



## HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

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ROW CSJ: 0921-02-356

County: Hidalgo

Highway: Mile 6W

Project Limits: From Mile 9 North to Mile 11

Parcel No.: 61

Owner's Name: Emma F. Cavazos

Approved Offer: \$4,832.00

Date Offer Sent: 05/04/2018

Owner's Counteroffer: \$11,274.00

Date Counteroffer Received: 6/25/2018

### 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 \_\_\_\_\_

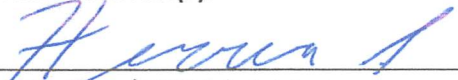
**Analysis and Conclusion:**

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

Parcel 61 is a partial acquisition containing 0.088 acres of land situated in , West Tract Subdivision, Vol 2, Pages 34-37 Map Records, Hidalgo County, Texas. On 5/4/ 2018, Acquisition Provider (L&G) made an offer of \$4,832.00 to purchase the property to Emma Cavazos. On June 25, 2018, the property owner submitted a counter offer. 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 length of time associated with a condemnation would far surpass the counteroffer. We believe that the proposed counter offer is within a reasonable range of Hidalgo County's approved value.

This administrative settlement of \$ 11,724.00  is /  is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

  
\_\_\_\_\_  
Project Engineer/ROW Administrator

6/27/18  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
RPIC/Authorized Pct. Representative

\_\_\_\_\_  
Date

**COUNTY APPROVAL:**

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
Date