9372											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	10.00	.00	.00	.00	.00	.00	10.00	127.50	62.64	.00	140376	
	RATE .000	12.750	.000	.000	.000	.000	.000	10.00	701.25	53.65	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	.00	116.29 584.96	

SEX: M

JOSE A. SALINAS	SSN: 5810 # DEPS: 0	Work Class: 1347 - 1347											
	OT .00	.00	.00	.00	.00	.00	.00						
	ST .00	.00	.00	.00	4.00	.00	.00	4.00	51.92	65.90	.00	140426	
	RATE .000	.000	.000	.000	12.980	.000	.000	4.00	772.31	57.67	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	70.71	194.28 578.03	

SEX: M

15624

Date 8/28/15

I, LUCY R. CABALLERO PAYROLL ADMINISTRATOR do hereby state:
(Name of signatory party) (Title)

(1) That I pay or supervise the payment of the persons employed by FOREMOST PAVING on the HCCD#1-REPAIRS WEIR#5-LYFORD; that during the payroll period commencing on the 16 day of August 2015 (Building or work) and ending the 22 day of August 2015 all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said FOREMOST PAVING (Contractor or subcontractor) from the full weekly wages earned by any person and that no deductions have been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined in Regulations, Part 5 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948; 63 Stat. 108; 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 27 6c), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete: that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage determination incorporated into the contract: that the classifications set forth therein for each laborer or mechanic conform with the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States Department of Labor

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

[X] In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs for the benefit of such employees, except as noted in Section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

[X] Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the payroll, an amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS

NAME AND TITLE
LUCY R. CABALLERO

SIGNATURE
, PAYROLL ADMINISTRATOR

Lucy R Caballero

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 251 OF TITLE 31 OF THE UNITED STATES CODE.

FOREMOST PAVING
POST OFFICE BOX 29
WESLACO

CONTRACTOR _____ CONTRACT NO _____
OR SUBCONTRACTOR _____
, TX 78599
PAYROLL NO _____ FOR WEEK ENDING 8/22/15

PROJECT: 15624 HCCD#1-REPAIRS WEIR#5-LYFORD
AND LOCATION: STRUCTURE
WAGE DECISION: 000000000000

EMPLOYEE NAME, ADDRESS, SOCIAL SECURITY NUMBER AND WORK CLASSIFICATION	SSN:	# DEPS:	PAYROLL NO _____ FOR WEEK ENDING 8/22/15							TOTAL HOURS	GROSS EARNED THIS JOB/	-D E D U C T I O N S--			CHECK NO NET WAGES
			SUN 08/16	MON 08/17	TUE 08/18	WED 08/19	THU 08/20	FRI 08/21	SAT 08/22			FICA STATE	SDI LTX. OTHER	TOTAL DED- UCTIONS	
ISMAEL . BARROSO	9627	2	Work Class: 1343 - 1343							22.50					
			OT .00	.00	.00	.00	.00	13.50	9.00	22.50					
			ST .00	.00	.00	.00	7.50	.00	.00	7.50	722.30	116.72	.00		140650
			RATE .000	.000	.000	.000	17.510	17.510	17.510	30.00	1291.36	96.95	.00		
			SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	274.35	488.02	803.34
SEX: M															
CESAR G. BLANCO	8925	2	Work Class: 1706 - 1706							7.50					
			OT .00	.00	.00	.00	.00	.00	7.50	7.50					
			ST .00	.00	.00	.00	.00	.00	.00		182.82	89.34	.00		140839
			RATE .000	.000	.000	.000	.000	.000	16.250	7.50	1076.56	80.94	.00		
			SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	66.62	236.90	839.66
SEX: M															
RODOLFO . CAMPOS SAUCEDA	4596	2	Work Class: 1347 - 1347							31.00					
			OT .00	.00	.00	.00	.00	.00	.00	31.00	480.50	60.47	.00		140676
			ST .00	10.00	10.50	10.50	.00	.00	.00						
			RATE .000	15.500	15.500	15.500	.000	.000	.000	31.00	864.13	64.31	.00		
			SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	30.58	155.36	708.77
SEX: M															
JOSE A. CANTU	5176	2	Work Class: 1175 - 1175							37.50					
			OT .00	.00	.00	.00	.00	.00	.00	37.50	432.39	77.36	.00		140677
			ST .00	12.50	12.50	12.50	.00	.00	.00						
			RATE .000	11.530	11.530	11.530	.000	.000	.000	37.50	824.40	61.66	.00		
			SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	51.44	190.46	633.94
SEX: M															
JESUS R. CRUZ	3792	0	Work Class: 1606 - 1606							1.50					
			OT .00	.00	.00	.00	.00	.00	.00	1.50	21.80	97.07	.00		140621
			ST .00	.00	.00	1.50	.00	.00	.00						
			RATE .000	.000	.000	14.530	.000	.000	.000	1.50	949.22	71.21	.00		
			SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	27.50	195.78	753.44
SEX: M															
ISRAEL . DE LEON MARTINEZ	4466	0	Work Class: 9372 - 9372							30.00					
			OT .00	.00	.00	.00	.00	.00	.00	30.00	382.50	59.77	.00		140678
			ST .00	10.00	10.00	10.00	.00	.00	.00						
			RATE .000	12.750	12.750	12.750	.000	.000	.000	30.00	682.13	52.18	.00		
			SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	.00	111.95	570.18
SEX: M															
FRANCISCO J. HERRERA	0951	4	Work Class: 1172 - 1172							30.00					
			OT .00	.00	.00	.00	.00	.00	.00	30.00	345.00	14.22	.00		140679
			ST .00	10.00	10.00	10.00	.00	.00	.00						
			RATE .000	11.500	11.500	11.500	.000	.000	.000	30.00	615.25	47.07	.00		
			SUBSIS. .00	.00	.00	.00	.00	.00	.00			.00	.00	61.29	553.96
SEX: M															

FOREMOST PAVING
POST OFFICE BOX 29
WESLACO

CONTRACTOR _____ CONTRACT NO _____
OR SUBCONTRACTOR _____
, TX 78599
PAYROLL NO _____ FOR WEEK ENDING 8/22/15

PROJECT: 15624 HCCD#1-REPAIRS WEIR#5-LYFORD
AND LOCATION: STRUCTURE
WAGE DECISION: 000000000000

EMPLOYEE NAME, ADDRESS, SOCIAL SECURITY NUMBER AND WORK CLASSIFICATION	SUN 08/16	MON 08/17	TUE 08/18	WED 08/19	THU 08/20	FRI 08/21	SAT 08/22	TOTAL HOURS	GROSS -D E D U C T I O N S--				CHECK NO
									EARNED THIS JOB/ HOURS	FED WH FICA STATE	SDI LTX. OTHER	TOTAL DED- UCTIONS	

SSN: 8557 # DEPS: 2 Work Class: 1343 - 1343

JESUS . MEZA	OT	.00	.00	.00	.00	4.50	14.00	11.50	30.00					
	ST	.00	.00	.00	13.00	3.00	.00	.00	16.00	1281.00	167.91	.00		140726
	RATE	.000	.000	.000	21.000	21.000	21.000	21.000	46.00	1785.00	127.30	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	291.87	587.08	1197.92

SEX: M

SSN: 9574 # DEPS: 0 Work Class: 1172 - 1172

ENRIQUE . MENDEZ	OT	.00	.00	.00	.00	.00	.00	5.00	5.00					
	ST	.00	.00	.00	.00	.00	.00	.00		82.50	60.58	.00		140820
	RATE	.000	.000	.000	.000	.000	.000	11.000	5.00	687.50	52.60	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	8.08	121.26	566.24

SEX: M

SSN: 5810 # DEPS: 0 Work Class: 1347 - 1347

JOSE A. SALINAS	OT	.00	.00	.00	.00	.00	6.50	9.00	15.50					
	ST	.00	.00	.00	.00	5.00	4.50	.00	9.50	425.10	72.91	.00		140727
	RATE	.000	.000	.000	.000	12.980	12.980	12.980	25.00	820.99	61.40	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	72.66	206.97	614.02

SEX: M

5624

Date 9/03/15

I, LUCY R. CABALLERO PAYROLL ADMINISTRATOR do hereby state:
(Name of signatory party) (Title)

(1) That I pay or supervise the payment of the persons employed by FOREMOST PAVING on
the HCCD#1-REPAIRS WEIR#5-LYFORD; that during the payroll period commencing on the 23 day of August 2015
(Building or work)
and ending the 29 day of August 2015 all persons employed on said project have been paid the full
weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said
FOREMOST PAVING
(Contractor or subcontractor)
from the full weekly wages earned by any person and that no deductions have
been made either directly or indirectly from the full wages earned by any person, other than permissible deductions as defined
in Regulations, Part 5 (29 CFR Subtitle A), issued by the Secretary of Labor under the Copeland Act, as amended (48 Stat. 948;
63 Stat. 108; 72 Stat. 967; 76 Stat. 357; 40 U.S.C. 27 6c), and described below:

(2) That any payrolls otherwise under this contract required to be submitted for the above period are correct and complete:
that the wage rates for laborers or mechanics contained therein are not less than the applicable wage rates contained in any wage
determination incorporated into the contract: that the classifications set forth therein for each laborer or mechanic conform with
the work he performed.

(3) That any apprentices employed in the above period are duly registered in a bona fide apprenticeship program registered
with a State apprenticeship agency recognized by the Bureau of Apprenticeship and Training, United States Department of Labor
or if no such recognized agency exists in a State, are registered with the Bureau of Apprenticeship and Training, United States
Department of Labor

(4) That:

(a) WHERE FRINGE BENEFITS ARE PAID TO APPROVED PLANS, FUNDS, OR PROGRAMS

In addition to the basic hourly wage rates paid to each laborer or mechanic listed in the above referenced
payroll, payments of fringe benefits as listed in the contract have been or will be made to appropriate programs
for the benefit of such employees, except as noted in Section 4(c) below.

(b) WHERE FRINGE BENEFITS ARE PAID IN CASH

Each laborer or mechanic listed in the above referenced payroll has been paid as indicated on the payroll, an
amount not less than the sum of the applicable basic hourly wage rate plus the amount of the required fringe
benefits as listed in the contract, except as noted in section 4(c) below.

(c) EXCEPTIONS

EXCEPTION (CRAFT)	EXPLANATION

REMARKS

NAME AND TITLE
LUCY R. CABALLERO

SIGNATURE
, PAYROLL ADMINISTRATOR

Lucy R. Caballero

THE WILLFUL FALSIFICATION OF ANY OF THE ABOVE STATEMENTS MAY SUBJECT THE CONTRACTOR OR SUBCONTRACTOR TO CIVIL OR CRIMINAL
PROSECUTION. SEE SECTION 1001 OF TITLE 18 AND SECTION 251 OF TITLE 31 OF THE UNITED STATES CODE.

FOREMOST PAVING
POST OFFICE BOX 29
WESLACO

CONTRACTOR _____ CONTRACT NO _____
OR SUBCONTRACTOR _____
, TX 78599
PAYROLL NO _____ FOR WEEK ENDING 8/29/15

PROJECT: 15624 HCCD#1-REPAIRS WEIR#5-LYFORD
AND LOCATION: STRUCTURE
WAGE DECISION: 000000000000

EMPLOYEE NAME, ADDRESS, SOCIAL SECURITY NUMBER AND WORK CLASSIFICATION	PAYROLL NO _____ FOR WEEK ENDING 8/29/15							TOTAL HOURS	GROSS - D E D U C T I O N S--				CHECK NO
	SUN 08/23	MON 08/24	TUE 08/25	WED 08/26	THU 08/27	FRI 08/28	SAT 08/29		EARNED THIS JOB/	FED WH FICA STATE	SDI LTX. OTHER	TOTAL DED- UCTIONS	

SSN: 3422 # DEPS: 2 Work Class: 1609 - 1609

FELICIANO . ARREASOLA JR.	OT	.00	.00	.00	.00	.00	.00	7.00	7.00					
	ST	.00	.00	.00	.00	.00	.00	.00		147.00	100.46	.00		140914
	RATE	.000	.000	.000	.000	.000	.000	14.000	7.00	1179.50	88.31	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	89.33	278.10	901.40

SEX: M

SSN: 9627 # DEPS: 2 Work Class: 1343 - 1343

ISMAEL . BARROSO	OT	.00	.00	.00	.00	.00	.00	8.00	8.00					
	ST	.00	12.50	12.50	14.00	.00	.00	.00	39.00	893.03	156.44	.00		140946
	RATE	.000	17.510	17.510	17.510	.000	.000	17.510	47.00	1567.15	118.04	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	285.39	559.87	1007.28

SEX: M

SSN: 3792 # DEPS: 0 Work Class: 1606 - 1606

JESUS R. CRUZ	OT	.00	.00	.00	.00	.00	.00	.00						
	ST	.00	4.00	.00	2.00	.00	.00	.00	6.00	87.18	109.02	.00		140916
	RATE	.000	14.530	.000	14.530	.000	.000	.000	6.00	1028.94	77.30	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	27.50	213.82	815.12

SEX: M

SSN: 3070 # DEPS: 0 Work Class: 1609 - 1609

HERIBERTO . GARZA	OT	.00	.00	.00	.00	.00	.00	6.00	6.00					
	ST	.00	.00	.00	.00	.00	.00	.00		122.67	126.27	.00		140918
	RATE	.000	.000	.000	.000	.000	.000	13.630	6.00	1125.46	86.10	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	.00	212.37	913.09

SEX: M

SSN: 4108 # DEPS: 2 Work Class: 1347 - 1347

RODRIGO . MALDONADO	OT	.00	.00	.00	.00	.00	.00	.00						
	ST	.00	.00	13.00	.00	.00	.00	.00	13.00	221.00	141.56	.00		141099
	RATE	.000	.000	17.000	.000	.000	.000	.000	13.00	1381.25	105.67	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	.00	247.23	1134.02

SEX: M

SSN: 8557 # DEPS: 2 Work Class: 1343 - 1343

JESUS . MEZA	OT	.00	.00	.00	.00	.00	.00	9.00	9.00					
	ST	.00	12.50	13.00	14.50	.00	.00	.00	40.00	1123.50	194.56	.00		141023
	RATE	.000	21.000	21.000	21.000	.000	.000	21.000	49.00	1974.00	141.76	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	303.21	639.53	1334.47

SEX: M

SSN: 3516 # DEPS: 4 Work Class: 1175 - 1175

MIGUEL . NACIANCENO ZUNIGA	OT	.00	.00	.00	.00	.00	.00	.00						
	ST	.00	.00	10.00	.00	.00	.00	.00	10.00	117.50	19.96	.00		141100
	RATE	.000	.000	11.750	.000	.000	.000	.000	10.00	672.69	51.46	.00		
	SUBSIS.	.00	.00	.00	.00	.00	.00	.00			.00	.00	71.42	601.27

SEX: M

FOREMOST PAVING
POST OFFICE BOX 29
WESLACO

CONTRACTOR _____ CONTRACT NO _____
OR SUBCONTRACTOR _____
, TX 78599
PAYROLL NO _____ FOR WEEK ENDING 8/29/15

PROJECT: 15624 HCCD#1-REPAIRS WEIR#5-LYFORD
AND LOCATION: STRUCTURE
WAGE DECISION: 000000000000

EMPLOYEE NAME, ADDRESS, SOCIAL SECURITY NUMBER AND WORK CLASSIFICATION	SSN:	SUN 08/23	MON 08/24	TUE 08/25	WED 08/26	THU 08/27	FRI 08/28	SAT 08/29	TOTAL HOURS	GROSS - D E D U C T I O N S --				CHECK NO NET WAGES
										EARNED THIS JOB/ HOURS	FED WH FICA STATE	SDI LTX. OTHER	TOTAL DED- UCTIONS	

ADAN M. PEREZ	SSN: 9582 # DEPS: 0	Work Class: 1609 - 1609												
	OT .00	.00	.00	.00	.00	.00	.00	7.00	7.00					
	ST .00	.00	.00	.00	.00	.00	.00	.00		152.57	117.06	.00		140912
	RATE .000	.000	.000	.000	.000	.000	.000	14.530	7.00	1082.49	81.40	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00	.00			.00	304.56	503.02	579.47

SEX: M

RAMIRO . PRUNEDA	SSN: 8112 # DEPS: 0	Work Class: 1342 - 1342												
	OT .00	.00	.00	.00	.00	.00	.00	.00						
	ST .00	5.00	.00	.00	.00	.00	.00	.00	5.00	76.95	127.59	.00		140952
	RATE .000	15.390	.000	.000	.000	.000	.000	.000	5.00	1204.27	90.46	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00	.00			.00	104.31	322.36	881.91

SEX: M

RAMIRO . PRUNEDA III	SSN: 2272 # DEPS: 2	Work Class: 1172 - 1172												
	OT .00	.00	.00	.00	.00	.00	.00	4.50	4.50					
	ST .00	.00	.00	.00	.00	.00	.00	2.50	2.50	101.75	19.50	.00		140953
	RATE .000	.000	.000	.000	.000	.000	.000	11.000	7.00	514.25	39.34	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00	.00			.00	.00	58.84	455.41

SEX: M

JOSE A. SALINAS	SSN: 5810 # DEPS: 0	Work Class: 1347 - 1347												
	OT .00	.00	.00	.00	.00	.00	.00	7.00	7.00					
	ST .00	10.00	10.00	12.00	.00	.00	.00	.00	32.00	551.65	86.92	.00		141024
	RATE .000	12.980	12.980	12.980	.000	.000	.000	12.980	39.00	918.34	68.84	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00	.00			.00	76.55	232.31	686.03

SEX: M

ESTEVEN . TREVINO	SSN: 6035 # DEPS: 4	Work Class: 1609 - 1609												
	OT .00	.00	.00	.00	.00	.00	.00	4.00	4.00					
	ST .00	.00	.00	.00	.00	.00	.00	.00		87.00	86.93	.00		140925
	RATE .000	.000	.000	.000	.000	.000	.000	14.500	4.00	1232.50	94.29	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00	.00			.00	69.13	250.35	982.15

SEX: M

RODOLFO . TREVINO VELA	SSN: 7406 # DEPS: 2	Work Class: 1194 - 1194												
	OT .00	.00	.00	.00	.00	.00	.00	.00						
	ST .00	.00	.00	3.00	.00	.00	.00	.00	3.00	43.50	67.84	.00		141135
	RATE .000	.000	.000	14.500	.000	.000	.000	.000	3.00	960.63	71.01	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00	.00			.00	99.10	237.95	722.68

SEX: M

VICTOR M. VAZQUEZ	SSN: 0990 # DEPS: 4	Work Class: 1172 - 1172												
	OT .00	.00	.00	.00	.00	.00	.00	.00						
	ST .00	10.00	10.00	.00	.00	.00	.00	.00	20.00	200.00	17.44	.00		141101
	RATE .000	10.000	10.000	.000	.000	.000	.000	.000	20.00	647.50	49.54	.00		
	SUBSIS. .00	.00	.00	.00	.00	.00	.00	.00			.00	88.85	155.83	491.67

SEX: M

AI -52382

8.

