

L & G Consulting Engineers, Inc.

September 15, 2017

Hon. David Fuentes
Attn: Jorge Pena, R.P.I.C.
Hidalgo County Commissioner, Pct. #1
1902 Joe Stephens Ave. Suite 1
Weslaco, Texas 78599

RE: County: Hidalgo
TxDOT CSJ No. 0921-02-356
Mile 6 W Rd., (Westgate Ave.)
Parcel No. 32

Dear Mr. Pena:

Attached herewith is a counter-offer as submitted by Manuel and Matilda Garcia, owner of Parcels 32 on November 14, 2017. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer be approved. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counteroffer is a legal and cost savings issue and a timing issue due to the imminent "let" date. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counteroffer of **\$12,975.00** be accepted.

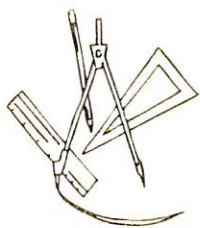
Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

Fernando Herrera Jr.
Right of Way Administrator

Attachments: As noted.

cc: File
Carlos Peralez, PE



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Hon. David Fuentes
Attn: Jorge Pena, R.P.I.C.
Hidalgo County Commissioner, Pct. #1
1902 Joe Stephens Ave. Suite 1
Weslaco, Texas 78599

RE: County: Hidalgo
TxDOT CSJ No. 0921-02-356
Mile 6 W Rd., (Westgate Ave.)
Parcel No. 33

Dear Mr. Pena:

Attached herewith is a counter-offer as submitted by Manuel and Matilda Garcia, owner of Parcels 33 on November 14, 2017. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer be approved. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counteroffer is a legal and cost savings issue and a timing issue due to the imminent "let" date. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counteroffer of **\$9,820.00** be accepted.

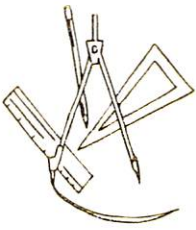
Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

Fernando Herrera Jr.
Right of Way Administrator

Attachments: As noted.

cc: File
Carlos Peralez, PE



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September 15, 2017

Hon. David Fuentes
Attn: Jorge Pena, R.P.I.C.
Hidalgo County Commissioner, Pct. #1
1902 Joe Stephens Ave. Suite 1
Weslaco, Texas 78599

RE: County: Hidalgo
TxDOT CSJ No. 0921-02-356
Mile 6 W Rd., (Westgate Ave.)
Parcel No. 35

Dear Mr. Pena:

Attached herewith is a counter-offer as submitted by Manuel and Matilda Garcia, owner of Parcels 35 on November 14, 2017. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer be approved. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counteroffer is a legal and cost savings issue and a timing issue due to the imminent "let" date. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counteroffer of **\$3,514.00** be accepted.

Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

Fernando Herrera Jr.
Right of Way Administrator

Attachments: As noted.

cc: File
Carlos Peralez, PE

November 14, 2017

L & G Engineering
Fernando Herrera, Jr.
Right of Way Administrator
900 S. Stewart Road, Suite 10
Mission, Texas 78572

In REF: Manuel & Matilde Garcia
5107 N. Westgate Drive
Weslaco, Texas 78599

Parcel No. 32, 33,35,59,60

Hello Mr. Herrera, Jr.

I have reviewed the County's cash offer on the purchase of the additional right-of-way on these three tracts. I feel I need additional compensation on these three tracts to cover additional costs to me for installing a new fence, gates, and boring across the street and relocating my portable water lines from the right-of-way the county is acquiring.

The water line is approximately 175 feet running parallel to Mile 6 on Westgate Drive.

I estimate this additional compensation at \$11,250.00 as scheduled below. The fence posts have more than doubled along with labor costs, since I installed my fence and gate, and the water line that provides water to my animals. The fencing wire is still about the same at \$350.00 for 330 feet.

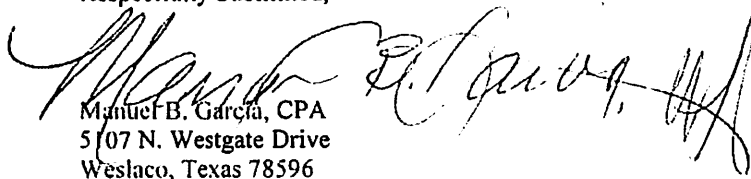
I additionally have 2 other parcels (59, 60) that will be needed for the road improvement. I will not be asking for any other additional compensation for those parcels other than the appraised value in the offer.

SCHEDULE OF ADDITONAL VALUES

<u>INITIAL OFFER</u>		<u>COUNTER OFFER</u>	
\$ 7,475.00	Parcel 32	\$ 5,500.00	\$ 12,975.00
\$ 5,820.00	Parcel 33	\$ 4,000.00	\$ 9,820.00
\$ 1,764.00	Parcel 35	\$ 1,750.00	\$ 3,514.00
Appraised Value	Parcel 59	\$ -	Appraised Value
Appraised Value	Parcel 60	\$ -	Appraised Value
TOTAL		\$ 11,250.00	

I appreciate the courtesies extended to me by Mr. Robert Garcia and Mr. Joe Califa in explaining your acquisition process and property valuations.

Respectfully Submitted,


Manuel B. Garcia, CPA
5107 N. Westgate Drive
Weslaco, Texas 78596