

# L&G Engineering

September 1, 2017

Transportation Consultants

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 August 2017.

- 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>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<b>No Update:</b> Leonel Garza, Jr. & Associates has been contracted for appraisal services. L&G has now been provided with an appraisal report for parcel 3.	<b>L&amp;G</b>	<b>98.3%</b>

<b>FC 60004 ~ APPRAISAL REVIEW</b>		
<b>No Update:</b> HLH Appraisal Services has been contracted for appraisal review services. We are now in receipt of reviews for the following parcels 3, 7, 11, 13, 21, 37, 38, 39, 40 and 56.	<b>L&amp;G</b>	<b>98.3%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
<b>No Update:</b> L&G continues in obtaining signed deeds with property owners. We have signed deeds for the following parcels 20 and 54.	<b>L&amp;G</b>	<b>96%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
L&G continues with payment to owners and have acquired recorded deeds for the following parcels 29 and 30.	<b>L&amp;G</b>	<b>83.3%</b>
<b>FC 60007 ~ RELOCATION</b>		
Relocation assistance has now been offered to the following parcels 16, 21 and 32. 90 Day letters have been issued and coordination with displaces for parcel 21 are ongoing. The housing supplement for Parcel 21 has been approved by TXDOT. The 90-Day letter has been delivered to the property owner and the replacement housing payment amount along with three comparables has been made available to them. <b>This task is now complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
<b>No Update:</b> L&G has now been provided with appraisal report for parcel 3.	<b>LEONEL</b>	<b>98.3%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
<b>No Update:</b> L&G has now been provided with review reports for the following parcels 3, 7, 11, 13, 21, 37, 38, 39, 40 and 56.	<b>HLH</b>	<b>98.3%</b>
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
<b>This task is now complete.</b>	<b>L&amp;G</b>	<b>100%</b>

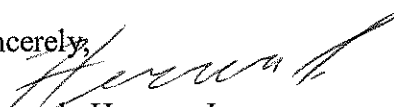
Supplemental #1 to Work Authorization #2

<b>FC 16006 ~ TxDOT COORDINATION ON DESIGN TO ELIMINATE ½ OF THE PARCELS TxDOT REQUESTED</b>		<b>% Complete</b>
This task has not yet begun.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 32002 ~ PROJECT MANAGEMENT</b>		
This task has not yet begun.	<b>L&amp;G</b>	<b>0%</b>

<b>FC 60001 ~ ROW ACQUISITION ADMINISTRATION</b>		
<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. Meetings with TXDOT continue for the status of the outfall parcels.</li> </ul>	<b>L&amp;G</b>	<b>40%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
L&G Engineering is now in receipt of appraisal reviews for the following parcels 87, 88 and 89. <b>This task is now complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
L&G Engineering is now in receipt of appraisal reviews for the following parcels 87, 88 and 89. <b>This task is now complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
This task has not yet begun.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
This task has not yet begun.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
L&G Engineering has contracted Garza & Associates for appraisal services. He has now inspected all 3 outfall parcels and reports have been submitted to our office. <b>This task is now complete.</b>	<b>LEONEL</b>	<b>100%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
L&G Engineering has contracted HLH Appraisal Services for reviews of appraisals. Reviews have now been completed on all 3 outfall parcels. L&G is now in receipt of review reports. <b>This task is now complete.</b>	<b>HLH</b>	<b>100%</b>

