

# L&G Engineering

March 1, 2016

Transportation Consultants

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

RECEIVED  
MAR 3 2016  
BY: J. Palacios

**RE: FM 2220 (Ware Road) Project - Work Authorization No. 2**  
**Limits: Mile 3 to Mile 5**  
**PO#736559 - L&G Project#150902**

Dear Commissioner Palacios:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered for the month of February 2016.

- L & G's Invoice
- Exhibit C – Work Schedule

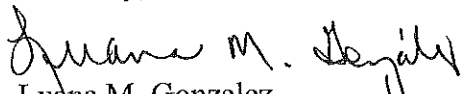
## Work Authorization #2

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		% Complete
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project.</li> <li>• Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• Informational letters have now been mailed to property owners.</li> <li>• The ROW map has been submitted and approved by TXDOT.</li> <li>• Project meetings with TXDOT have been held.</li> <li>• L&amp;G continues to coordinate with Appraiser and Review Appraiser for timely submission of appraisals and appraisal reviews.</li> </ul>	L&G	35%
<b>FC 60002 ~ TITLE SERVICES</b>		
L&G Engineering has coordinated with Sierra Title to provide us with title commitments. All title commitments have been submitted. Therefore, this task is complete.	L&G	100%
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
Leonel Garza, Jr. & Associates has been contracted for appraisal services. Inspections have begun and appraisal review reports have been provided for the following parcels 2, 5, 8, 9, 10, 14, 26, 29, 31, 32, 33, 34, 37, 43, 50, 54 & 60.	L&G	28.3%

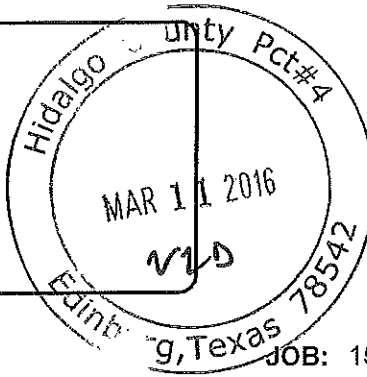
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
HLH Appraisal Services has been contracted for appraisal review services. The review process has now begun and review reports have been provided for the following parcels 43 & 50.	<b>L&amp;G</b>	<b>3.3%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
<b>This task has not begun.</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
<b>This task has not begun.</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60007 ~ RELOCATION</b>		
<b>This task has not begun.</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
L&G has now been provided with appraisal reports for the following parcels 2, 5, 8, 9, 10, 14, 26, 29, 31, 32, 33, 34, 37, 43, 50, 54 & 60.	<b>LEONEL</b>	<b>28.3%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
L&G has now been provided with review reports for the following parcels 43 & 50.	<b>HLH</b>	<b>3.3%</b>
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
This month L&G ROW Utility Coordinators had multiple meetings with McAllen Public Utility Board to discuss water lines in conflict with the widening of Ware Rd. We requested proof of property interest so compensability could be confirmed. Also, reviewed the ROW map and suggested further potholing of a 16" Water Transmission line to clarify if line is in the take. PUB asked L&G ROW to set up meeting with TxDOT to see if compensable line could be added to TxDOT construction contract. Utility Coordinators also attended two meetings at Hidalgo County Irrigation District to discuss parallel line being impacted by widening of Ware Rd. We provided maps highlighting irrigation pipelines in conflict with the project. Also, requested proof of interest that District owned pipelines in Fee Simple. ROW department was contacted by TxDOT stating that AEP believed they may have a compensable relocation at Arthur Terrace Subdivision. Emailed AEP to set up meeting at our offices to review compensability process and identify possible conflicts. Utility Coordinators also attended the FM 2220/Ware Rd Kick-Off meeting at TxDOT offices on January 14, 2016.	<b>L&amp;G</b>	<b>20%</b>

