

L&G Consulting Engineers, Inc.

January 2, 2018

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 this billing period.

- L&G 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. This task is complete. 	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 are now in receipt of signed deeds for parcels 39 and 42.	L&G	97.3%
FC 60006 ~ CLOSING SERVICES		
L&G continues with payment to owners and have acquired recorded deeds for parcels 7, 39 and 42.	L&G	93.3%
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	70%
FC 60002 ~ TITLE SERVICES		
This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
This task is now complete.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
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		
This task is now complete.	LEONEL	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
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

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

INVOICE#: 11326696
INVOICE DATE: 1/2/2018

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 this billing period.						
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	203,000.00	1,400.00	204,400.00	97.3	5,600.00
60006-Closing Services	12,000.00	10,600.00	600.00	11,200.00	93.3	800.00
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 Utly Mgmt	240,000.00	240,000.00		240,000.00	100.0	-
Sub Total	1,067,000.00	1,055,050.00	2,000.00	1,057,050.00	99.1	9,950.00
Supplemental #1 to Work Authorization #2						
16006-Plans to TxDOT	12,154.00			0.00	0.0	12,154.00
32002-Const. Mgmt	5,277.00			0.00	0.0	5,277.00
60001-ROW Acq. Admin	17,850.00	9,817.50	2,677.50	12,495.00	70.0	5,355.00
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	58,831.00	27,517.50	2,677.50	30,195.00	51.3	28,636.00
TOTAL:	1,125,831.00	1,082,567.50	4,677.50	1,087,245.00	96.6	38,586.00

ORIGINAL CONTRACT SUM \$ 1,067,000.00
CHANGE BY CHANGE ORDER \$ 58,831.00
CONTRACT SUM TO DATE \$ 1,125,831.00
TOTAL COMPLETED TO DATE \$ 1,087,245.00
LESS PREVIOUS INVOICES \$ 1,082,567.50
CURRENT PAYMENT DUE \$ 4,677.50


PROJECT MANAGER'S SIGNATURE



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
12/11/2017	3674

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
Update Appraisal	4130	Ware Road P88 UPDATE Owner: Aleah S. Richter	1,000.00	1,000.00 <i>LR</i>

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295

mvgarza@garza-associates.com

Total

\$1,000.00

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

INVOICE NO. 2-UPDATE

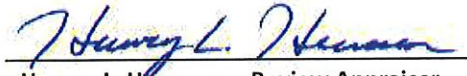
FM 2220- WARE ROAD OUTFALL PARCELS
RCSJ 2094-01-044

DECEMBER 19, 2017

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON UPDATING PARCEL 88 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. 88 Update
(2 hours @ \$150/hour) = \$300.00

Total Due - \$300.00



Harvey L. Heerssen – Review Appraiser

Tx. State Certified General Real Estate Appraiser

No. TX-1327190-G

6107 Aberton Forest Drive

Houston, TX. 77084

12-19-17

Date