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

Sincerely,

  
 Fernando Herrera, Jr.  
 ROW Administrator

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

**INVOICE #: 11326449**  
**INVOICE DATE: 08/31/17**

**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 August 2017.						
60001-Row Acq. Admin	339,000.00	339,000.00		339,000.00	100.0	
60002-Title Services	36,000.00	36,000.00		36,000.00	100.0	
60003-Appraisal Serv	30,000.00	29,500.00		29,500.00	98.3	500.00
60004-Appraisal Revi	21,000.00	20,650.00		20,650.00	98.3	350.00
60005-Parcel Negotia	210,000.00	201,600.00		201,600.00	96.0	8,400.00
60006-Closing Servic	12,000.00	10,000.00		10,000.00	83.3	2,000.00
60007-Relocation	17,000.00	17,000.00		17,000.00	100.0	
60030-Apprsal Srv/SUB	135,000.00	132,750.00		132,750.00	98.3	2,250.00
60040-Apprsal Rvw/SUB	27,000.00	26,550.00		26,550.00	98.3	450.00
60101-Comp Utly Mgmt	240,000.00	240,000.00		240,000.00	100.0	
<b>TOTALS:</b>	<b>1,067,000.00</b>	<b>1,053,050.00</b>	<b>0.00</b>	<b>1,053,050.00</b>	<b>98.7</b>	<b>13,950.00</b>
16006-Plans to TxDOT	12,154.30				0.0	12,154.30
32002-Const. Mgmt	5,277.34				0.0	5,277.34
60001-ROW Admin Aqu	17,850.00	6,247.50 ✓	892.50	7,140.00	40.0	10,710.00
60002-Title Services	1,800.00	1,800.00 ✓		1,800.00	100.0	
60003-Appraisal Srv	1,500.00		1,500.00	1,500.00	100.0	
60004-Appraisal Rvw	450.00		450.00	450.00	100.0	
60005-Parcel Negotia	10,500.00				0.0	10,500.00
60006-Closing Servic	600.00				0.0	600.00
60030-Apprsl Srv/SUB	6,750.00		6,750.00	6,750.00	100.0	
60040-Apprsl Rvw/SUB	1,950.00		1,950.00	1,950.00	100.0	
<b>TOTALS:</b>	<b>1,125,831.64</b>	<b>1,061,097.50</b>	<b>11,542.50</b>	<b>1,072,640.00</b>	<b>98.7</b>	<b>53,191.64</b>

ORIGINAL CONTRACT SUM \$ 1,067,000.00  
 CHANGE BY CHANGE ORDER \$ 58,831.64  
 CONTRACT SUM TO DATE \$ 1,125,831.64  
 TOTAL COMPLETED TO DATE \$ 1,072,640.00  
 LESS PREVIOUS INVOICES \$ 1,061,097.50

PROJECT MANAGER'S SIGNATURE

CURRENT PAYMENT DUE \$ 11,542.50





**GARZA**  
 & ASSOCIATES

1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

**Invoice**

Date	Invoice #
7/31/2017	3461

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	4129	Ware Rd Project Parcel 87 Owner: Trustee of the Cobra Trust	2,250.00	2,250.00
ROW Appraisal	4130	Ware Rd Project Parcel 88 Owner: Bill Atchinson	2,250.00	2,250.00
ROW Appraisal	4131	Ware Rd Project Parcel 89 Owner: Bill & Martha Atchinson, Co Trustees of the Bill & Martha Atchinson Living Trust	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>	<b>\$6,750.00</b>

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

INVOICE NO. 1


FM 2220- WARE ROAD OUTFALL PARCELS  
RCSJ 2094-01-044

JULY 31, 2017

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON THE FM 2220-WARE ROAD PROJECT FROM MILE 5 TO FM 1924 HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SUPPLEMENTAL WORK AUTHORIZATION NO. 1 TO WORK AUTHORIZATION NO. 11 DATED MARCH 10, 2017 BETWEEN L & G ENGINEERING ("Engineer") AND HLH APPRAISAL SERVICES, ("SUBCONSULTANT")

Parcel No. 87	\$ 650.00
Parcel No. 88	650.00
Parcel No. 89	650.00

**Total Due -\$1,950.00**



Harvey L. Heerssen – Review Appraiser

7-31-17

Date

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

TASK AND DESCRIPTION	ENTITY	2017																
		AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>Phase I: Project Development</b>																		
<b>Environmental Work</b>																		
County Hires Eng Consultant for EA Work	County																	
TxDOT's First Public Meeting	TxDOT																	
TxDOT's Second Public Meeting	TxDOT																	
EA Document	L&G																	
Environmental Decision	TxDOT																	
<b>ROW Map</b>																		
ROW Map Development	L&G																	
<b>Phase II: ROW Acq (Est. 60 Parcels)</b>																		
<b>TxDOT Release of ROW</b>																		
ROW Release	TxDOT																	
<b>ROW Acquisition</b>																		
Project Administration	L&G																	
Coordination with County & TxDOT	L&G																	
Title Commitments	L&G																	
Appraisal Reports	L&G																	
Appraisal Review Reports	L&G																	
Appraisal Update Reports	L&G																	
Approved Values by TxDOT	TxDOT																	
Acquisition Negotiation Offers	L&G																	
Title Curative Process	L&G																	
Title Commitment Updates	L&G																	
Payments for Parcels	L&G																	
L&G Condemnation Support Process	L&G																	
Eminent Domain Proceedings by County	County																	
Title Insurance Policies	L&G																	
Consumation of Outstanding Cases	L&G																	
<b>Compensable Utilities Adjustment</b>																		
Adjust Utilities	L&G																	
<b>Phase III: Construction</b>																		
<b>Project Letting</b>																		
TxDOT Advertise for Letting	TxDOT																	
Let Project (Est. Earliest Date: August 2017)	TxDOT																	

Estimated 24 Months Construction Duration