DRAINAGE DISTRICT

Meeting Date: 12/01/2015

Submitted By: Claudette Guerrero,
DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

Request approval to issue payment on the following items:

2013 Bonds Fund: 133
Pct.4 - Rural Drainage Development

Payment Application No. 2 in the amount of \$233,863.20 from PEGA JPS Utilities, LLC related to Construction Contract No. HCDD1-15-010-07-22B-Pct.4 Tower Road & Mile 17 1/2 Road Area Drainage Improvements. PO#627525.

BACKGROUND

Fiscal Impact

Attachments

PEGA PMT#2-TOWER RD

Form Review

Inbox	Reviewed By	Date
Budget & Management	Veronica Ortiz	11/23/2015 01:57 PM
Final Approval	Monica Badillo	11/25/2015 01:28 PM
Form Started By: Claudette Guerrero		Started On: 11/23/2015 01:20 PM
Final Approval Date: 11/25/2015		



Hidalgo County Drainage District No. 1

902 North Doolittle Road

Edinburg, Texas 78542

Office: (956) 292-7080

Invoice Processing Checklist/Routing Slip Invoice/ Backup

Date Received: 10/27/2015

Engineer/Firm Name: PEGA JPS Utilities, LLC

Project Name/Number: Tower Road & Mile 17 1/2 Improvements

Invoice No.: Payment No. 2

Purchase Order No.: _____

Received By: Rosa Arce

Forwarded to: Nora D. Cavazos [Signature]
Claudette Guerrero

Date: 10/28/15
Date: 11/04/15
9:25 AM.

Total # of Pages Submitted: 15

Attachments: _____

Forwarded to: Jose N. Saldivar _____ Date: _____

Forwarded to: Lora Briones _____ Date: _____

Additional Comments: _____

THIS ROUTING SLIP MUST BE KEPT WITH ORIGINAL INVOICE

CHECKLIST FOR DOCUMENTS REQUIRED FOR DRAINAGE PROJECT INVOICES

Contractor	Pegg GPS Utilities		Application No.	2
Precinct	HCDD1		Org. Contract Amount	569106.00
Project Number	HCDD1-15-010-07-22B		Net Change by CO	13800.00
			Current Contract Price	582906.00

ITEM	REQUIRED DOCUMENTS	DATE SUBMITTED	COMMENTS:
PRIOR TO PRECONSTRUCTION MEETING			
	Copy of Sealed Set Construction Sheets (Plans)		
	Copy of Contract Signed and Executed		
WITHIN 10 DAYS AFTER PRE-CON MEETING			
	Minutes of meeting		
	Copy of Notice to Proceed		
	List of Material to be provided by District		
	Pre con conference Sign in sheet		
	List of vendors & subcontractors		
	If no subcontractors will need letter stating that they will not be using any subcontractors		
CONSTRUCTION IN PROGRESS			
1	Application & Certification of Payment	10-28-15	
2	Schedule of Values	10-28-15	
3	TxDot Form252 Contract Time Statement	10-28-15	
4	Estimate Quantity update worksheet	10-28-15	
5	Monthly update of List of Suppliers and Subcontractors	10-28-15	
6	Partial Waiver of Liens (Starting from Pay App No. 2)	10/28/15	
7	Payroll Report with signed Wage Form	11/3/15	10/28 wrong payroll.
8	Copies of Change order (approved before pay request)	10/28/15	
9	Copies of Notice to Suspend & Resume(if applicable)	N/A	
SUBSTANTIAL COMPLETION			
	Written Notice advising of substantial completion		
	Certificate of Substantial Completion with pending punch list		
COMPLETION OF PROJECT			
	Certificate of Construction Completion		
	General Contractor's Warranty		
	Contractors Affidavit of Release Waiver of Liens		
	Affidavit of Payment of Debts and Claims lien bond and indemnity bonds		
	Consent of Surety to Final Payment		
	Sealed Copy of As-Builts		



APPLICATION FOR PAYMENT NO. 2

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1

OCT 27 2015

2:10 AM

To: HIDALGO COUNTY DRAINAGE DISTRICT NO.1
From: PEGA JPS Utilities, LLC
Contract: HIDALGO COUNTY DRAINAGE DISTRICT NO.1
Project: Pct.4 - Tower Road & Mile 17 1/2" Road Area Drainage Improvements
Owner's Contract No. HCDD1-15-010-07-22B
Engineer's Project No.
For Work accomplished through the date of: October 25, 2015

(OWNER)
(CONTRACTOR)

Table with 2 columns: Description and Amount. Rows include Original Contract Price (\$569,106.00), Net change by Change Order No. 1 and Written Agreements (+) (\$13,800.00), Current Contract Price (1 plus 2) (\$582,906.00), Total completed and stored to date (\$472,133.00), Retainage (per Agreement) 10% of completed Work (\$47,213.30), Total completed and stored to date less retainage (4 minus 5) (\$424,919.70), Less previous Application for Payments (\$191,056.50), and AMOUNT DUE THIS APPLICATION (6 MINUS 7) (\$233,863.20).

Accompanying Documentation:

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that to the best of the Contractors's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for Payment were issued and payments received from the Owner, and that the current payment shown therein is now due.

CONTRACTOR:

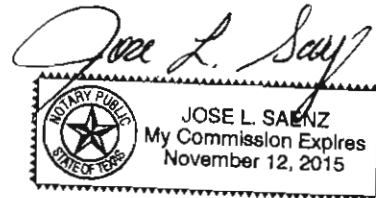
BY: Pedro Sams

State of Texas
County of Hidalgo

Subscribed and Sworn to before me this 27th day of October 2015

Notary Public

My Commission Expires: Nov. 12, 2015



CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on-site observations and the data comprising application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 233,863.20

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation sheet that are changed to conform to the amount certified)

ENGINEER:

BY: [Signature] Project Engineer

Date: 11/6/15

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

BOARD:

Board of Director's Meeting:

Ramon Garcia, Chairman of the Board

Nora Cavazos

From: Jesse Alvarez <jose.alvarez@co.hidalgo.tx.us>
Sent: Friday, October 30, 2015 8:59 AM
To: Nora Cavazos
Subject: Re: Tower Rd & Mile 17.5

Good Morning Nora,
Quantities are correct.

Thank You

*Jesse Alvarez
Construction Inspector
Hidalgo County Engineering Projects Office
902 Doolittle Rd.
Edinburg, Texas 78542
956-292-7000 ext. 2029
956-533-3992 Mobile
jose.alvarez@co.hidalgo.tx.us
County of Hidalgo*

From: "Nora Cavazos" <nora.cavazos@hcdd1.org>
To: "jose alvarez" <jose.alvarez@co.hidalgo.tx.us>
Sent: Thursday, October 29, 2015 3:38:02 PM
Subject: Tower Rd & Mile 17.5

Good Afternoon Jesse,

Attached please find the Estimate Quantity Form for Pay App No. 2 for the Tower Rd & Mile 17.5 Rd Imp. Project.

Please verify that the numbers are correct.

Thank you.



Estimate Quantity Update Worksheet

Date: 10/27/15

Colony: _____
 Roadway: Tower Road
 Control: _____
 Project No: HCDD1-16-010-07-22B
 County: Hidalgo County
 Est. No: 2
 Work Type: Drainage Improvements
 Limits: _____

Contractor: PEGA JPS Utilities, LLC
 Contract Price: \$582,906.00
 Work Done This Mo. \$472,133.00
 % Complete: 81.00%

Date Contract Began: 9/14/15
 Contract Time: 102
 Time Charged: 42
 % Time Used: 41.18%

From: Irrigation Canal (1/4 Mi. south of Queens Dr.)
 To: Mile 18 North

ITEM NO.	DESCRIPTION	UNIT	PROJECT QTY	Unit Price	Project Amount	MONTH NO.1			MONTH NO.2			MONTH NO.3		
						Item Cost (Monthly)	MONTHLY QUANTITY	QTY to Date	Item Cost (Monthly)	MONTHLY QUANTITY	QTY to Date	Item Cost (Monthly)	MONTHLY QUANTITY	QTY to Date
(901) ADMINISTRATIVE (902) PRELIMINARY ENGINEERING (903) CONSTRUCTION ENGINEERING (904) RIGHT-OF-WAY (905) ROADWAY CONSTRUCTION														
BASE BID														
1	Trench Protection	LF	4,282	3.00	\$12,846.00	\$5,718.00	1,906	1,906	\$7,128.00	2,376	4282	0.00		4282
2	Safety End Treatment for 18" Pipe	EA	9	1,250.00	\$11,250.00	\$0.00		0	\$0.00		0	0.00		0
3	Safety End Treatment for 15" Pipe	EA	1	1,100.00	\$1,100.00	\$0.00		0	\$0.00		0	0.00		0
4	Type "M" Manhole (Junction Box) with Inlet Top	EA	3	6,500.00	\$19,500.00	\$0.00		0	\$19,500.00	3	3	0.00		3
5	Manhole	EA	1	3,500.00	\$3,500.00	\$0.00		0	\$3,500.00	1	1	0.00		1
6	Concrete Rip Rap	CY	42	285.00	\$11,970.00	\$0.00		0	\$0.00		0	0.00		0
7	Type "C-C" Inlet w/Concrete Apron	EA	14	3,000.00	\$42,000.00	\$18,000.00	6	6	\$24,000.00	8	14	0.00		14
8	Type "C-C" Inlet w/Concrete Apron and Spillway	EA	1	3,950.00	\$3,950.00	\$0.00		0	\$3,950.00	1	1	0.00		1
9	Asphalt Driveways (3" Caliche Base and 1" ACP)	SY	666	18.00	\$11,988.00	\$0.00		0	\$0.00		0	0.00		0
10	4" Concrete Driveways	SY	216	85.00	\$18,360.00	\$0.00		0	\$0.00		0	0.00		0
11	Regrade Roadside Ditch	LF	12,660	3.00	\$37,980.00	\$0.00		0	\$0.00		0	0.00		0
12	Traffic Control	LS	1	5,000.00	\$5,000.00	\$2,500.00	0.5	0.5	\$2,500.00	0.5	1.0	0.00		1.0
13	Erosion Control Practices. TCEQ and SWPPP	LS	1	\$ 2,500.00	\$2,500.00	\$2,500.00	1	1	\$0.00		1	0.00		1
14	Concrete Valley Gutter (As per Details)	SY	29	\$ 45.00	\$1,305.00	\$0.00			\$0.00			0.00		
ALTERNATE NO.1														
1	60" HP Polypropylene Storm Drain Pipe	LF	103	\$ 186.00	\$19,158.00	\$19,158.00	103	103	\$0.00		103	0.00		103
2	48" HP Polypropylene Storm Drain Pipe	LF	843	\$ 125.00	\$105,375.00	\$105,375.00	843	843	\$0.00		843	0.00		843
3	42" HP Polypropylene Storm Drain Pipe	LF	879	\$ 110.00	\$96,690.00	\$0.00		0	\$96,690.00	879	879	0.00		879
4	30" HP Polypropylene Storm Drain Pipe	LF	1,310	\$ 55.00	\$72,050.00	\$34,815.00	633	633	\$37,235.00	677	1310	0.00		1310
5	24" HP Polypropylene Storm Drain Pipe	LF	753	\$ 40.00	\$30,120.00	\$12,000.00	300	300	\$18,120.00	453	753	0.00		753
6	18" HP Polypropylene Storm Drain Pipe	LF	1,268	\$ 29.00	\$36,772.00	\$783.00	27	27	\$19,169.00	661	688	0.00		688
7	Storm Trench Bedding and Backfill	LF	4,282	\$ 6.00	\$25,692.00	\$11,436.00	1,906	1,906	\$14,256.00	2,376	4282	0.00		4282
CHANGE ORDER NO.1														
1	Extend Inlet 17 and S.E.T. #10 345' west	LF	345	\$ 40.00	\$13,800.00	\$0.00		0	\$13,800.00	345	345	0.00		345
Totals:					\$ 582,906.00	\$ 212,285.00			\$ 259,848.00			\$		

ADMINISTRATIVE (901)
 PRELIMINARY ENGINEERING (902)
 CONSTRUCTION ENGINEERING (903)

RIGHT-OF-WAY (904):
 Roadway (905):
 Drainage (906): **\$ 472,133.00**

Total to Date: _____

Total to Date: **\$472,133.00**

Prepared and Checked By: Signature: _____
 Printed Name: Pedro Saenz, Managing Member

