



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-356

County: Hidalgo

Highway: Mile 6W

Project Limits: From Mile 9 North to Mile 11

Parcel No.: 19

Owner's Name: GBB Rentals, LTD

Approved Offer: \$5,986.00

Date Offer Sent: 04/05/2018

Owner's Counteroffer: \$8,950.00

Date Counteroffer Received: 7/18/2018

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: None

2. Legal Issues

- a. Analysis of recent court awards on similar properties or projects.
- b. Analysis of recent court decisions which may affect the outcome of a condemnation action.
- c. Analysis of previously unlitigated issues.
- d. Other: _____

3. Cost Savings

- a. Approximate cost to litigate through Special Commissioners' Hearing \$12,000.00
- b. Approximate additional cost to litigate through jury trial \$15,000.00
- c. Other: _____

4. Timing Issues

- a. Maintain project schedule: 4/2019
Possession of this property is needed by: 4/2019
Projected possession date, if settled is: 10/2018
Projected possession date, if condemned is: 5/2019
Letting date: 4/2019
- b. Other: _____

5. Other Issues

** The following documents have been considered and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's log, and _____

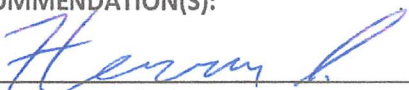
Analysis and Conclusion:

Our approval/ disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

Parcel 19 is a partial acquisition containing 1482 sq. ft., parcel of land situated in Lot 1, Quail Hollow North Subdivision, City of Weslaco, Hidalgo County, Texas. On April 15, 2018, Acquisition Provider (L&G) made an offer of \$5,986.00 to purchase the property to Spencer Bell Partner. On July 18, 2018, the property owner submitted a counter offer. The Counteroffer, indicated a value of \$5.00 per sq. ft. and therefore has submitted a counter offer requesting an additional \$2,964.00 for the total of \$8,950.00. Based on the information provided within the the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. Also, the cost and likelihood the property owner would receive his counteroffer from a hearing associated with a condemnation would far surpass the counteroffer. We believe that the proposed counter offer is within a reasonable range of TxDOT's approved value.

This administrative settlement of \$ 8,950.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.


RECOMMENDATION(S):



Project Engineer/ROW Administrator

7/19/18

Date



RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date