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

Sincerely,

  
 Luana M. Gonzalez  
 ROW Administrator

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



**INVOICE #: 11325498**  
**INVOICE DATE: 02/29/16**

**BILL TO: 84**

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

**JOB: 150902**

FM 2220 (Ware Road) Project  
 WA#2-Limits: Mile 3 to Mile 5  
 PO#736559

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of February 2016.						
6000-Row Acq. Admin	339,000.00	67,800.00	50,850.00	118,650.00	35.0	220,350.00
60002-Title Services	36,000.00	36,000.00		36,000.00	100.0	
60003-Appraisal Serv	30,000.00		8,490.00	8,490.00	28.3	21,510.00
60004-Appraisal Revi	21,000.00		693.00	693.00	3.3	20,307.00
60005-Parcel Negotia	210,000.00				0.0	210,000.00
60006-Closing Servic	12,000.00				0.0	12,000.00
60007-Relocation	17,000.00				0.0	17,000.00
60030-Aprsal Srv/SUB	135,000.00		38,250.00	38,250.00	28.3	96,750.00
60040-Aprsal Rvw/SUB	27,000.00		900.00	900.00	3.3	26,100.00
60101-Comp Utly Mgmt	240,000.00	24,000.00	24,000.00	48,000.00	20.0	192,000.00
<b>TOTALS:</b>	<b>1,067,000.00</b>	<b>127,800.00</b>	<b>123,183.00</b>	<b>250,983.00</b>	<b>23.5</b>	<b>816,017.00</b>

ORIGINAL CONTRACT SUM \$ 1,067,000.00  
 CHANGE BY CHANGE ORDER \$ 0.00  
 CONTRACT SUM TO DATE \$ 1,067,000.00  
 TOTAL COMPLETED TO DATE \$ 250,983.00  
 LESS PREVIOUS INVOICES \$ 127,800.00

PROJECT MANAGER'S SIGNATURE

CURRENT PAYMENT DUE \$ 123,183.00

6-1315-431-00-124-135-0-710  
 PCT# 40  
 REQ# 289743  
 PO# 736559

Invoice Received By: [Signature] on 3/11/16  
 Goods/Services Received By: [Signature] on 2-1/2-29-16



# GARZA & ASSOCIATES

1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

# Invoice

Date	Invoice #
2/24/2016	2956

L & G Engineering  
 c/o Fred Herrera & Luana Gonzalez  
 900 S. Stewart Road Ste 9  
 Mission, Texas 78572

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

P.O. No.	Terms	Job
WA 9	Net 60	Ware Road (WA 9)

Item	Office File#	Description	Rate	Amount
ROW Appraisal	3709	Ware Road Project Parcel 43 Owner: Jesus Martinez Jr. & Sylvia Escobedo	2,250.00	2,250.00
ROW Appraisal	3716	Ware Road Project Parcel 50 Owner: McAllen Independent School District	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**      \$4,500.00



# GARZA & ASSOCIATES

1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

# Invoice

Date	Invoice #
2/25/2016	2957

L & G Engineering  
 c/o Fred Herrera & Luana Gonzalez  
 900 S. Stewart Road Ste 9  
 Mission, Texas 78572

<i>Make Checks Payable To: Leonel Garza Jr. &amp; Associates, LLC</i>		
P.O. No.	Terms	Job
WA 9	Net 60	Ware Road (WA 9)

Item	Office File#	Description	Rate	Amount
ROW Appraisal	3668	Ware Road Project Parcel 2 Owner: Pearl City Investments LP	2,250.00	2,250.00
ROW Appraisal	3671	Ware Road Project Parcel 5 Owner: Martin Pena	2,250.00	2,250.00
ROW Appraisal	3674	Ware Road Project Parcel 8 Owner: J. Oscar Barrera	2,250.00	2,250.00
ROW Appraisal	3675	Ware Road Project Parcel 9 Owner: McAllen Independent School District	2,250.00	2,250.00
ROW Appraisal	3676	Ware Road Project Parcel 10 Owner: GMJ Capital LTD	2,250.00	2,250.00
ROW Appraisal	3680	Ware Road Project Parcel 14 Owner: Ruben I. Reyes	2,250.00	2,250.00
ROW Appraisal	3692	Ware Road Project Parcel 26 Owner: Texas Conference Association of Seventh Day Adventist	2,250.00	2,250.00
ROW Appraisal	3695	Ware Road Project Parcel 29 Owner: John Van Ramshorst Jr.	2,250.00	2,250.00
ROW Appraisal	3697	Ware Road Project Parcel 31 Owner: Carmen M. Gonzalez	2,250.00	2,250.00
ROW Appraisal	3698	Ware Road Project Parcel 32 Owner: Carmen M. Gonzalez	2,250.00	2,250.00
ROW Appraisal	3699	Ware Road Project Parcel 33 Owner: Aleah Sue Richter	2,250.00	2,250.00
ROW Appraisal	3700	Ware Road Project Parcel 34 Owner: Bill Atchison	2,250.00	2,250.00