Pedro Saenz
 Pedro Saenz, Managing Member

Date: 10/27/15



PEGA JPS Utilities, LLC Contractor Name

9/14/15 Contract Starting Date

Project Ending Date

Pct.4 - Tower Road & Mile 17 1/2" Road Area

Drainage Improvements Engineer's / County Project Description

Application No.: 2

Application Date: 10/27/15

Period To: 10/25/15

Engineer's / County Project No: HCDD1-15-010-07-22B

No.	Item Code	Description	Unit	Original Rates	Original Schedule Value		Revised Rates	Value		Month No.1			Month No.2			Month No.3			Balance To Finish		
					Quan	Dollars		Quan	Dollars	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Item Cost (Monthly)	Monthly Quan	QTY to Date	Total to Date	Quan	Dollars
BASE BID																					
1		Trench Protection	LF	\$ 3.00	4,282	12,846.00	\$ -	0.0	-	5,718.00	1,906	1,906	7,128.00	2376	4,282	-	0	4,282	12,846.00	0	0.00
2		Safety End Treatment for 18" Pipe	EA	\$ 1,250.00	9	11,250.00	\$ -	0.0	-	-	0	0	-	0	0	-	0	0	-	9	11,250.00
3		Safety End Treatment for 15" Pipe	EA	\$ 1,100.00	1	1,100.00	\$ -	0.0	-	-	0	0	-	0	0	-	0	0	-	1	1,100.00
4		Type "M" Manhole (Junction Box) with Inlet Top	EA	\$ 6,500.00	3	19,500.00	\$ -	0.0	-	-	0	0	19,500.00	3	3	-	0	3	19,500.00	0	0.00
5		Manhole	EA	\$ 3,500.00	1	3,500.00	\$ -	0.0	-	-	0	0	3,500.00	1	1	-	0	1	3,500.00	0	0.00
6		Concrete Rip Rap	CY	\$ 285.00	42	11,970.00	\$ -	0.0	-	-	0	0	-	0	0	-	0	0	-	42	11,970.00
7		Type "C-C" Inlet w/Concrete Apron	EA	\$ 3,000.00	14	42,000.00	\$ -	0.0	-	18,000.00	6	6	24,000.00	8	14	-	0	14	42,000.00	0	0.00
8		Type "C-C" Inlet w/Concrete Apron and Spillway	EA	\$ 3,950.00	1	3,950.00	\$ -	0.0	-	-	0	0	3,950.00	1	1	-	0	1	3,950.00	0	0.00
9		Asphalt Driveways (3" Caliche Base and 1" ACP)	SY	\$ 18.00	666	11,988.00	\$ -	0.0	-	-	0	0	-	0	0	-	0	0	-	666	11,988.00
10		4" Concrete Driveways	SY	\$ 85.00	218	18,380.00	\$ -	0.0	-	-	0	0	-	0	0	-	0	0	-	218	18,380.00
11		Regrade Roadside Ditch	LF	\$ 3.00	12,660	37,980.00	\$ -	0.0	-	-	0	0	-	0	0	-	0	0	-	12,660	37,980.00
12		Traffic Control	LS	\$ 5,000.00	1	5,000.00	\$ -	0.0	-	2,500.00	0.5	0.5	2,500.00	0.5	1.0	-	0	1.0	5,000.00	0	0.00
13		Erosion Control Practices, TCEQ and SWPPP	LS	\$ 2,500.00	1	2,500.00	\$ -	0.0	-	2,500.00	1	1	-	0	1	-	0	1	2,500.00	0	0.00
14		Concrete Valley Gutter (As per Details)	SY	\$ 45.00	29	1,305.00	\$ -	0.0	-	-	0	0	-	0	0	-	0	0	-	29	1,305.00
Total Base Bid:						183,249.00				28,718.00			60,678.00						89,296.00		93,953.00
ALTERNATE NO.1																					
1		80" HP Polypropylene Storm Drain Pipe	LF	\$ 186.00	103	19,158.00	\$ -	0.0	-	19,158.00	103	103	-	0	103	-	0	103	19,158.00	0	0.00
2		48" HP Polypropylene Storm Drain Pipe	LF	\$ 125.00	843	105,375.00	\$ -	0.0	-	105,375.00	843	843	96,690.00	0	843	-	0	843	105,375.00	0	0.00
3		42" HP Polypropylene Storm Drain Pipe	LF	\$ 110.00	879	96,890.00	\$ -	0.0	-	-	0	0	37,235.00	879	879	-	0	879	96,690.00	0	0.00
4		30" HP Polypropylene Storm Drain Pipe	LF	\$ 55.00	1,310	72,050.00	\$ -	0.0	-	34,815.00	633	633	18,120.00	677	1,310	-	0	1,310	72,050.00	0	0.00
5		24" HP Polypropylene Storm Drain Pipe	LF	\$ 40.00	753	30,120.00	\$ -	0.0	-	12,000.00	300	300	19,169.00	453	753	-	0	753	30,120.00	0	0.00
6		18" HP Polypropylene Storm Drain Pipe	LF	\$ 29.00	1,268	36,772.00	\$ -	0.0	-	783.00	27	27	14,256.00	661	688	-	0	688	19,952.00	580	16,820.00
7		Storm Trench Bedding and Backfill	LF	\$ 6.00	4,282	25,692.00	\$ -	0.0	-	11,436.00	1,906	1,906	-	2376	4,282	-	0	4,282	25,692.00	0	0.00
Total Alternate No.1						386,867.00				183,687.00			185,470.00					369,037.00		16,820.00	
CHANGE ORDER NO.1																					
		Extend Inlet 17 and S.E.T. #10 345' west	LF	\$ 40.00	345.0	13,800.00							13,800.00	345	345					13,800.00	0.00
Total Change Order No.1													13,800.00						13,800.00		0.00
TOTAL AMOUNTS:						569,106.00				212,286.00			259,848.00						472,133.00		110,773.00

Prepared and Checked By: Signature: Pedro Saenz
 Printed Name: Pedro Saenz, Managing Member

Date: 10/27/15



24105 Brushline Road
Edinburg, TX 78542
Phone: (956) 380-1509
Fax: (956) 380-1593
E-Mail: jose@pegajps.com

Tower Road and Mile 17 1/2 Area Drainage Improvements
HCDD1-1-010-07-22B
SUBCONTRACTORS

October 27, 2015

Hidalgo County Drainage District No.1

To Whom It May Concern:

Please be informed that no subcontractors have been used in the performance of the above-mentioned project.

Cordially, *Pedro Saenz*

Pedro Saenz
PEGA JPS Utilities, LLC
Managing Member



24105 Brushline Road
Edinburg, TX 78542
Phone: (956) 380-1509
Fax: (956) 380-1593
E-Mail: jose@pegajps.com

**Tower Road and Mile 17 ½ Area Drainage Improvements
List of Suppliers - October.**

October 27, 2015

Hidalgo County Drainage District No.1

ACT Pipe & Supply
1004 Shary Rd.
Mission, Texas 78572

Royal Precast, LLC
5361 N. Abram Rd.
Mission, Texas 78572

Cortez Trucking
5507 Beaumont Ave.
Edinburg, Texas 78542

Cordially, *Pedro Saenz*

Pedro Saenz
PEGA JPS Utilities, LLC
Managing Member

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1



PEGA JPS Utilities, LLC
24105 Brushline Road
Edinburg, TX 78542-0937
Phone: (956) 380-1509
Fax: (956) 380-1593
E-mail: admin@pegajps.com

NOV 03 2015
8:00 AM/PM
BY: *Rodriguez*

RECEIVED
HIDALGO COUNTY
DRAINAGE DISTRICT #1

NOV 02 2015
3:55 AM/PM
BY: *Mother Jantzen*

DATE: Monday, November 2, 2015
PROJECT: HCDD1 Tower Road and Mile 17 1/2
Road Area Drainage Improvements

RE: Payroll Reports

ATTN: Nora Cavazos

We are sending you: Attached Under Separate Cover Via The following items

Shop Drawings Pay Request Payroll Report Copy of Letter
 Change Order Submittal Date Plans Specifications
 SW3P Submittals Traffic Control Plan

Copies	Date	Description
1	11/2/2015	Certified Payroll Reports (#4-8)

THESE ARE TRANSMITTED as checked below:

For Approval Approved as Submitted Resubmit Copies for Distribution
 For Your Perusal Approved as Noted Submit For Review and Commen
 As Requested Returned for Correction Copies for Approval
 For Your Files Return Copies

COMMENTS:

Please call if there are any questions.

Thank you!

Received By:

Mother Jantzen

Hidalgo County Drainage District #1

Delivered By:

Joe L. Saep

PEGA JPS Utilities, LLC



PARTIAL/FINAL WAIVER OF LIEN

THE STATE OF TEXAS

COUNTY OF HIDALGO

The undersigned contracted with PEGA JPS Utilities, LLC
to furnish Construction Materials
in connection with certain improvements to real property located in Edinburg, Hidalgo
County, Texas, and owned by HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
Which improvements are described as follows:

PCT. 4 - TOWER RD. AND MILE 17 1/2 RD. AREA DRAINAGE IMPROVEMENTS

In consideration of Pay Estimate No 2 in the amount of thirty thousand seven hundred ninety-five dollars and zero cents DOLLAR(\$ 30,795.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's lien or claims of lien that the undersigned has or hereafter has on the above mentioned real property on account of any labor performed or materials furnished or to be furnished or labor performed and materials furnished by the undersigned pursuant to the above-mentioned contract or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the erection and construction of such improvements on the Property have been fully paid and satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for material or labor against said Property arising out of any bills for material or labor in connection with the erection or construction of said improvements thereon, Undersigned will obtain a settlement of such lien or liens and a proper release thereof shall be obtained.

NAME: Royal Precast, LLC
CONTRACTOR SUPPLIER

BY: [Signature] Sales Manager
TITLE

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 26 day of 10, 2015 to certify which witness my hand and seal of office.

KIMBERLY AGUIRRE
Notary Public, State of Texas
My Commission Expires
July 07, 2019

My Commission Expires

Kimberly Aguirre
NOTARY PUBLIC for and for the State of Texas



PARTIAL/FINAL WAIVER OF LIEN

THE STATE OF TEXAS

COUNTY OF HIDALGO

The undersigned contracted with PEGA JPS Utilities, LLC
to furnish Gravel material & Hauling
in connection with certain improvements to real property located in Edinburg, Hidalgo
County, Texas, and owned by HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
Which improvements are described as follows:

PCT. 4 - TOWER RD. AND MILE 17 1/2 RD. AREA DRAINAGE IMPROVEMENTS

In consideration of Pay Estimate No 2 in the amount of eighteen thousand eight
hundred thirty dollars and zero cents DOLLAR(\$ 18,830.00)and other good and
valuable consideration, the receipt and sufficiency of which is hereby acknowledged and
confessed, the undersigned does hereby waive and release any mechanic's lien or materialmen's
lien or claims of lien that the undersigned has or hereafter has on the above mentioned real
property on account of any labor performed or materials furnished or to be furnished or labor
performed and materials furnished by the undersigned pursuant to the above-mentioned contract
or any constitutional lien that the undersigned may have.

Undersigned hereby guarantees that all bids for labor performed and/or materials furnished in the
erection and construction of such improvements on the Property have been fully paid and
satisfied and Undersigned does further guarantee that if for any reason a lien or liens are filed for
material or labor against said Property arising out of any bills for material or labor in connection
with the erection or construction of said improvements thereon, Undersigned will obtain a
settlement of such lien or liens and a proper release thereof shall be obtained.

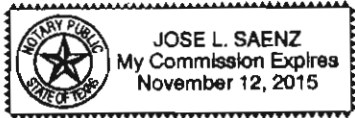
NAME: Americo Cortez
Cortez Trucking
CONTRACTOR SUPPLIER

BY: OWNER
TITLE

SWORN TO AND SUBSCRIBED BEFORE ME, on this the 23RD day of OCT., 2015
certify which witness my hand and seal of office.

Jose L. Saenz
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: NOV. 12, 2015





MATERIAL SUPPLIER

CONDITIONAL WAIVER AND RELEASE UPON PARTIAL PAYMENT

Upon receipt by the undersigned of a check from Pega JPS Utilities, LLC in the sum of One Hundred Sixty One Thousand Four Hundred Sixty Six Dollars and 58/100 (\$161,466.58) payable to the undersigned, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to partially waive and release pro tanto any mechanic's lien, stop notice or bond right the undersigned has on the job known as TRDI – Tower Rd – Drainage Imp for material invoiced through October 19, 2015.

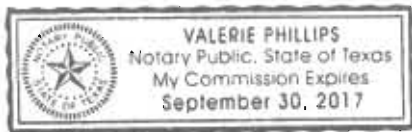
Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned. The undersigned warrants and represents that it possesses and has not assigned to any third party the rights herein released.

Given under the hand of the undersigned this 23rd day of October, 2015.

ACT PIPE & SUPPLY, INC.

Matthew K. Wolfe
By: Matthew K. Wolfe
Sr. Financial Manager

Subscribed and sworn to by the said Matthew Wolfe
This the 23rd day of October, 2015.



Valerie Phillips
Notary Public, In and For the State of Texas

Certified Payroll Report

Contractor **PEGA JPS Utilities, LLC**
 24105 BRUSHLINE RD
 EDINBURG, TX 78542
 Tax ID 46-4770682

Project **HCDD1 Tower Road and Mile 17 1/2 Road
 Area Drainage Improvements**

Project/Contract # **HCDD1-1-010-07-22B**
 Payroll Number **4**
 For Week Ending **9/27/15**

Employee Name	SSN	Work Classification	Pay Type	Hours Worked by Day							Timesheet Hours	Paid Hours	Pay Rate	Job Gross Pay	Total Gross Pay	Social Security	Medicare	Federal Tax	State Tax	Other	Total Deduct	Net Pay
				Mon 21	Tue 22	Wed 23	Thu 24	Fri 25	Sat 26	Sun 27												
Cepeda, Marco A. 5223 North Mile 5 1/2 West Weslaco, TX 78598	2158	Common Laborer	RT OT	10.00	10.50	10.50	9.00				40.00 10.50	40.00 10.50	11.00 18.50	813.25	813.25	38.02	8.90	14.00	0.00	0.00	80.92	552.33
Hinojosa, Felix 3817 Yandel Street Edinburg, TX 78542	8988	Front-End Loader Operator over 3 cy	RT OT	10.00	10.50	10.50	9.00				40.00 10.50	40.00 10.50	13.69 20.54	783.27	783.27	47.32	11.07	29.00	0.00	0.00	87.39	675.88
Lozano, Jose L. 3706 Lupita Street Edinburg, TX 78539	5385	Common Laborer	RT OT	10.00	10.50	10.50	9.00				40.00 10.50	40.00 10.50	11.00 18.50	613.25	613.25	38.02	8.89	8.00	0.00	0.00	52.91	560.34
Monsivais, Ricardo 7511 Armando Ave Donna, TX 78537	0497	Front-End Loader Operator 3 cy or less	RT OT	10.00	10.50	10.50	9.00				40.00 10.50	40.00 10.50	13.49 20.24	752.12	752.12	48.83	10.91	47.00	0.00	0.00	104.54	647.58
Saenz, Silvestre 8413 North Mile 13 1/2 West Mercedes, TX 78570	3269	Excavator over 50,000lbs	RT	8.00	8.00	8.00	8.00	8.00			40.00	40.00	25.00	1,000.00	1,000.00	82.00	14.50	84.00	0.00	-85.03	75.47	924.53
Vela, Gilberto 11225 Taylor Lane Novasota, TX 77865	8225	Common Laborer	RT OT	10.00	10.50	10.50	9.00				40.00 10.50	40.00 10.50	10.10 15.15	563.08	563.08	34.91	8.17	0.00	0.00	0.00	43.08	520.00

RECEIVED
 HIDALGO COUNTY
 DRAINAGE DISTRICT #1

NOV 02 2015
 3:55 AM/PM

BY: *Geoffrey Jarston*

Certified Payroll Report

Contractor **PEGA JPS Utilities, LLC**
 24105 BRUSHLINE RD
 EDINBURG, TX 78542
 Tax ID 46-4770662

Project **HCDD1 Tower Road and Mile 17.5 Road**

Project/Contract #
 Payroll Number
 For Week Ending

HCDD1-1-010-07-22B
 5
 10/4/15

Employee Name	SSN	Work Classification	Pay Type	Hours Worked by Day							Timesheet Hours	Paid Hours	Pay Rate	Job Gross Pay	Total Gross Pay	Social Security	Medicare	Federal Tax	State Tax	Other	Total Deduct	Net Pay
				Mon 28	Tue 29	Wed 30	Thu 1	Fri 2	Sat 3	Sun 4												
Cepeda, Merco A. 5223 North Mile 5 1/2 West Weslaco, TX 78598	2158	Common Laborer	RT OT	10.00	10.00	10.00	10.00		8.00		40.00 8.00	11.00 18.50	572.00	572.00	35.48	8.29	10.00	0.00	0.00	53.75	518.25	
Hinojosa, Felix 3617 Yandel Street Edinburg, TX 78542	6988	Front-End Loader Operator over 3 cy	RT OT	10.00	10.00	10.00	10.00		6.00		40.00 8.00	13.69 20.54	711.92	711.92	44.14	10.32	24.00	0.00	0.00	78.48	833.46	
Lozano, Jose L. 3706 Lupita Street Edinburg, TX 78539	5385	Common Laborer	RT OT	10.00	10.00	10.00	10.00		9.00		40.00 9.00	11.00 16.50	586.50	586.50	36.49	8.53	4.00	0.00	0.00	49.02	539.48	
Monsivas, Ricardo 7511 Armando Ave Donna, TX 78537	0497	Front-End Loader Operator 3cy or less	RT OT	10.00	10.00	10.00	10.00		8.00		40.00 8.00	13.49 20.24	701.52	701.52	43.49	10.17	40.00	0.00	0.00	93.66	807.86	
Saenz, Silvestre 9413 North Mile 13 1/2 West Mercedes, TX 78570	3289	Excavator	RT	8.00	8.00	8.00	8.00	8.00			40.00	1,000.00	1,000.00	1,000.00	62.00	14.50	84.00	0.00	-18.98	141.52	858.48	
Vela, Gilberto 11225 Taylor Lane Novasota, TX 77865	8225	Common Laborer	RT OT	10.00	10.00	10.00	10.00		8.00		40.00 8.00	10.10 15.15	525.20	525.20	32.58	7.61	0.00	0.00	0.00	40.17	485.03	

Certified Payroll Report

Contractor PEGA JPS Utilities, LLC
 24105 BRUSHLINE RD
 EDINBURG, TX 78542
Tax ID 46-4770882

Project HCDD1 Tower Road and Mile
 17 1/2 Road Area Drainage
 Improvements

Project/Contract #
Payroll Number
For Week Ending

HCDD1-1-010-07-22B
 6
 10/11/15

Employee Name	SSN	Work Classification	Pay Type	Hours Worked by Day							Timesheet Hours	Paid Hours	Pay Rate	Job Gross Pay	Social Security	Medi-care	Federal Tax	State Tax	Other	Total Deduct	Net Pay
				5	6	7	8	9	10	11											
Cepeda, Marco A. 5223 North Mile 5 1/2 West Westlaco, TX 78596	2158	Common Laborer	RT OT	10.00	11.50	10.00	7.00	1.50			40.00 4.50	11.00 16.50	514.25	31.89	7.46	4.00	0.00	0.00	43.35	470.90	
Hinojosa, Felix 3617 Yandel Street Edinburg, TX 78542	6986	Front-End Loader Operator over 3cy	RT OT	10.00	11.50	10.00	7.00	1.50			40.00 4.50	13.69 20.54	640.03	39.89	9.26	17.00	0.00	0.00	65.97	574.06	
Lozano, Jose L. 3706 Lupita Street Edinburg, TX 78539	5385	Common Laborer	RT OT	10.00	11.50	10.00	7.00	1.50			40.00 4.50	11.00 16.50	514.25	31.88	7.46	0.00	0.00	0.00	39.34	474.91	
Monsivals, Ricardo 7511 Armando Ave Donna, TX 78537	0497	Front-End Loader Operator 3 cy or less	RT OT	10.00	11.50	10.00	7.00	1.50			40.00 4.50	13.49 20.24	630.68	39.11	9.15	31.00	0.00	0.00	79.26	551.42	
Saenz, Silvestre 9413 North Mile 13 1/2 West Mercedes, TX 78570	3269	Excavator over 50,000lbs	RT	8.00	8.00	8.00	8.00	8.00			40.00	25.00	1,000.00	62.00	14.50	84.00	0.00	0.00	160.50	839.50	
Vela, Gilberto 11225 Taylor Lane Novasota, TX 77885	8225	Common Laborer	RT OT	10.00	11.50	10.00	7.00	1.50			40.00 4.50	10.16 15.15	472.18	29.28	6.85	0.00	0.00	0.00	36.13	436.05	

