

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

INVOICE#: 11326511
INVOICE DATE: 9/30/2017

BILL TO: 84
Hidalgo County Pct. #4
c/o Commissioner 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 September 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 Services	30,000.00	29,500.00		29,500.00	98.3	500.00
60004-Appraisal Review	21,000.00	20,650.00		20,650.00	98.3	350.00
60005-Parcel Negotia	210,000.00	201,600.00	1,400.00	203,000.00	96.7	7,000.00
60006-Closing Services	12,000.00	10,000.00	400.00	10,400.00	86.7	1,600.00
60007-Relocation	17,000.00	17,000.00		17,000.00	100.0	-
60030-Appraisal Srv/SUB	135,000.00	132,750.00		132,750.00	98.3	2,250.00
60040-Appraisal Rvw/SUB	27,000.00	26,550.00		26,550.00	98.3	450.00
60101-Comp Utily Mgmt	240,000.00	240,000.00		240,000.00	100.0	-
Sub Total	1,067,000.00	1,053,050.00	1,800.00	1,054,850.00	98.9	12,150.00
Supplemental #1 to Work Authorization #2						
16006-Plans to TxDOT	12,154.30			0.00	0.0	12,154.30
32002-Const. Mgmt	5,277.34			0.00	0.0	5,277.34
60001-ROW Acq. Admin	17,850.00	7,140.00	892.50	8,032.50	45.0	9,817.50
60002-Title Services	1,800.00	1,800.00		1,800.00	100.0	-
60003-Appraisal Services	1,500.00	1,500.00		1,500.00	100.0	-
60004-Appraisal Review	450.00	450.00		450.00	100.0	-
60005-Parcel Negotia	10,500.00		5,250.00	5,250.00	50.0	5,250.00
60006-Closing Services	600.00			0.00	0.0	600.00
60030-Appraisal Srv/SUB	6,750.00	6,750.00		6,750.00	100.0	-
60040-Appraisal Rvw/SUB	1,950.00	1,950.00		1,950.00	100.0	-
Sub Total	58,831.64	19,590.00	6,142.50	25,732.50	43.7	33,099.14
TOTAL:	1,125,831.64	1,072,640.00	7,942.50	1,080,582.50	96.0	45,249.14

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 \$ 1,080,582.50
LESS PREVIOUS INVOICES \$ 1,072,640.00
CURRENT PAYMENT DUE \$ 7,942.50

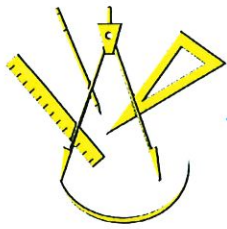

PROJECT MANAGER'S SIGNATURE

EXHIBIT C
Project Work Schedule
FM 2220 (Ware Rd)
From FM 1924 (Mile 3) to Mile 5 N (FM 676)
Length = 2.0 miles

TASK AND DESCRIPTION	ENTITY	2013					2014					2015					2016					2017																		
		AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Phase I: Project Development																																								
Environmental Work																																								
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																																							
ROW Map																																								
ROW Map Development	L&G																																							
Phase II: ROW Acq (Est. 60 Parcels)																																								
TxDOT Release of ROW																																								
ROW Release	TxDOT																																							
ROW Acquisition																																								
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																																							
Compensable Utilities Adjustment																																								
Adjust Utilities	L&G																																							
Phase III: Construction																																								
Project Letting																																								
TxDOT Advertise for Letting	TxDOT																																							
Let Project (Est. Earliest Date: August 2017)	TxDOT																																							

■ L&G FUNCTION
■ HIDALGO COUNTY FUNCTION
■ TXDOT FUNCTION

Estimated 24 Months Construction Duration



L&G Engineering

October 2, 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 September 2017.

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

Work Authorization #2

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		% Complete
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&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. • 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. • Informational letters have now been mailed to property owners. • The ROW map has been submitted and approved by TXDOT. • Project meetings with TXDOT have been held. • L&G continues to coordinate with Appraiser and Review Appraiser for timely submission of appraisals and appraisal reviews. 	L&G	100%
FC 60002 ~ TITLE SERVICES		
This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
No Update: Leonel Garza, Jr. & Associates has been contracted for appraisal services. L&G has now been provided with an appraisal report for parcel 3.	L&G	98.3%


FC 60004 ~ APPRAISAL REVIEW		
No Update: 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.	L&G	98.3%
FC 60005 ~ PARCEL NEGOTIATION		
L&G continues in obtaining signed deeds with property owners. We have signed deeds for the following parcels 3 and 7.	L&G	96.7%
FC 60006 ~ CLOSING SERVICES		
L&G continues with payment to owners and have acquired recorded deeds for the following parcels 20 and 54.	L&G	86.7%
FC 60007 ~ RELOCATION		
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. This task is now complete.	L&G	100%
FC 60030 ~ APPRAISAL SERVICES / SUB		
No Update: L&G has now been provided with appraisal report for parcel 3.	LEONEL	98.3%
FC 60040 ~ APPRAISAL REVIEW / SUB		
No Update: L&G has now been provided with review reports for the following parcels 3, 7, 11, 13, 21, 37, 38, 39, 40 and 56.	HLH	98.3%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
This task is now complete.	L&G	100%

Supplemental #1 to Work Authorization #2

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

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
<ul style="list-style-type: none"> Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&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. 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. 	L&G	45%
FC 60002 ~ TITLE SERVICES		
This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
L&G Engineering is now in receipt of appraisal reviews for the following parcels 87, 88 and 89. This task is now complete.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
L&G Engineering is now in receipt of appraisal reviews for the following parcels 87, 88 and 89. This task is now complete.	L&G	100%
FC 60005 ~ PARCEL NEGOTIATION		
L&G has now mailed out initial offers for parcels 87, 88 and 89.	L&G	50%
FC 60006 ~ CLOSING SERVICES		
This task has not yet begun.	L&G	0%
FC 60030 ~ APPRAISAL SERVICES / SUB		
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. This task is now complete.	LEONEL	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
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. This task is now complete.	HLH	100%

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