Phone # 956-687-7295	mvgarza@garza-associates.com	<b>Total</b>
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# GARZA & ASSOCIATES

1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

# Invoice

Date	Invoice #
2/25/2016	2957

L & G Engineering  
 c/o Fred Herrera & Luana Gonzalez  
 900 S. Stewart Road Ste 9  
 Mission, Texas 78572

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

P.O. No.	Terms	Job
WA 9	Net 60	Ware Road (WA 9)

Item	Office File#	Description	Rate	Amount
ROW Appraisal	3703	Ware Road Project Parcel 37 Owner: Carmen M. Gonzalez	2,250.00	2,250.00
ROW Appraisal	3720	Ware Road Project Parcel 54 Owner: Inter National Bank	2,250.00	2,250.00
ROW Appraisal	3726	Ware Road Project Parcel 60 Owner: Amadeo A. Sanchez	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			<b>Total</b>	\$33,750.00
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# Purchase Order COUNTY OF HIDALGO

PO# 736559

DATE: 01/13/16

PAGE NO: 1 OF 1

PO TYPE:

VENDOR: 280046

REQ: 00289743

PHONE: (956) 565-9813

EMAIL:

Fax: (956) 565-6746

SHIP TO: HIDALGO CO: PCT 4

1051 N. DOOLITTLE  
EDINBURG TX 78542

L & G CONSULTING ENGINEERS, INC.  
2100 W. EXPRESSWAY 83  
MERCEDÉS TX 78570

CONTACT: VDavis

(956) 383-3112

SITE: COMMISSIONER, PRECINCT 4

CONTRACT NO: C-13-178-08-20

SPECIAL INSTRUCTIONS: ECL # 40

### VENDOR NOTES

1. Do not add to, or alter this Purchase Order. This Order is not renewable.
2. TAX EXEMPTION: This Purchase Order may be accepted in lieu of Exemption Certificate.
3. This Order is also placed F.O.B. Destination. Vendor must repay all shipping costs.
4. Invoice each Purchase Order singly. Original invoices are required customer copy may be accepted. Our number must appear on all invoices, bills of lading, and packages.
5. Payment will be made only for bona fide and full completed orders, unless otherwise attached.

QTY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
		DO NOT DUPLICATE ORDER		
		C-13-178-08-20 Approved CC 12/01/15 AI- 52355		
1.00	LOT	CC Work Authorization No. 2 for "Job Specific Project"- Engineering Services required for Right-of-Way Acquisition, Compensable Utility Management Oversight for the FM 2220 (Ware Road) project from Mile 3 N (FM 1924) to Mile 5 N (FM 676) within Hidalgo County Pct. 4.	1,067,000.00	1,067,000.00
		TOTAL:		1,067,000.00
		***** For Hidalgo County use only 6-1315-431-00-124-135-0-710		1,067,000.00

Authorized by:

*Martha Salazar*  
ms

**HLH APPRAISAL SERVICES**  
Specializing in Appraisal Review of Road and Drainage Projects

*W*

INVOICE NO. 1

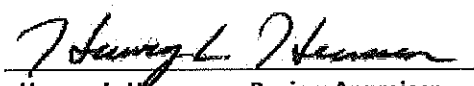
FM 2220- WARE ROAD  
RCSJ 2094-01-044

FEBRUARY 24, 2016

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON THE FM 2220-WARE ROAD PROJECT WITHIN THE ABOVE PROJECT LIMITS, HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF "STANDARD FORM OF AGREEMENT" EXECUTED ON AUGUST 21, 2012 AND WORK AUTHORIZATION NO. 11 EXECUTED ON JANUARY 12, 2016 BETWEEN L & G ENGINEERING ("Engineer") AND HLH APPRAISAL SERVICES, ("SUBCONSULTANT")

Parcel No. 43- \$450.00  
Parcel No. 50- 450.00

**Total Due -\$900.00**



Harvey L. Heerssen – Review Appraiser  
Tx. State Certified General Real Estate Appraiser  
No. TX-1327190-G  
6107 Aberton Forest Drive  
Houston, TX. 77084

2-24-16  
Date