Certified Payroll Report

Contractor **PEGA JPS Utilities, LLC**
 24105 BRUSHLINE RD
 EOINBURG, TX 78542
 Tax ID 46-4770682

Project **HCDD1 Tower Road and Mile 17 1/2
 Road Area Drainage Improvements**

Project/Contract # **HCDD1-1-010-07-22B**
 Payroll Number **7**
 For Week Ending **10/18/15**

Employee Name	SSN	Work Classification	Pay Type	Hours Worked by Day							Timesheet Hours	Paid Hours	Pay Rate	Job Gross Pay	Total Gross Pay	Social Security	Medicare	Federal Tax	State Tax	Other	Total Deduct	Net Pay
				Mon 12	Tue 13	Wed 14	Thu 15	Fri 16	Sat 17	Sun 18												
Caspeda, Marco A. 5223 North Mile 5 1/2 West Weslaco, TX 78598	2158	Common Laborer	RT		10.00	10.00					20.00	20.00	11.00	220.00	489.50	30.34	7.09	2.00	0.00	0.00	39.43	450.07
Hinojosa, Felix 3617 Yandel Street Edinburg, TX 78542	6986	Front-End Loader Operator over 3cy	RT OT		8.00	10.00	10.00	2.00			30.00 6.50	30.00 6.50	13.69 20.54	544.21	861.11	42.22	9.88	21.00	0.00	0.00	73.10	808.01
Monsivals, Ricardo 7511 Armando Ave Donna, TX 78537	0497	Front-End Loader Operator 3 cy or less	RT OT		8.00	10.00	10.00	2.00			30.00 6.50	30.00 6.50	13.49 20.24	536.26	871.16	41.61	9.73	35.00	0.00	0.00	86.34	584.82
Saenz, Silvestre 9413 North Mile 13 1/2 West Mercedes, TX 78570	3269	Excavator over 50,000lbs	RT	8.00	6.00	8.00	8.00	8.00			40.00	40.00	25.00	1,000.00	1,000.00	62.00	14.50	84.00	0.00	0.00	160.50	839.50
Vela, Gilberto 11225 Taylor Lane Novasote, TX 77865	8225	Common Laborer	RT OT		8.00	10.00	10.00	2.00			30.00 6.50	30.00 6.50	10.10 15.15	401.48	502.48	31.15	7.29	0.00	0.00	0.00	38.44	464.04

Certified Payroll Report

Contractor **PEGA JPS Utilities, LLC**
 24105 BRUSHLINE RD
 EDINBURG, TX 78542
 Tax ID 46-4770682

Project **HCDD1 Tower Road and Mile 17 1/2
 Road and Drainage Improvements**

Project/Contract # **HCDD1-1-010-07-22B**
 Payroll Number **8**
 For Week Ending **10/25/2015**

Employee Name	SSN	Work Classification	Pay Type	Hours Worked by Day							Timesheet Hours	Paid Hours	Pay Rate	Job Gross Pay	Total Gross Pay	Social Security	Medi-care	Federal Tax	State Tax	Other	Total Deduct	Net Pay
				Mon 19	Tue 20	Wed 21	Thu 22	Fri 23	Sat 24	Sun 25												
Hinojosa, Felix 3617 Yandel Street Edinburg, TX 78542	6986	Front-End Loader Operator over 3 CY	RT OT	10.00	10.00	8.00	10.00	2.00			40.00 3.00	13.69 20.54	609.22	609.22	37.78	8.83	14.00	0.00	0.00	60.61	546.61	
Monsivais, Ricardo 7511 Armando Ave Donne, TX 78537	0497	Front-End Loader Operator 3 CY or less	RT OT	10.00	10.00	8.00	10.00	2.00			40.00 3.00	13.49 20.24	600.32	600.32	37.22	8.70	28.00	0.00	0.00	326.08	526.40	
Vela, Gilberto 11225 Taylor Lane Novasota, TX 77865	8225	Common Laborer	RT OT	10.00	10.00	8.00	10.00	2.00			40.00 3.00	10.10 15.15	449.45	449.45	27.87	6.51	0.00	0.00	0.00	34.38	415.07	



CHANGE ORDER NO 1

Project: Tower Road and Mile 17 1/2 Area Drainage Improvements Project
 DATE OF ISSUANCE: September 30, 2015 EFFECTIVE DATE: September 30, 2015
 OWNER: Hidalgo County Drainage District No. 1
 OWNER'S CONTRACT NO: HCDD1-15-010-08-04B
 CONTRACTOR: PEGA JPS Utilities, LLC ENGINEER: Jose Noe Sakdivar, P.E
24105 Brushline Road Hidalgo County Drainage District No. 1
Edinburg, Texas 78542

You are directed to make the following changes in the Contract Documents.

Description: 1. Extend Inlet 17 and S E.T. #10 345' west of original location. (345' - 24" HPP @ \$40/LF)
 2. Add 10 Contract Days to complete change order
 3. Add 2 Contract Days due to inclement weather
 4.
 5.
 6.

Reason for Change Order: 1. Per revised construction design on Bandera Lane.
 2. 10 Contract days added to perform additional work
 3. 2 Contract days added due to inclement weather delays (July 16th & 17th)
 4.
 5.
 6.

Attachments:

CHANGE IN CONTRACT PRICE:		CHANGE IN CONTRACT TIME:	
Original Contract Price		Original Contract Time for	
\$ 569,106.00		Substantial Completion	90 calendar days or dates
Net Changes from previous Change Order		Net Change from previous Change Orders	0 calendar days
\$ -		Contract Time prior to this Change Order	
Contract Price prior to this Change Order		Substantial Completion:	90 calendar days or dates
\$ 569,106.00		Net Increase(decrease) of this Change Order	12 calendar days
Net Increase(decrease) of this Change Order		Contract Time with all approved Change Orders	
\$ 13,800.00		Substantial Completion:	102 calendar days or dates
Contract Price with all approved Change Orders	Net % increase(decrease) from original contract price.		
\$ 582,906.00	2.42%		

RECOMMENDED:
 By: [Signature]
 Engineer (Authorized Signature)
 Date: 10/05/15

APPROVED:
 By: [Signature]
 Owner (Authorized Signature)
 Date: 10/23/15

ACCEPTED:
 By: [Signature]
 Contractor (Authorized Signature)
 Date: _____

AJ# 51935
 BOO 10/27/15

AI -52439

9.

DRAINAGE DISTRICT

Meeting Date: 12/01/2015

Submitted By: Claudette Guerrero,
DRAINAGE DISTRICT

Department: DRAINAGE DISTRICT

Information

CAPTION

Approval to accept appraised market value for the sale of surplus Right-Of-Way property described as 0.1263 tract of land out of lot 3, block 2, Steele and Pershing Subdivision, Hidalgo County Texas, to include the cost of appraisal services and closing costs to Robert L. Lozano & Laurie G. Lozano.

BACKGROUND

Fiscal Impact

Attachments

Leonel Garza Jr. Appraisal

Leonel Garza & Associates Inv#2391

backup

Form Review

Inbox	Reviewed By	Date
Budget & Management	Veronica Ortiz	11/25/2015 11:18 AM
Final Approval	Monica Badillo	11/25/2015 01:28 PM
Form Started By: Claudette Guerrero		Started On: 11/25/2015 10:37 AM
Final Approval Date: 11/25/2015		

November 23, 2015

Leonel Garza Jr & Associates LLC
Real Estate Appraisal Services

Appraisal report of a surplus tract of land located along Lake Shore Drive, Just east of Lot 37, of the Lake James Subdivision, City of Edinburg, Texas.

Owner-of-record: Robert L. Lozano
Laurie G. Lozano

Effective Date of Appraisal November 21, 2015

Prepared For:
Hidalgo County Drainage District No.
C/o: Raul Sesin, Director
Edinburg, Texas 78542



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Leonel Garza Jr. & Associates LLC

Real Estate Appraisal Services

November 23, 2015

Hidalgo County Drainage District No. 1
C/o: Raul Sesin, Director
902 N. Doolittle
Edinburg, Texas 78542

Subject: Surplus Property – Lake Shore Drive, Edinburg, Texas.
Owner-of-record: Robert Lozano

Mr. Sesin:

Pursuant to your request, we are presenting an appraisal report of the property identified by the Hidalgo County Drainage District No. 1 as surplus located along Lake Shore Drive within Lake James Subdivision in Edinburg, Texas. The scope of the assignment is to value the subject property as of the date of inspection, in order to determine the current market value of the property deemed to be surplus. This property is to be evaluated based on the current market value through the use of comparable sales to establish the market value of the economic units adjacent to and/or joining the subject property as well as to set forth any adjustments necessary for the limited use and site utility of the subject property. The assignment requires the appraiser to establish the current market valuation of the subject property in its present state in fee simple. This report is for the sole use and analysis by both the applicant to purchase the surplus property, Robert Lozano, along with the Hidalgo County Drainage District No. 1 and or assigns. The report has been prepared under the standards set forth by the Uniform Standards of Professional Appraisal Practice (USPAP), The State of Texas, Standards of Professional Practice of the Appraisal Institute and Senate Bill 18 (SB-18).

This letter, along with the assumption & limiting conditions and certification, shall be attached herewith. I, Leonel Garza III, General Certified Real Estate Appraiser, personally inspected the subject property on November 21, 2015 and have carefully studied and analyzed factors pertinent to the valuation of the estimate of value pursuant to the scope of the assignment. Information provided by the client was utilized for the determination of market value of the part to be acquired and for the overall analysis of the remainder before and after the acquisition. It should be understood by the reader that the client and intended user is the Hidalgo County Drainage District No. 1.

The report has been developed based on the knowledge that said acquisition area shall be utilized for the installation and assemblage of this tract to an adjoining tract, 3002 Lake Shore Drive, Edinburg, Texas, which is currently under the ownership of Robert L. Lozano and Laurie G. Lozano. The highest and best use of said tract shall be determined at the time of analysis in order to compare with other similar tracts in the market area. As for the subject property, the highest and best use is determined to be for continued single family residential use under the extraordinary assumption that the property could be assembled with the neighboring tract of land. This report is limited to the information provided by the client and by other public information sources, such as the Hidalgo County Appraisal District, Hidalgo County Deed Records, and the Hidalgo County Tax Office, and information provided by the Hidalgo County Drainage District No. 1. This appraisal report is limited to the on or off-site inspection of the surplus property as permissible by the owner of record.

On November 21, 2015, I personally inspected in the field the property herein appraised. The comparables relied upon in making said appraisal were inspected on November 21, 2015. 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 Drainage District No. 1, until authorized by the client to do so, until I am required to do so by due process of law

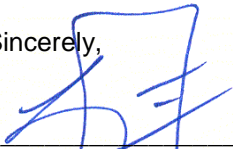
or until I am released from this obligation by having publicly testified to such findings. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? N/A (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0.00 .

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 that 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. I hereby certify that it is my opinion that the total cost of acquisition for said surplus property herein described is \$2,751.00.

Sincerely,



Leonel Garza III
State Certified General
Real Estate Appraiser
License No. TX-1328375-General

SALIENT FACTS & CONCLUSIONS

Client of Report _____ Robert L. Lozano and Laurie G. Lozano
Type of Property _____ Vacant Land / Surplus Right-of-way
Owner-of-record _____ Hidalgo County Drainage District No. 1
Physical Location _____ Approximately 160' lineal feet south of Lake Shore Drive, just east of Lot 37 of Lake James Subdivision, City of Edinburg, Hidalgo County, Texas.

Property Rights Appraised _____ Fee Simple Estate

Legal Description _____ A 0.1263 acre tract of land out of lot 3, block 2, Steele and Pershing Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Page 115, Deed of Records, Hidalgo County, Texas. Also out of Lake James Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 17, page 50, map records, Hidalgo county, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows.

Land Area _____ 0.1263 Acres (5,500 square feet)

Highest & Best Use _____ Assemblage for Single Family Residential

Existing Use _____ Vacant Right-of-way

City Zoning Ordinance _____ Neighborhood Conservation 7.1

Flood Zone Designation _____ Zone B (Unshaded)

Utilities Available _____ All Municipal Utilities Available

APPRAISAL CONCLUSIONS

Market Value of Surplus _____ \$ 2,751

Map of Subject Property



PHOTOS OF SUBJECT

Local Address: Lake Shore Drive (S/S), 0.05 Miles east of Karen Lane, Edinburg, Texas

Taken By: Leonel Garza Jr. & Associates LLC

Date Taken: November 13, 2015

Point which taken: Photo 1: Lake Shore Drive
Photo 2: Lake Shore Drive

Looking: Photo 1: Southwestern View
Photo 2: Southern View



Photo 1

General view of the subject property along the south side of Lake Shore Drive.



Photo 2

Another view of the property along the northern boundary of the subject property.

Point which taken: Photo 3: Lake Shore Drive
Photo 4: Lake Shore Drive

Looking: Photo 3: Western View
Photo 4: Eastern View



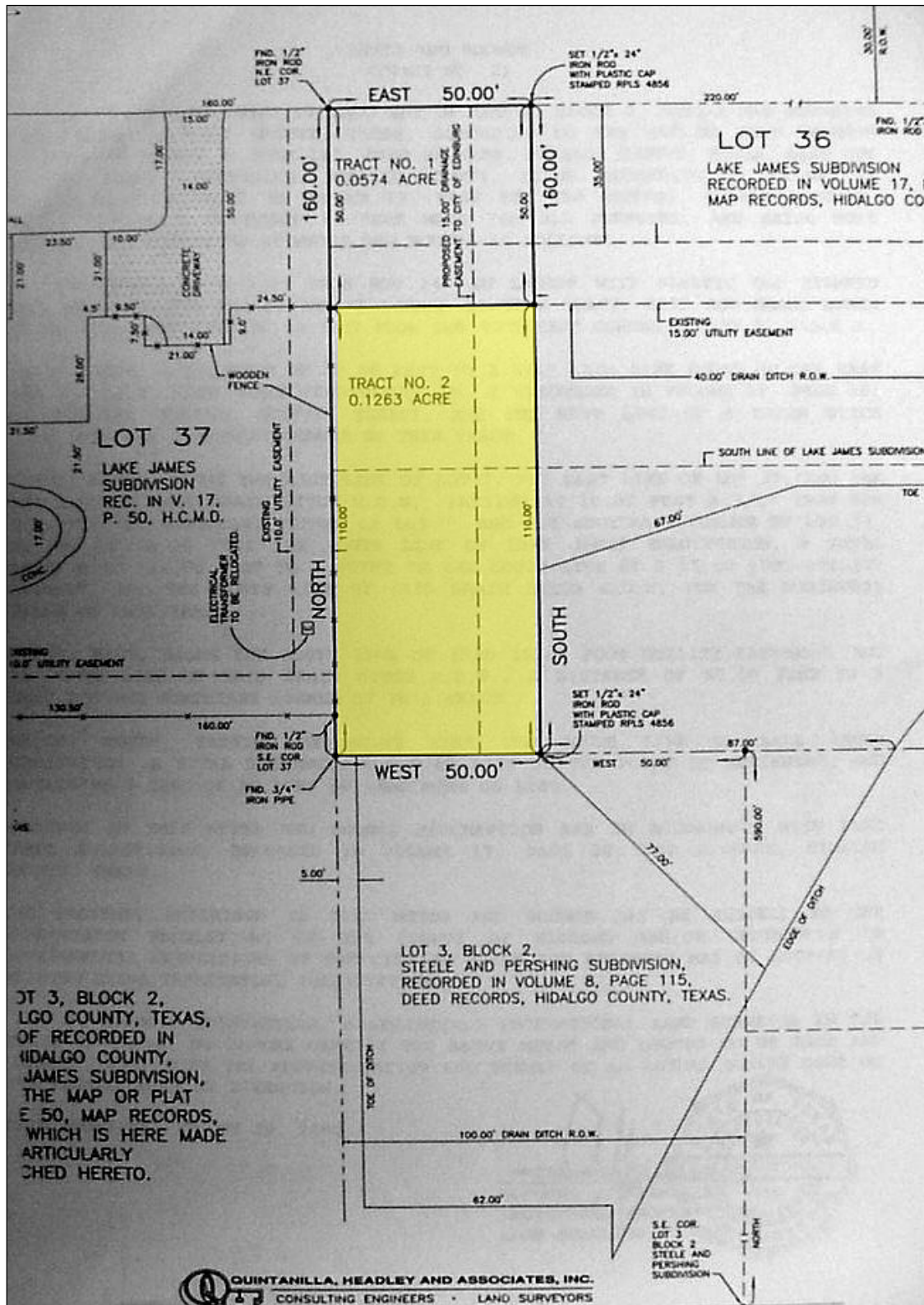
Photo 3

Street view of Lake Shore Drive. The subject property is on the left side in this photo.



