

# L&G Engineering

Transportation Consultants

May 2, 2016

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

**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 April 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	55%
<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 25, 51, 53, 55 and 58.	L&G	43.3%

<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 12, 25, 46, 47, 48, 49, 51, 53, 55 and 58.	<b>L&amp;G</b>	<b>50%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
L&G has now started negotiation process with mailing out Initial Offer letters for the following parcels 1, 4, 10, 25, 32, 51, 53 and 55.	<b>L&amp;G</b>	<b>35%</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 25, 51, 53, 55 and 58.	<b>LEONEL</b>	<b>43.3%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
L&G has now been provided with review reports for the following parcels 12, 25, 46, 47, 48, 49, 51, 53, 55 and 58.	<b>HLH</b>	<b>50%</b>
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
L&G continues with attending and participating in TxDOT Utility meetings for this project. We also have been coordinating with AEP to adjust compensable utilities at Arthur Terrace Subdivision.	<b>L&amp;G</b>	<b>40%</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 #: 11325596**  
**INVOICE DATE: 04/30/16**

**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

<u>DESCRIPTION</u>	<u>CONTRACT</u>	<u>PREVIOUS APPLICATIONS</u>	<u>CURRENT COMPLETED</u>	<u>TOTAL COMPLETED</u>	<u>% COMPL</u>	<u>BALANCE TO FINISH</u>
Engineering services for the month of April 2016.						
60001-Row Acq. Admin	339,000.00	152,550.00	33,900.00	186,450.00	55.0	152,550.00
60002-Title Services	36,000.00	36,000.00		36,000.00	100.0	
60003-Appraisal Serv	30,000.00	10,500.00	2,490.00	12,990.00	43.3	17,010.00
60004-Appraisal Revi	21,000.00	6,993.00	3,507.00	10,500.00	50.0	10,500.00
60005-Parcel Negotia	210,000.00	45,360.00	28,140.00	73,500.00	35.0	136,500.00
60006-Closing Servic	12,000.00				0.0	12,000.00
60007-Relocation	17,000.00				0.0	17,000.00
60030-Apprsal Srv/SUB	135,000.00	47,250.00	11,250.00	58,500.00	43.3	76,500.00
60040-Apprsal Rvw/SUB	27,000.00	9,000.00	4,500.00	13,500.00	50.0	13,500.00
60101-Comp Utly Mgmn	240,000.00	72,000.00	24,000.00	96,000.00	40.0	144,000.00
TOTALS:	1,067,000.00	379,653.00	107,787.00	487,440.00	45.7	579,560.00

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 \$ 487,440.00  
LESS PREVIOUS INVOICES \$ 379,653.00

  
PROJECT MANAGER'S SIGNATURE

CURRENT PAYMENT DUE \$ 107,787.00



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

# Invoice

Date	Invoice #
4/11/2016	2981

*Handwritten initials*

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	3691	Ware Road Project Parcel 25 Owner: Hidalgo County Irrigation District No. 1	2,250.00	2,250.00
ROW Appraisal	3717	Ware Road Project Parcel 51 Owner: Hidalgo County Irrigation	2,250.00	2,250.00
ROW Appraisal	3719	Ware Road Project Parcel 53 Owner: Silverio Lamas	2,250.00	2,250.00
ROW Appraisal	3721	Ware Road Project Parcel 55 Owner: Rafael & Diane Guizar	2,250.00	2,250.00
ROW 10th Street	3724	Ware Road Street Project Parcel 58 Owner: Coco & Coco	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](mailto:mvgarza@garza-associates.com)

**Total**

\$11,250.00

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



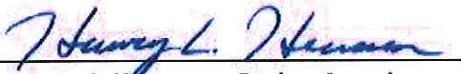
INVOICE NO. 3  
FM 2220: (WARE ROAD) FROM MILE 3 TO MILE 5  
RCSJ 2094-01-044

APRIL 25, 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. 12	\$	450.00
Parcel No. 25		450.00
Parcel No. 46		450.00
Parcel No. 47		450.00
Parcel No. 48		450.00
Parcel No. 49		450.00
Parcel No. 51		450.00
Parcel No. 53		450.00
Parcel No. 55		450.00
Parcel No. 58		<u>450.00</u>
		\$4,500.00

**Total Due for 10 Reviews @ \$450/Review-\$4,500.00**



Harvey L. Heerssen – Review Appraiser

Tx. State Certified General Real Estate Appraiser

No. TX-1327190-G

6107 Aberton Forest Drive

Houston, TX. 77084

4-25-16

Date