Photo 4

Street view of Lake Shore Drive. The subject property is on the right side in this photo.



Client & Intended User

The client for this report is identified Hidalgo County Drainage District No. 1 under the direction of Director Raul Sesin. The intended use of the report is to assist the HCDD No. 1 of said surplus right-of-way along an adjoining tract of land, which is currently owned by under Robert L. Lozano and Laurie G. Lozano. This report is not intended for any other use, unless specified by the client.

Scope of the Assignment

Pursuant to an e-mail from Raul E. Sesin, Director of HCDD No. 1 on November 10, 2015, it was requested that Leonel Garza, Jr. & Associates, LLC, perform an appraisal report of the surplus property described herein. A survey of the proposed purchase area was provided. The scope of the assignment is to appraise the area as fee simple in its present "as is condition" subject to governmental regulation, and in terms of a cash transaction. In addition, the scope of the assignment requires the appraiser to make the extraordinary assumption that the subject property is free from contamination and/or encumbrances of which could affect the overall market value of the subject property as a whole and the part to be acquired. In the event access is not granted to enter the subject area, the appraiser is to proceed off-site along an existing road right-of-way, as indicated by survey. The scope of the assignment requires that comparable market sales within the area be identified and analyzed for comparability and for their reliability in determining the estimated market value of the subject property. The sales have been collected, confirmed and analyzed with respect to comparability to the subject property. These comparable sales were gathered through various sources, which included the Greater McAllen Multiple Listing Service, local Realtors & Brokers, Real Estate Appraisers, and conversations with various owners along the project. Listings surrounding the project and the surrounding market area were also reviewed in order to determine the current market asking prices for properties along the project.

Purpose of the Appraisal

This appraisal is prepared for the purpose of estimating the current market value of the fee simple estate of the subject property, which is deemed to be surplus, in order to determine the value of the right-of-way to be acquired in the name of Robert L. Lozano and Laurie G. Lozano. This appraisal does not include any enhancement in value resulting from items of intangible personal property, such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases (mineral and/or ground), or operating agreements and project influence (if any exists). The area to be acquired may contain personal property items that are not compensable and/or may be handled through negotiations and/or relocation benefits, if applicable. These items deemed compensable shall be included within the body of the report and itemized for clarity.

Property Rights

The property rights being appraised in this report consist of the fee simple estate of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 113, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." Pursuant to the scope of the assignment, this is the manner in which the subject property shall be appraised for purposes of this report.

Accessibility

Pursuant to the scope of the assignment, the open subject property shall be inspected in order to verify any and all improvements affected by the part to be acquired. Permission was granted by Raul Sesin to inspect the subject property from existing road right of way. Robert L. Lozano contacted this appraiser and also granted permission to enter the subject property if required.

Economic Unit Analysis

During the analysis of the subject property, it was determined that the overall land area of 0.50 acre shall be utilized as the economic unit of the subject property as a whole, for the analysis of the part to be acquired by Robert L. Lozano. This land area is typical of the market trends within the immediate area and shall be utilized for the direct sales comparison approach. This approach to value incorporates the comparison of other land sales in the market area similar to the subject property, in order to determine the market unit rate to be applied to the part to be acquired. A survey of the property owner's entire tract was not performed, as the part to be acquired incorporates the drainage districts existing right-of-way system, which includes a network of canal rights of way throughout Hidalgo County. Pursuant to the scope of the assignment, the subject property shall be analyzed, based on the combined information of several sources including the survey provided, on-site and/or off-site inspection, personal interviews, and information gathered from the local appraisal district. The property was analyzed based on the whole property, less any existing road right-of-way pursuant to the scope of the assignment. Based on the inspection of the subject property and the evaluation of the subject as a whole, the remainder shall not be affected by the part to be acquired and therefore, shall not be included within the valuation of this report.

Description of Subject

The subject property is a 0.1263 acre vacant tract of land located south of the southern boundary of Lake Shore Drive adjacent to a single family residential home. The property is currently utilized a part of existing landscaping to Lot 37 of Lake James Subdivision. The southern portion of the subject property lies along the western boundary of an existing drain ditch approximately 77.00' lineal feet from the southeast corner of the property. As indicated within the survey provided, a proposed 15.00' drainage easement to the City of Edinburg is indicated along the eastern boundary of the subject property. The survey also indicates that the southern partition of the subject property is only partially located within the Lake James Subdivision while the remainder is part of the existing irrigation canal system. Access to the subject is limited to existing drainage district right of way.

Sales History

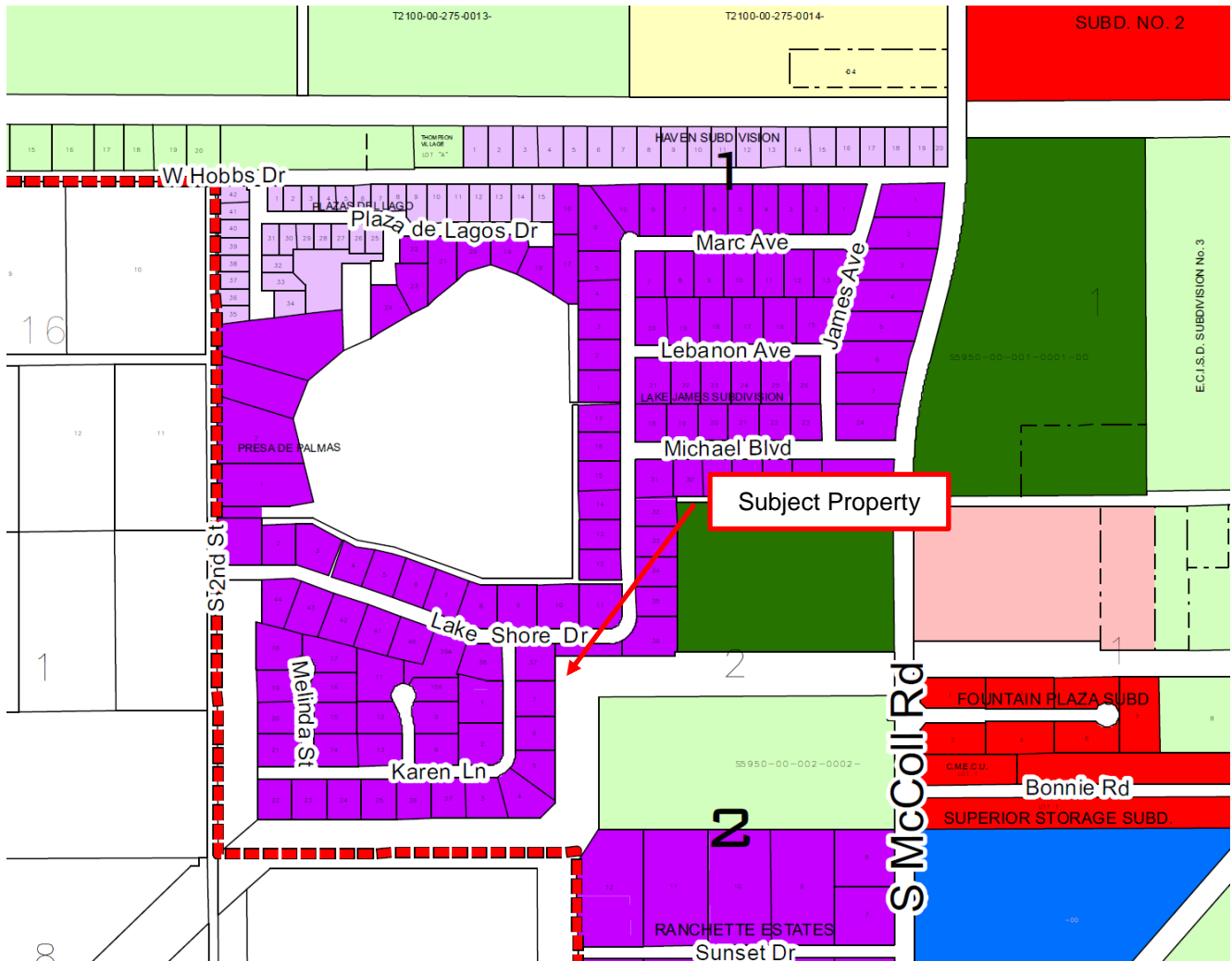
According to the Hidalgo County Appraisal District, the subject has been in the name of the Hidalgo County Irrigation District No. 1 for over 5 years. An attempt to purchase said property by Robert L. Lozano and Laurie G. Lozano in 2008.

Improvements

No compensable improvements were noted on the subject property that were contributory to the overall market value. Therefore, the subject shall be valued as vacant.

Municipal Zoning

As per the City of Edinburg Planning and Zoning Department the subject property was currently Neighborhood Conservation 7.1 which is indicated for single family residential development.



Highest & Best Use

The subject property's highest and best use as vacant and as if improved, is for single family residential development under the extraordinary assumption the property will be assembled with the neighboring property Lot 37 of the Lake James Subdivision. When a property is appraised, the highest and best use must always be considered as defined by The Dictionary of Real Estate Appraisal, Fourth Edition, copyright 2002, page 135, by the Appraisal Institute as being:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and there results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The highest and best use is analyzed for each criteria, as each parcel shall be evaluated before and after the proposed acquisition, if applicable. In order to determine the highest and best use, research was performed within corresponding market area. Since the subject property lies within the jurisdiction of the City of Edinburg, municipal zoning ordinance restrictions are applicable. The physical characteristics of the subject property as a whole are not typically found within Lake James Subdivision as the overall site utility does not allow the site to be developed under the current City of Edinburg Development Code. Under the premise of assemblage, the property shall convert to a single family residential use after the acquisition once it is assembled with 3002 Lakeshore Drive. The part to be acquired itself, however, does not contain enough depth along Lake Shore Drive to allow for development, and therefore, does not constitute a readily marketable economic unit. The financial feasibility and maximally productive use of the subject property is limited in its present state. The subject property's limited developmental potential, as existing, does not allow the highest and best use to expand to residential use without assemblage. Based on the analysis of the subject property, it is determined that the overall highest and best use of the subject property is for assemblage with the neighboring property, in order to create a tract with a maximally productive and financially feasible tract.

Utility Services

The subject property is located in a region that contains, water, sewer, electricity, and phone service, which is typical of the market area.

Property Tax Data

No property tax information could be located for the subject property, as the subject is owned and operated by the County of Hidalgo under the direction of the Hidalgo County Drainage District No. 1, which is except from property taxes.

Personal Property

Pursuant to the scope of the assignment, no personal property is located within the surplus right-of-way. Any and all personal property and/or realty located within existing road right-of-way shall be deemed non-compensable, pursuant to the scope of the assignment, in the event the selected items are determined to be compensable or contribute to the overall market value of the subject property.

Exposure Time

Exposure time is defined as the "length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Based on research performed within the market area, there is a twelve (12) month exposure time for the subject property. This was estimated based on current and past listings located within the market area, which were reviewed during the sales search for comparables similar to the subject property.

Effective Date of Appraisal

The effective date of appraisal is based on the most recent on-site or off-site visit to said property, which was, November 21, 2015.

Property Rights Appraised

The property rights being appraised in this report consist of the fee simple estate and easement valuation of the subject property. Fee Simple Estate is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, copyright 2010, page 78, by the Appraisal Institute as being: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat." In addition to the valuation of fee simple, the scope of the assignment is to evaluate the subject as an "Easement" in the event a portion of the part to be acquired is encumbered by an existing easement. According to the Dictionary of Real Estate Appraisal, "an easement is the conveyance of certain property rights, but not ownership, to a parcel of real estate."

Jurisdictional Exception Rule

If any part of the *Uniform Standards of Professional Appraisal Practice* is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction. For the purposes of this assignment, in valuing the whole property before the taking, the appraiser has disregarded any increase or decrease in the market value of the property caused by the public improvement for which part of the property is being taken, or by the likelihood that the property would be taken. Therefore, no enhancement to market value (if any) shall be considered based on project influence.

Partial Acquisition Methodology

The method of valuation involved in this project is set forth by the State of Texas when the governmental retained right of eminent domain is exercised. The Texas Constitution permits the acquisition of private property for public use (eminent domain), but it requires that any such acquisition entitles the owner to just compensation and that it shall be by due process of law. The law dictates that the value of the whole property, the value of the part taken, the value of the remainder before the taking, and the value after the taking must be ascertained. The law allows for the offset of damages by enhancement, if the enhancement is specific to the subject property. In the valuation of the proposed easement(s), the appraisers have taken into consideration the rights being taken and the contributory value of the land affected. The percentage of the fee value involved in the acquisition of the easement is based on two basic effects: the legal encumbrance of the easement rights and obligations; and the physical use of the easement and or right of way area.

Environmental Statement

This appraiser has made a visual off-site observation of the subject property and no obvious adverse environmental concerns, pesticides or other potentially hazardous materials were present. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. If, for any reason, an environmental concern exists that was not observable by this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraiser's observation and conversations with the subject property owner, this appraisal shall be based on the assumption that no environmental concerns exist and shall be valued as such. If an environmental concern is noted to this appraiser after the date of report, Leonel Garza Jr. & Associates, LLC, reserves the right to re-evaluate the market value of the subject property, as mentioned in the scope of the assignment.

FEMA Flood Map Data

Based on the exhibits provided by the client of the location of the proposed easement, it appears that the subject is located within a Flood Zone "B," which is not a flood prone area.

SALES COMPARISON APPROACH

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the Buyer and Seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from Seller to Buyer under conditions whereby:

- Buyer and Seller are typically motivated.
- Both parties are well informed or well advised, and each-acting in what they consider their own best interest.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The Office of the Comptroller of the Currency. (2006). 12 CFR, Part 34, Subpart C-Appraisals, 34-42, Definitions (g). Retrieved March 12, 2007, from <http://www.occ.treas.gov/fr/cfrparts/12CFR34.htm#§%2034.42%20Definitions>.

The following land sales were derived from a multitude of sources, which include the a local multiple listing service, appraisal district public information, deed records and other appraisers and Realtors in the Lower Rio Grande Valley. These sales are verified with at least two sources and are deemed reliable as of the date of this report. Other sales may have been identified in the area; however, if all information cannot be verified as of the date of the report, they may only be mentioned, but not heavily weighted in the overall analysis of the subject property.

COMPARABLE SALE No. 1

MLS #: L155286S (Sold) List Price: \$149,500

4020 Karen Lane Edinburg, TX 78539

[Listing Tools](#)

Select This Listing :

SOLD PRICE: \$125,000 **CLOSING DATE:** 3/25/2014 **FINANCING:** Conventional
SELLING OFFICE NAME: Davis Real Estate - McAllen (#:306) **SELLING AGENT NAME:** Karen E. Williams (#:47)
SELLER CONCESSIONS: 0 **SELLER CONC TYP:** 0 **NON-REALTY ITEMS \$:** 0
NON ALLOWABLES: No **BUYER CLOSING COSTS/PREPAIDS:** No



TYPE: Residential Single Family, Unimproved
SUITABLE USE: Residential
TOPOGRAPHY: Level
LOT SQFT: 23100
ACREAGE: 0.53
CROPS: None
AREA: Edinburg
SUBDIVISION: Lake James
COUNTY: Hidalgo
SCHOOL DISTRICT: McAllen ISD
ELEMENTARY SCHOOL: Gonzalez
MIDDLE SCHOOL: Cathey
HIGH SCHOOL: Memorial H.S.

LOT DIMENSIONS: 140X165 **TAX GEO ID :** L2450-02-000-0027-00
GRID (IE:##A#): 247D1 **TAX YEAR:** 11 **AG VALUE:** **HOA:** **HOA FEES:** 240/yr
BASE TAXES: 2768

IRRIG/WATER RIGHTS: No **IRRIGATION DISTRICT:** Other
WATER COMMENTS: City Water **WATER SUPPLIER:** City
LEASED (RENT/SHARE): **LEASE EXPIRE DATE:**
WATER/SEWER: Public Water, City Sewer **LOCATION FEATURES:** None
UTILITIES: Electric, Public Water, Sewer, City Garbage **COMMUNITY AMENITIES:** Other
FENCE TYPE: Partial Fence **IMPROVEMENTS:** None

STREET TYPE: Paved
ACCESS: State Highway, City Street

DIRECTIONS: North 2nd to Lakeshore, East to Karen Lane.

LEGAL DESCRIPTION: Lake James No 2, Lot 27, Unit 2, Number 2

REMARKS: ONE of the last lots available in Lake James Subdivision. Over 23,000 square feet. Very light traffic. McAllen schools.

AGENT REMARKS: OWNER WILL CONSIDER OFFERS.

SELLER 1: Daniel O. Rios

SELLER 2: Dolores G. Rios

TERMS OFFERED:

ESCROW (USE \$ OR %): 3000 **TITLE COMPANY (PREFERRED):** Edwards Abstract
CSO: 2.5 **VAR COMM:** No **REO:** No

AGREEMENT TYPE: Exclusive Right to Sell w/Exclusions

PROPOSED FINANCING: Cash, Conventional

POSSESSION: Closing and Funding

SHOWING INSTRUCTIONS: Vacant

DOCUMENTS ON FILE: Legal Description

LIST DATE: **CONTRACT DATE:** **ORIGINAL LIST PRICE:** \$148,500 **DAYS ON MARKET:** 729

DISPLAY ON INTERNET: No **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** Yes

DESIGNATED BROKER LICENSE #:

LICENSED SUPERVISOR:

OFFICE NAME: Arturo Chapa Realty (#:24)

LISTING AGENT: Arturo Chapa, DR (#:1)

MAIL ADDRESS 1: 1120 West Pecan

AGENT EMAIL: yolart1572@sbcglobal.net

MAIL CITY: McAllen

CONTACT #: (956) 330-1812

MAIL STATE: TX

MAIL ZIP CODE: 78501

MAIN: (956) 686-1571

FAX: (956) 618-3404

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.

COMPARABLE SALE No. 2

MLS #: L144746S (Sold) List Price: \$69,900

7805 N Cynthia Street McAllen, TX 78504

[Listing Tools](#) Select This Listing :

SOLD PRICE: \$62,000 **CLOSING DATE:** 6/26/2015 **FINANCING:** Cash
SELLING OFFICE NAME: Alexander Landman Realty Inc (#787) **SELLING AGENT NAME:** Nehemias Prado (#131)
SELLER CONCESSIONS: NONE **SELLER CONC TYP:** NA **NON-REALTY ITEMS \$:** 0.00
NON ALLOWABLES: No **BUYER CLOSING COSTS/PREPAIDS:** No



TYPE: Residential Single Family **AREA:** McAllen
SUITABLE USE: Residential **SUBDIVISION:** Dominion
TOPOGRAPHY: Level **COUNTY:** Hidalgo
LOT SQFT: 8520 **SCHOOL DISTRICT:** McAllen ISD
ACREAGE: 0 **ELEMENTARY SCHOOL:** Gonzalez
CROPS: None **MIDDLE SCHOOL:** Cathey
HIGH SCHOOL: Memorial H.S.

LOT DIMENSIONS: IRREGULAR
GRID (IE:###A#): 247D1 **TAX GEO ID :** D6430-00-000-0073-00
BASE TAXES: 1252 **TAX YEAR:** 10 **AG VALUE:** **HOA:** Yes **HOA FEES:** 360./YR

IRRIG/WATER RIGHTS: No **IRRIGATION DISTRICT:** HCID#1
WATER COMMENTS: CITY **WATER SUPPLIER:** City
LEASED (RENT/SHARE): **LEASE EXPIRE DATE:**
WATER/SEWER: Public Water, City Sewer **LOCATION FEATURES:** Corner Lot, Irregular Lot
UTILITIES: Electric, Public Water, Sewer **COMMUNITY AMENITIES:** Curb & Gutter
FENCE TYPE: None **IMPROVEMENTS:** None
STREET TYPE: Paved
ACCESS: City Street

DIRECTIONS: NORTH OF TRENTON OFF 2ND STREET TO THE EAST

LEGAL DESCRIPTION: LOT 73 DOMINION

REMARKS: VERY EXCLUSIVE NORTH MCALLEN SUBDIVISION. CLOSE TO GREAT SCHOOLS, SHOPPING, RESTAURANTS, CHURCHES, MOVIES AND HOSPITALS. COME BUILD YOUR DREAM HOME ON THIS CORNER LOT. GREAT OPPORTUNITY.

AGENT REMARKS: MOTIVATED SELLER. BE SURE YOUR BUYER SEES THIS GREAT SUBDIVISION IN NORTHEAST MCALLEN. JOAN'S LISTNG.

SELLER 1: AMELIA VASQUEZ DE GARCIA

SELLER 2:

TERMS OFFERED: CASH, CONV

ESCROW (USE \$ OR %): 0

CSO: 3

VAR COMM: No

TITLE COMPANY (PREFERRED): TBD

REO: No

AGREEMENT TYPE: Exclusive Right to Sell

PROPOSED FINANCING: Cash, FHA

POSSESSION: Negotiable

SHOWING INSTRUCTIONS: Vacant, Show Anytime

DOCUMENTS ON FILE: None

LIST DATE: **CONTRACT DATE:** 5/15/2015 **ORIGINAL LIST PRICE:** \$75,000 **DAYS ON MARKET:** 1580

DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** No

DESIGNATED BROKER LICENSE #: 482681

LICENSED SUPERVISOR: MAS CASAS, INC

OFFICE NAME: RE/MAX 1st Choice (#157)

MAIL ADDRESS 1: 612 Nolana, Ste 220

MAIL CITY: McAllen

MAIL STATE: TX

MAIL ZIP CODE: 78504

MAIN: (956) 668-8555

FAX: (956) 668-8556

LISTING AGENT: The Massie Team (#82)

AGENT EMAIL: joan@massietm.com

CONTACT #: (956) 227-3629

TEAM MEMBER: Michelle R. Contreras - DR (#82)

AGENT EMAIL: michellecontreras21@gmail.com

TEAM CONTACT #: (956) 522-0070

TEAM MEMBER: Joan Massie ABR, CRS, GRI, CRB - Broker Assoc. (#82)

AGENT EMAIL: joan@massietm.com

TEAM CONTACT #: (956) 227-3629

Listing information provided by Greater McAllen Association of REALTORS MLS.
 Information is deemed to be reliable but is not guaranteed.

COMPARABLE SALE No. 3

MLS #: L173175S (Sold) List Price: \$72,500

7716 N Cynthia Avenue McAllen, TX 78504

[Listing Tools](#)

Select This Listing :

SOLD PRICE: \$72,500 **CLOSING DATE:** 6/30/2015 **FINANCING:** Cash
SELLING OFFICE NAME: Schwarz Co. Realtors (#68) **SELLING AGENT NAME:** William A. Schwarz DR (#1)
SELLER CONCESSIONS: 0 **SELLER CONC TYP:** 0 **NON-REALTY ITEMS \$:** 0
NON ALLOWABLES: No **BUYER CLOSING COSTS/PREPAIDS:** No



TYPE: Residential Single Family **AREA:** McAllen
SUITABLE USE: Residential **SUBDIVISION:** Dominion
TOPOGRAPHY: Level **COUNTY:** Hidalgo
LOT SQFT: 8750 **SCHOOL DISTRICT:** McAllen ISD
ACREAGE: 0.2 **ELEMENTARY SCHOOL:** Gonzalez
CROPS: None **MIDDLE SCHOOL:** Cathey
HIGH SCHOOL: Memorial H.S.

LOT DIMENSIONS: 70 X 125 **TAX GEO ID :** D6430-00-000-0007-00
GRID (IE:###A#): 247D1 **TAX YEAR:** 13 **AG VALUE:** **HOA:** No **HOA FEES:** 0
BASE TAXES: 1285

IRRIG/WATER RIGHTS: No **IRRIGATION DISTRICT:** Other
WATER COMMENTS: CITY **WATER SUPPLIER:** City
LEASED (RENT/SHARE): 0 **LEASE EXPIRE DATE:**
WATER/SEWER: Public Water, City Sewer **LOCATION FEATURES:** None
UTILITIES: Electric, Public Water, Sewer **COMMUNITY AMENITIES:** None, Curb & Gutter
FENCE TYPE: None **IMPROVEMENTS:** None
STREET TYPE: Other
ACCESS: City Street

DIRECTIONS: NORTH ON 2ND STREET FROM TRENTON TO DOMINION SUBDIVISION.

LEGAL DESCRIPTION: LOT 7 DOMINION

REMARKS: NORTHEAST McALLEN SUBDIVISION HOMESITE.

AGENT REMARKS:

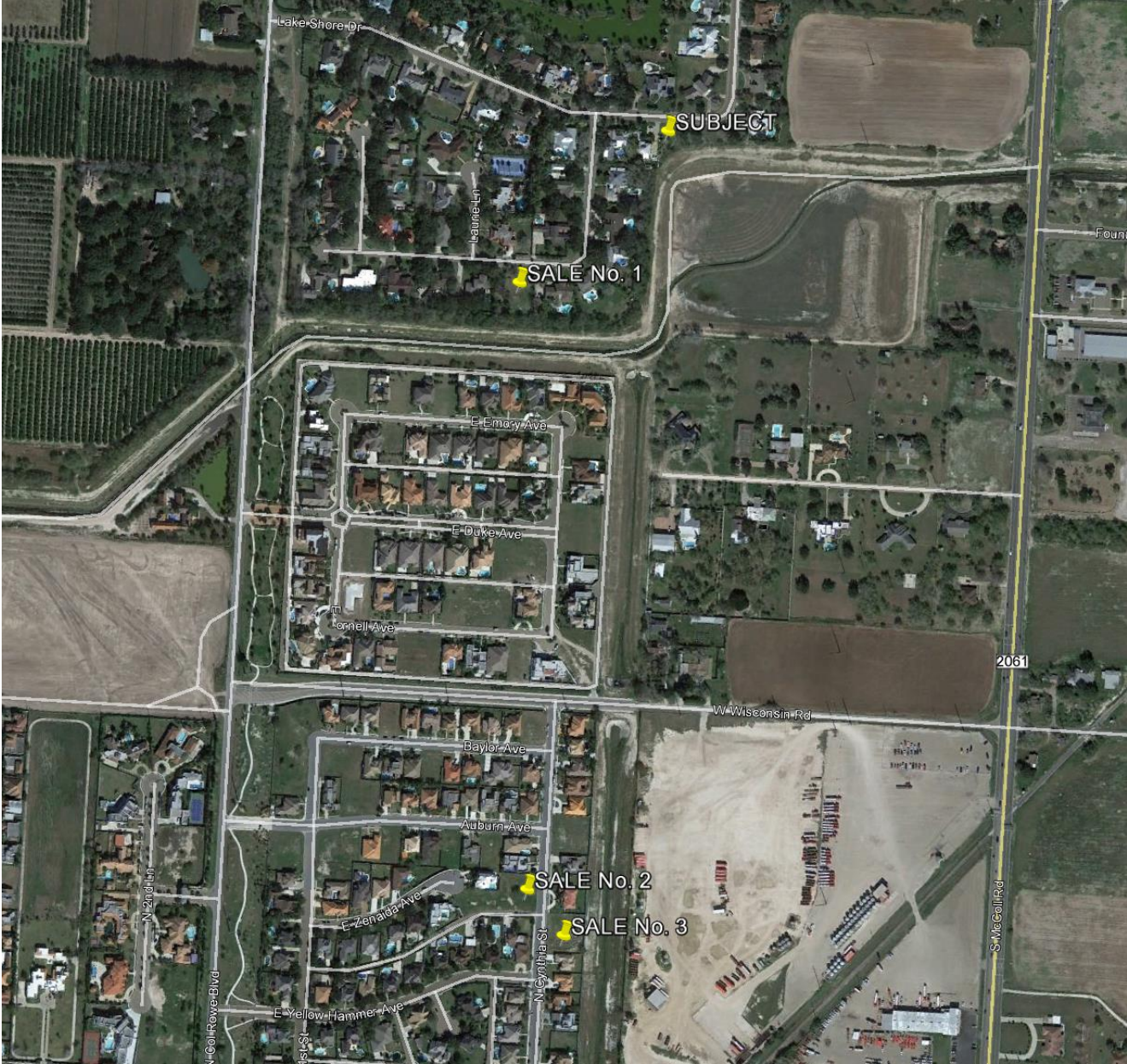
SELLER 1: ROBERT F. BOGGUS
SELLER 2: KAREN B BOGGUS
TERMS OFFERED: CASH TO SELLER
ESCROW (USE \$ OR %): 1500 **TITLE COMPANY (PREFERRED):** VALLEY LAND
CSO: 2.5 **VAR COMM:** Yes **REO:** No
AGREEMENT TYPE: Exclusive Right to Sell
PROPOSED FINANCING: Cash, Conventional **POSSESSION:** Other
SHOWING INSTRUCTIONS: Vacant, Show Anytime
DOCUMENTS ON FILE: None

LIST DATE: **CONTRACT DATE:** 3/27/2015 **ORIGINAL LIST PRICE:** \$72,500 **DAYS ON MARKET:** 473
DISPLAY ON INTERNET: Yes **DISPLAY ADDRESS:** Yes **ALLOW AVM:** No **ALLOW COMMENTS:** No
DESIGNATED BROKER LICENSE #: 316625 **LICENSED SUPERVISOR:** William Schwarz

OFFICE NAME: Schwarz Co. Realtors (#68) **LISTING AGENT:** Mary Jane Schwarz CRS, GRI (#.2)
MAIL ADDRESS 1: 5711 N 10th St **AGENT EMAIL:** mjschwarz@aol.com
MAIL CITY: McAllen **CONTACT #:** (956) 821-7676
MAIL STATE: TX
MAIL ZIP CODE: 78504
MAIN: (956) 682-4128
FAX: (956) 682-4129

Listing information provided by Greater McAllen Association of REALTORS MLS.
Information is deemed to be reliable but is not guaranteed.

COMPARABLE SALES MAP



LAND SALES ANALYSIS

COMPARABLE NO.	SUBJECT	SALE No. 1		SALE No. 2		SALE No. 3	
SALES DATE		March 25, 2014		June 26, 2015		June 30, 2015	
SALES PRICE		\$ 125,000		\$ 62,000		\$ 72,500	
SIZE OF TRACT / ECONOMIC UNIT	0.50 ACRES	0.53 Acres		0.19 Acres		0.20 Acres	
UNIT PRICE		\$ 5.41 / SF		\$ 7.49 / SF		\$ 8.32 / SF	
SALES ADJUSTMENTS							
FINANCING TERMS	Conventional	Cash	0%	Cash	0%	Cash	0%
CONDITIONS OF SALE	Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
TIME / MARKETING COND.	Average	Similar	0%	Similar	0%	Similar	0%
PROPERTY RIGHTS	Fee Simple Estate	Fee Simple	0%	Fee Simple	0%	Fee Simple	0%
SUBTOTAL PRICE PER ACRE		\$ 5.41 / SF		\$ 7.49 / SF		\$ 8.32 / SF	
LOCATION	Average	Similar	0%	Superior	-30%	Superior	-30%
MUNICIPAL ZONING	Neighborhood Conservation / Residential	Similar	0%	Similar	0%	Similar	0%
TOPOGRAPHY	Level	Similar	0%	Similar	0%	Similar	0%
IMPROVEMENTS	None	Similar	0%	Similar	0%	Similar	0%
FRONTAGE / STREET ACCESS	Lake Shore Drive, Edinburg, TX.	4020 Karen Lane, Edinburg	0%	7805 N. Cynthia, McAllen, TX.	0%	7716 N. Cynthia, McAllen, TX.	0%
SIZE ADJUSTMENT / BASED ON SELECTED ECONOMIC UNIT	0.50 Acres	0.53 Acres	0%	0.19 Acres	-20%	0.20 Acres	-20%
UTILITIES	All Municipal	Similar	0%	Similar	0%	Similar	0%
TOTAL ADJUSTMENTS		\$ - 0%		\$ (4) -50%		\$ (4) -50%	
ADJUSTED UNIT RATE		\$ 5.41 / SF		\$ 3.75 / SF		\$ 4.16 / SF	

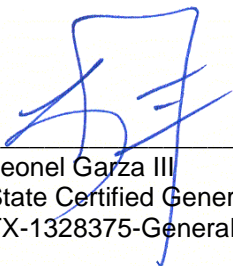
MARKET VALUE UNIT RATE / SQUARE FOOT	\$ 5.00 / SF
MARKET VALUE OF SURPLUS (10% of Fee Unit Rate)	\$ 0.50 / SF
LAND AREA OF SURPLUS	5,502 SF
MARKET VALUE OF SURPLUS PROPERTY	\$ 2,751

Reconciliation of Market Value

The subject is considered a surplus tract of land of which has limited site utility, functional utility, no public access, no utilities on-site, and limited surrounding property owners of which could functionally utilize the subject property. The highest and best use of the subject property is for assemblage to an adjoining tract of land. Since the subject property is currently owned by the Hidalgo County Drainage District, the only alternative choice from this type of use is for assemblage for single family residential development to the west. Mr. Robert Lozano, currently contains a home site located directly west adjoining the subject property to the west and north, while the Hidalgo County Drainage District adjoins the subject property to the east and south.

After making an extensive review of the subject market area, several comparable sales were located within a ½ mile radius all with public road access. The subject, however is located approximately 50' lineal feet south of Lake Shore Drive. Access to the subject property is via the 50' lineal foot tract of land which is owned in fee simple by Robert Lozano. This indicates that the subject property is approximately 50' lineal feet south from public access road and is legally landlocked from a public roadway. Due to the unique location of the subject and the limited functional use and utility of the site, the market value of the subject property is severely limited without assemblage. Limited land sales were located within the Lake James Subdivision and several were

located in nearby subdivisions along 2nd Street with McAllen. These sales ranged from \$5.41 per square foot to \$8.32 per square foot. Using these sales for the direct analysis would warrant up to a 90% downward adjustment due to the lack of public access and the overall location of the subject property. After a review of the comparable sales based on the selected economic unit of 0.25 acres for the subject property for the paired sales analysis, a unit rate of \$5.00 per square foot was determined. Upon selection of the unit rate, the market value of the 0.1263 acre surplus tract is determined based on 10% of fee simple market value (90% Discounted Rate). This calculates to a total market value of \$2,751.00.



Leonel Garza III
State Certified General Real Estate Appraiser
TX-1328375-General

EXHIBITS

1. ASSUMPTIONS AND LIMITING CONDITIONS
2. GENERAL ASSUMPTIONS
3. DEFINITIONS
4. QUALIFICATIONS OF APPRAISER

CERTIFICATION

I, Leonel Garza III, certify that, to the best of my knowledge and belief;

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, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

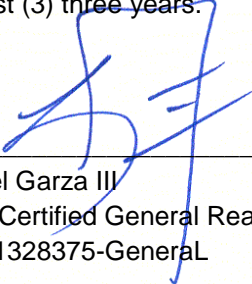
I have made a personal inspection of the property that is the subject of this report.

no one provided significant real property appraisal assistance to the person(s) signing the certification.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

The Office of Leonel Garza Jr. & Associates, LLC, has not performed an appraisal on the subject property within the last (3) three years.



Leonel Garza III
State Certified General Real Estate Appraiser
TX – 1328375-General

ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report is based on facts present and found during the course of the report. The report is also conducted under the following assumptions and limiting conditions, except as otherwise noted in our report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.
10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
11. Any sketch of the property included in the body of this report is for illustrative purposes only and should not be considered to be scaled accurately as this is utilized for demonstrative purposes only in order to have the reader understand the scope of the assignment as stated in the report. Any survey provided by the client shall be utilized as the official indicator of land area to be acquired throughout the body of the report.

12. The appraisers accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This appraisal report shall be considered only in its entirety. No part of this appraisal report shall be utilized separately or out of context.
13. No part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the appraisers.
14. Information, estimates and opinions contained in this report, obtained from sources outside of the office of the undersigned, are assumed to be reliable and have not been independently verified.
15. Any income and expense estimates contained in this appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
16. No assurance is provided that the methodology and/or results of the appraisal will not be successfully challenged by the Internal Revenue Service. In particular, the methodology for appraising certain types of properties, including without limitation, government subsidized housing, which has been the subject of debate. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
17. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
18. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
19. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
20. The analyses contained in this report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
21. All parties who use or rely upon any information in this report without our written consent do so at their own risk. No studies have been provided to us indicating the presence or absence of hazardous materials on the site or in the improvements, and our valuation is predicated upon the property being free and clear of any environment hazards.

22. The appraisers have not been provided with any evidence or documentation as to the presence or location of any floodplain areas and/or wetlands. Wetlands generally include swamps, marshes, bogs, and similar areas. We are not qualified to detect such areas. The presence of floodplain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal
23. Possession of this report, or a copy thereof, does not carry with it the right of publication. Any and all further copies of said report must be requested in writing to Leonel Garza Jr. & Associates, LLC.
24. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
25. No part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

Leonel Garza III

State Certified General Real Estate Appraiser

Company Profile

Leonel Garza Jr. & Associates, LLC provides a variety of real estate consulting services with primary focus on real estate appraisals and appraisal litigation support. The company specializes in General Commercial Real Estate, Estate Valuations, and Right-of- Way Easement Acquisition and Defense. In addition to the appraisal services, the company provides Real Property Tax Consulting Services. The purpose of this division is to support property tax owners in the verification of property tax assessment as promulgated by the Texas Property Tax Code.

Property Tax Division

The property tax division of the firm conducts reviews of property tax assessments by various county appraisal districts in order to consult clients on their current tax liabilities. Reviews include attending informal and formal hearings on behalf of clients at local appraisal districts. With over 2,500 accounts throughout South Texas of which includes the County of Cameron, Brooks, Hidalgo, Starr, Willacy, Webb and Nueces County. Clients include dealerships, movie theaters, concrete batch plants, convenience stores, retail box centers, retail strip centers, warehouses, subdivisions, and many other commercial type properties.

Right-of-Way Division

The Right-of-Way Division of the firm conducts Real Estate Appraisals for various local and government agencies throughout South Texas. Leonel Garza III has undergone extensive training in this field of work. He specializes in acquisitions concerning diminution of market value and/or property bi-sections. ROW experience extends to various types of acquisitions including, but not limited to, expansion of existing roadways, development of new roadways, utility easements, drainage or irrigation easements, transmission line easements, damage assessment, cost to cure, relocation assistant research, budget analysis, condemnation hearing and trial support.

Education & Licenses

Graduate, 1995, Texas A&M University,
College Station, Texas (Bachelor of
Science)

Licenses

State Certified General Real Estate
Appraiser
Number TX - 1328375-General

State Certified Property Tax Consultant
Number TX – 00003181



Professional Organizations

Associate Member of the Appraisal Institute

Taking courses toward the designation of MAI through the Appraisal Institute.

National Association of Master Appraisers (MAA)

Designated as a Master Senior Appraiser by the National Association of Master Appraisers. This designation is obtained through educational requirements and experience.

Associate Member of the International Right-of-way Association (IRWA) (Member # 7899430)

Public Service

City of McAllen Planning and Zoning Board (Active Member / Chairman)

This board is charged with submitting reports, plans, and recommendations to the City Commission for the orderly growth, development, and welfare of the City. They review and make recommendations on zoning change requests, conditional use permits for longer than one year, and variances to Subdivision Ordinance requirements for development.

Hidalgo County Subdivision Advisory Board (Active Member / Chairman)

This county board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and/or opinions from the Texas State Attorney General's Office, are conducted in the development of proposed subdivision within the County of Hidalgo and/or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The board's secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo. (Appointed in 1998 – Present)

Hidalgo County Building Line of Adjustments (Active Member / Chairman)

This county board reviews applications of variances to general set-back regulations set forth by the County of Hidalgo. This review includes the review of existing and/or proposed encroachments into set-backs, easements, road right-of-way set-back, subdivision plat requirements and/or requirements set forth by adjoining municipalities of which the subject is within the extraterritorial jurisdiction.

City of McAllen Traffic Commission Board (Former Member & Vice Chairman)

Makes recommendations to the City Commission in order to reduce and eliminate traffic congestion and flow throughout the City.

City of McAllen Zoning Board of Adjustments and Appeals (Former Member & Chairman)

This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction of nonconforming buildings.

City of McAllen Ambulance Advisory Committee (Former Member & Vice Chairman)

Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

City of McAllen Building Board of Adjustments and Appeals (Former Member)

The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants.

McAllen Palm City Lions Club (Active Member)

Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago raising funds to provided dinners to as many as 60 families (approximately 240 – 300 individuals) throughout the City of McAllen.

DEFINITIONS

The definitions included in this Addendum have been extracted, solely or in combination, from definitions and descriptions printed in:

The Uniform Standards of Professional Appraisal Practice (USPAP);

The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2010 (Dictionary);

The Appraisal of Real Estate, Thirteenth, Appraisal Institute, Chicago, Illinois, 2008 (Thirteenth Edition); and/or Appraisal

The act or process of developing an opinion of value; an opinion of value. (*USPAP*)



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
11/24/2015	2931

Hidalgo County Drainage District
 c/o Raul Sesin
 902 N Doolittle
 Edinburg, Texas 78541

Make Checks Payable To: Leonel Garza Jr. & Associates, LLC

P.O. No.	Terms	Job
	Due on receipt	

Item	Office File#	Description	Rate	Amount
Appraisal Report	3661	Subject Property: Surplus Tract of Land along Lake Shore Drive Owner: Robert Lozano and Laurie Lozano	2,250.00	2,250.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295

mvgarza@garza-associates.com

Total

\$2,250.00

Leonel Garza Jr. & Associates

Limited Restricted Appraisal Report Of Vacant Tract of Land

**Hidalgo County Drainage District
C/o Joe Pena – ROW Agent**

Subject Owner of Record: Robert Lozano

March 25, 2002

(Date of Report)

Prepared By Leonel Garza III

State Certified General Real Estate Appraiser TX-1328375-General

1419 Dove, Suite 1, McAllen, Texas 78504
(956) 687-7295 (24 Hour Answering Service)
Fax (956) 687-9236 Email Address: leonel3@aol.com

Leonel Garza Jr. & Associates

State Certified General Real Estate Appraiser
Real Estate Property Tax Consultants
Realtors - Real Estate Sales

1419 Dove, Suite 1, McAllen, Texas 78504
(956) 687-7295 (24 Hour Answering Service) Fax (956) 687-9236
Email Address: leonel3@aol.com

March 25, 2002

Hidalgo Drainage District
902 North Doolittle Drive
Edinburg, Texas 78539

RE: Subject Property Description
Owner of Record: Robert Lozano
Lake Shore Drive
Edinburg, Texas 78539

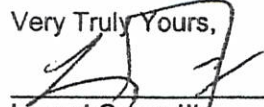
Dear: Mr. Pena

In accordance with your request, we are pleased to present our limited restricted appraisal report of the vacant tract of land located at the above-described location. The appraisal report shall establish the fee simple market valuation of the subject property to be used for analysis as determined by the County of Hidalgo. The assignment was to establish the current market valuation of the underlying land value and total depreciated improvement cost of the subject property. After reviewing current sales and the subject market area and analyzing the cost approach, it was established that the indicated market value of the land is indicated to be \$3,500.

This letter along with the assumption & limiting conditions, and certification shall be attached herewith. I personally inspected the property on March 1, 2002, and have carefully studied and analyzed all factors pertinent to the valuation of the estimate of value. All other pertinent information which may not be included in this report has been kept in file. This limited restricted appraisal report does not include any personal property such as equipment, signs, furniture & fixtures, and does not include any benefit for business interest. From the facts in this report, the market value of the above-described property as of March 1, 2002 is indicated to be: \$3,500.

If you have any questions about this report or if any item needs clarification please do not hesitate to call on us.

Very Truly Yours,




Leonel Garza III
State Certified General Real Estate
Appraiser TX-1328375-General

Certification

I certify that, to the best of my knowledge and belief:

- 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, impartial, and 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 with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report. .
- No one provided significant professional assistance to the person signing this report.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- The employment and compensation of this appraiser in completing this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Leonel Garza III
State Certified General Real Estate
Appraiser Number TX-1328375-General

Summary of Facts and Important Conclusions

Certificate of Appraisal

This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Standards Board of the Appraisal Foundation. The Departure Provision of the USPAP does not apply as all three approaches to market value have been analyzed, including the cost approach, the income approach, and the sales comparison approach and indicated in a limited restricted report.

Type of Property _____ Vacant tract of land
Subject Property Owner _____ Robert Lozano
Physical Location _____ Approximately 50.00' lineal feet south of Lake Shore Drive, east of Karen Lane, Edinburg, Texas.

Legal Description

A 0.1263 acre tract of land out of lot 3, block 2, Steele and Pershing Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Page 115, Deed of Records, Hidalgo County, Texas. Also out of Lake James Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 17, page 50, map records, Hidalgo county, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows: See Addendum.

Gross Land Area _____ 0.1263 Acres (5,500 sf)
Real Estate Property Taxes _____
City Zoning Ordinance _____ Single Family Residence
Flood Zone Designation _____ Zone B
Property Rights Appraised _____ Fee Simple Estate
Marketing Time Period _____ Six Months to One Year
Highest & Best Use As Vacant _____ Single Family Residence
Date of Value Estimate _____ March 1, 2002
Date of Inspection _____ March 1, 2002
Date of Report _____ March 25, 2002

Reconciliation of Value Indicators

Sales Comparison Approach Value _____ \$ 3,500
Final Indicated Market Value (Rounded) _____ \$ 3,500

Details & Scope of Assignment

Purpose Of The Appraisal

This appraisal is prepared for the purpose of estimating the market value of the Fee Simple Estate of the subject property, as defined in within this report, as of March 1, 2002. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases, or operating agreements.

Identification of Client & Intended Use of Appraisal

The client for this report is identified as Hidalgo County Drainage District and the County of Hidalgo. The intended use of the report is to assist Hidalgo County Drainage District and the County of Hidalgo in determining the feasibility of purchasing the subject property. Further details of the potential transaction were not disclosed to this appraiser. The client has identified that the report shall be a limited restricted appraisal report with a review of each approach to market value to determine the final indicated market value only.

Scope of the Assignment

By engagement letter dated February 12, 2002, Hidalgo County Right of Way Department, requested for Leonel Garza Jr. & Associates to prepare an limited restricted appraisal report of the fee simple estate of the subject property located along Lake Shore Drive in Edinburg, Texas. A survey of the subject property was provided to this office.

The subject neighborhood was also inspected as to observe any external obsolesce or economic factors, which may be pertinent to the subject property's valuation. Market sales within the market area and comparable market areas were identified and analyzed for comparability and for reliability in determining the estimated market value of the subject property. The appraisal report shall indicate the "as existing market value" of the subject property as per inspection date of March 1, 2002.

Property Rights Appraised

This appraisal requires a review of the rights to title that may be legally owned. The property rights appraised in this report are of the fee simple estate.

Identification of Personal Property

No personal property was included nor indicated as per scope of the assignment

Definition Of Market Value

Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and Seller are typically motivated
 2. Both parties are well informed or well advised, and each-acting in what they consider their own best interest.
 3. A reasonable time is allowed for exposure in the open market.
 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto.
 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
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Site Analysis

Site Description

The subject property is a 0.1263 acre vacant tract of land located south of the southern boundary of Lake Shore Drive, further described by legal description. The subject property is currently not being utilized for any apparent use including agricultural, as the subject contain vegetational overgrowth throughout. The southern portion of the subject property lies along the western boundary of an existing drain ditch approximately 77.00' lineal feet from the southeast corner of the property. As indicated within the survey provided, a proposed 15.00' drainage easement to the City of Edinburg is indicated along the eastern boundary of the subject property. Adjacent to the west of the subject property lies a single family residence indicated to be on lot 37 of the Lake James Subdivision. The survey also indicates that the southern partition of the subject property is only partially located within the Lake James Subdivision.

Legal Description

A 0.1263 acre tract of land out of lot 3, block 2, Steele and Pershing Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Page 115, Deed of Records, Hidalgo County, Texas. Also out of Lake James Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 17, page 50, map records, Hidalgo county, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows: See Addendum.

Land Area

- Dimensions _____ 50.00' lf x 110.00' lf
- Gross Land Size _____ 0.1263 Acres or 5,500 square feet

Topography _____ Appears Level - Typical of Market Area

Frontage _____ No Frontage Indicated. Subject property is approximately 50.00' lineal feet south of Lake Shore Drive.

Easements / Encroachments

The following are the indicated easements and or road right-of-ways as per survey gathered from the Quintanilla, Headley and Associates, Inc. in Edinburg, Texas.

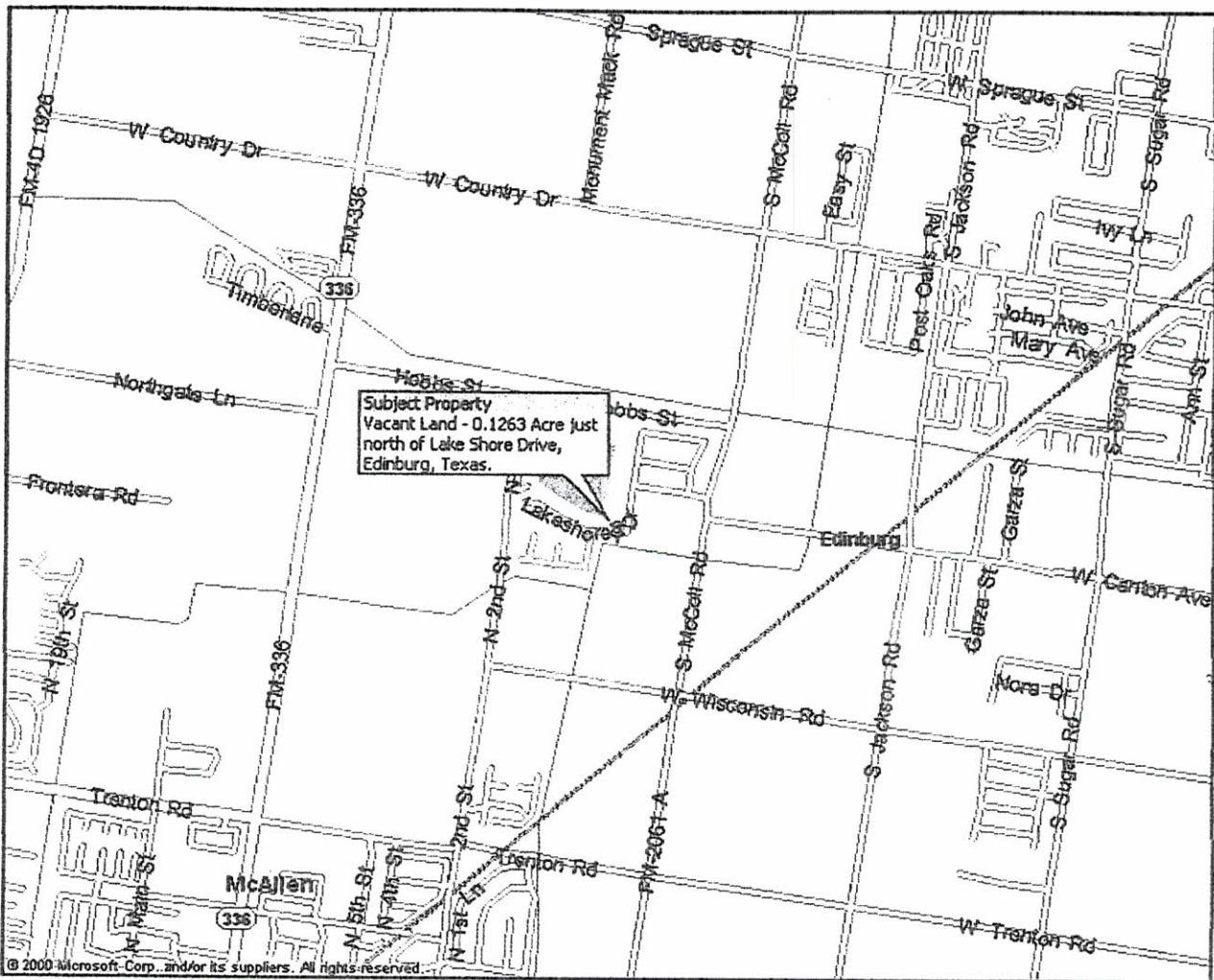
- Proposed 15.00' Drainage Easement to the City of Edinburg, Texas. (Eastern Property Boundary)
- Existing 40.00' Drain Ditch Right-of-Way (Northern Property Boundary)

Reconciliation of Market Value

After making an extensive review of the subject market area, several comparable sales were located in which a unit value between 25,000 and \$30,000 / acre was calculated. The subject property however is located approximately 50' lineal feet south of Lake Shore Drive. Access to the subject property is via the 50' If x 160.0' If tract of land which was apparently purchased by Robert Lozano. However, verification through the Hidalgo County Appraisal District was unsuccessful. Based on several adjustments required by the subject property based on the location, and the bisection of the subject property located partially within the Lake James Subdivision a unit value of \$28,000/acre. The area of the subject property is calculated at 0.1263 acres (5,502 sf), therefore the calculated market value of the subject property is as follows:

- $0.1263 \text{ Acres} \times \$28,000 / \text{Acre} = \$3,536$
- Rounded to \$3,500

Location Map of Subject



METES AND BOUNDS
(TRACT NO. 2)

A 0.1263 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 2, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO OUT OF LAKE JAMES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS NORTH 590.00 FEET, AND WEST 50.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 2.

THENCE; WEST, A DISTANCE OF 50.00 FEET TO A 3/4" IRON PIPE FOUND ON THE EAST LINE OF LOT 7, LAKE JAMES SUBDIVISION NO. 2 (RECORDED IN VOLUME 19, PAGE 86, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE WEST LINE OF A DRAIN DITCH R.O.W. FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST LINE OF LOT 7, THE EAST LINE OF LOT 37, AND THE WEST LINE OF SAID DRAIN DITCH R.O.W., PASSING AT 10.00 FEET A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 7, AND THE SOUTHEAST CORNER OF LOT 37, PASSING AT 70.00 FEET THE SOUTH LINE OF LAKE JAMES SUBDIVISION, A TOTAL DISTANCE OF 110.00 FEET TO A POINT ON THE SOUTH LINE OF A 15.00 FOOT UTILITY EASEMENT, AND THE NORTH LINE OF SAID DRAIN DITCH R.O.W. FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF SAID 15.00 FOOT UTILITY EASEMENT, AND THE NORTH LINE OF SAID DRAIN DITCH R.O.W., A DISTANCE OF 50.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.


THENCE; SOUTH, PASSING AT 40.00 FEET THE SOUTH LINE OF LAKE JAMES SUBDIVISION, A TOTAL DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.1263 OF AN ACRE OF LAND MORE OR LESS.


BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH LAKE JAMES SUBDIVISION, RECORDED IN VOLUME 17, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE SURVEYED: AUGUST 29, 2000


ALFONSO QUINTANILLA 4856
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4856



Off Site Improvements & Utility Services

Street Lights _____	Present
Curb & Gutter _____	Present
Storm Sewer _____	Present
Potable Water Service _____	Provided by the City of Edinburg, Texas.
Sanitary Sewer Service _____	Provided by the City of Edinburg, Texas.
Electricity _____	Available
Natural Gas _____	Unknown
Phone Service _____	Available

Please Note Only those improvements located within the boundaries of the subject property are included within the valuation of the subject property.

History of Property

This appraiser has examined the history of the subject property and has found the following: According to the Hidalgo County Appraisal District, the subject property has been in the name of Hidalgo County Drainage District #1 and has been for over three years.

City Zoning Ordinance

On March 1, 2002, this appraiser contacted the City of Edinburg Planning and Zoning Department. A representative of the department indicated that the subject property was currently zoned single family residential. As per physical inspection of the subject property it does appear that the subject property meets the municipal zoning requirements for this type of zoning as single family residential.

Environmental Assessment

This appraiser has made a visual inspection of the subject property on March 1, 2002, and observed no obvious adverse environmental concerns, pesticides or other potentially hazardous materials. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. If, for any reason an environmental concern exist which was not observable to this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraisers observation and conversations with the subject owner, this appraisal shall be based on the assumption that no environmental concern exist and shall be valued as such. If an environmental concerns is indicated to this appraiser after the date of report, Leonel Garza Jr. & Associates reserves the right to re-evaluate the market value of the subject property as mentioned in the scope of the assignment with additional cost to be determined by Leonel Garza Jr. & Associates.

Property Taxes

During the analysis of the subject property, the real property tax information was gathered from the Hidalgo County Appraisal District located in Edinburg, Texas. According to the Appraisal District the Hidalgo County Drainage District is exempt from paying property taxes and therefore shall not indicate any assessment of value for the subject property.

Flood Zone Map Designation

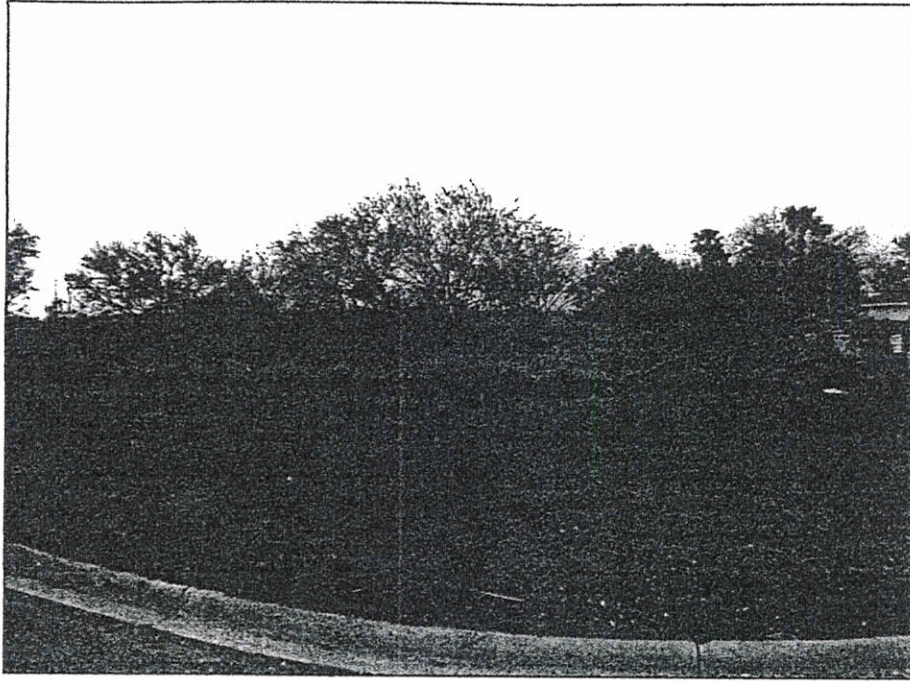
Federal Emergency Management Agency map indicated the subject property to lie within the following flood zone designation:

- FEMA Map No. _____ 480338-0015
- Date of Map _____ August 4, 1997
- Zoning Designation _____ Zone B

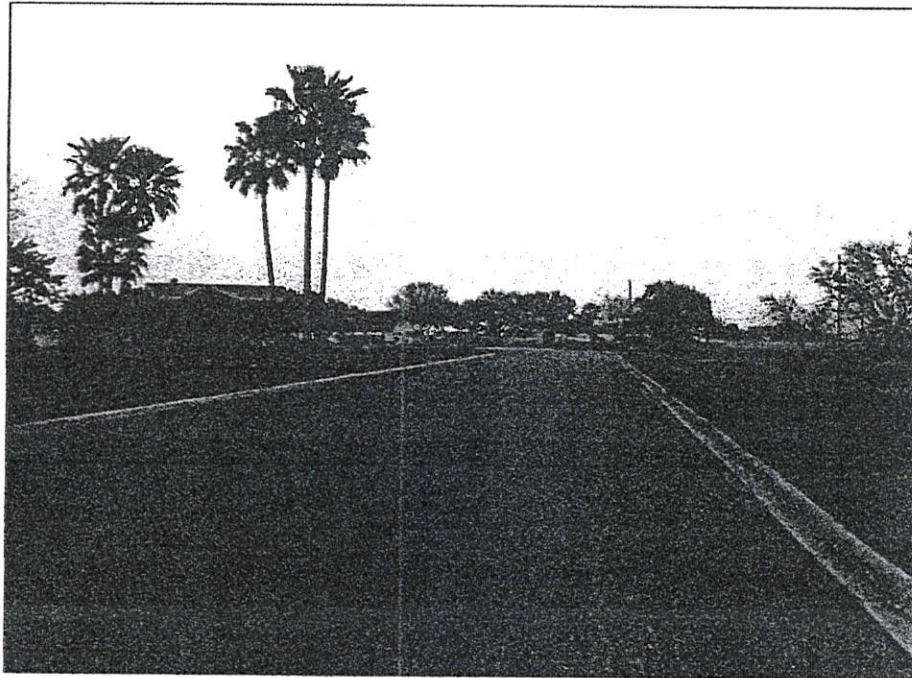
*See addendum page for further explanation of the various flood zone designations.

During the physical inspection of the subject property, there were no indications of low-lying areas indicating possible flooding situations. However, the subject property is located within the Lower Rio Grande Valley, which is susceptible to hurricanes deriving from the Gulf of Mexico, which can create an adverse amount of rainfall within a small period of time resulting in flash flooding. In reviewing the flood map designated for the market area, it was indicated that the subject property is not located within a flood prone area.

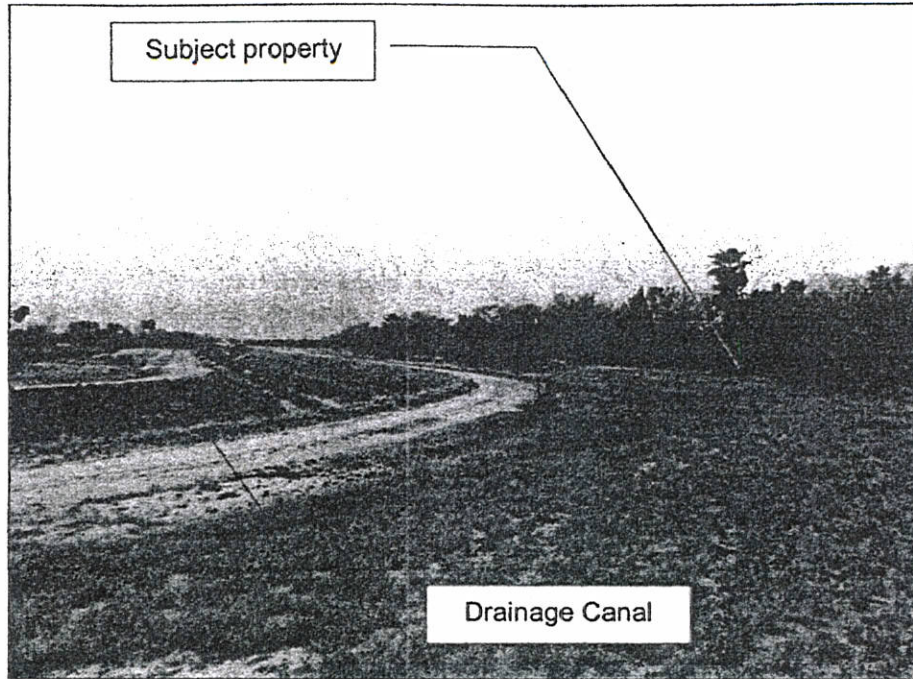
Photographs Taken on March 1, 2002



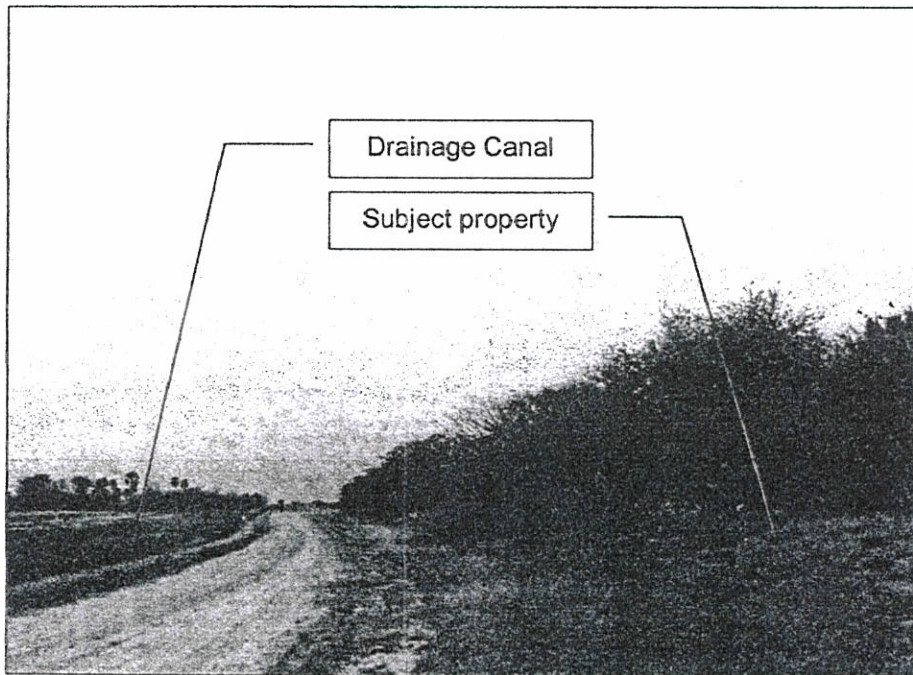
View of frontage along Lake Shore Drive.



Eastern view of Lake Shore Drive.



Southwestern view of subject property. Note adjacent drainage canal.



Another southern view of subject property.

Qualifications of Appraiser of Leonel Garza III

Education

- Graduate, 1995, Texas A&M University, College Station, Texas
Bachelor of Science in Biomedical Science.
- Graduate, 1991 McAllen Memorial High School, McAllen, Texas

Licenses Held

- State Certified General Real Estate Appraiser
Number TX - 1328375-General
Licensed Since December 31, 1998
December 31, 2000 Through December 31, 2002 (*Active*)

Public Service Organizations

- Member of the Appraisal Institute (Not an MAI Appraiser)
- Member of the Hidalgo County Subdivision Review Board (Appointed May 1999)
- Chairman of the City of McAllen Planning and Zoning Board of Adjustments & Appeals (Appointed February 2002)
- Member of the City of McAllen Building Board of Adjustments (Appointed Jan. 2002)
- Member of the City of McAllen Ambulance Advisory Committee (Appointed Jan. 2002)
- Member of the Pharr Municipal Park Charter Committee (Appointed 1998)

Work Experience

- Employee of Leonel Garza Jr. & Associates since 1990
- State Certified General Real Estate Appraiser since December 31, 1998
- Owner of G-3 Construction which primary focus is custom single family residences
- Commercial Property Manager throughout the City of McAllen & Pharr, Texas
- Appraiser Trainee since 1995 under the sponsorship of Leonel Garza Jr. who was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board October 23, 1995 Through September 15, 1998 appointed by Governor George W. Bush.

Continuing Education

December 15, 2000

- Residential Appraisal Update, Course #117. Sponsored by The Columbia Institute in San Antonio, Texas.

September 18, 2000

- "Current Issues in Ad Valorem Property Tax Valuation. Sponsored by the Institute for Real Estate Professionals, Inc in Dallas, Texas.

September 19, 2000

- "Uniform Standards of Professional Appraisal Practice. Sponsored by the Institute for Real Estate Professionals, Inc in Dallas, Texas.

September 20, 2000

- "Texas Property Tax Law 2000". Sponsored by the Institute for Real Estate Professionals, Inc in Dallas, Texas.

April 1, 2000

- The Law of Agency. Sponsored by the American College of Real Estate in Harlingen, Texas.

AI -52446

10.

DRAINAGE DISTRICT

Meeting Date: 12/01/2015

Submitted By: Monica Badillo,
EXECUTIVE OFFICE

Department: EXECUTIVE OFFICE

Information

CAPTION

Discussion, consideration and approval of TCDRS plan provisions for Plan Year 2016.

BACKGROUND

Fiscal Impact

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Final Approval	Monica Badillo	11/25/2015 03:02 PM
Form Started By: Monica Badillo		Started On: 11/25/2015 02:56 PM
Final Approval Date: 11/25/2015		