

L&G Engineering

Transportation Consultants

September 17, 2018

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. 66

Dear Mr. Pena:

Attached herewith is a counter-offer as submitted by Ginger Robles, owner of Parcel 66 on August 20, 2018. 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 **\$6,508.00** 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,

Luana Gonzalez
Right of Way Administrator

Attachments: As noted.

cc: File
Carlos Peralez, PE



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-356

Highway: Mile 6W

Parcel No.: 66

Owner's Name: Ginger Robles

Approved Offer: \$5,675.00

Owner's Counteroffer: \$6,508.00

County: Hidalgo

Project Limits: From Mile 9 North to Mile 11

Date Offer Sent: 08/03/2018

Date Counteroffer Received: 8/20/2018

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: 8/2018
Possession of this property is needed by: 4/2019
Projected possession date, if settled is: 10/2018
Projected possession date, if condemned is: 01/2019
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 _____

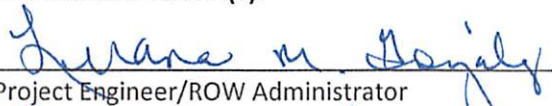
Analysis and Conclusion:

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

Parcel 66 is a partial acquisition containing 757 sq.ft. land , more or less, out of Lot 3 Henri Acres Subdivision, Hidalgo County, Texas. On August 3, 2018, Acquisition Provider (L&G Engineering) made offer of \$5,675.00 to purchase the property to Ginger Robles. On August 20, 2018 the property owner submitted a counter offer requesting an additional \$833.00 for a total of \$6,508.00 In her counter offer letter she said she would need the additional money to rebuild her fence. Based on the information provided within 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 counter offer. We believe that the proposed counter offer is within a reasonable range.

This administrative settlement of \$ 6,508.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):


Project Engineer/ROW Administrator

9/18/18
Date


RPIC/Authorized Pct. Representative

9/21/18
Date

COUNTY APPROVAL:

County Judge

Date

L & G Engineering
Transportation Consultants
County: Hidalgo
Highway: Mile 6 West
ROW CSIJ: 0921-02-356
Parcel: 66
Attn: Luana M. Gonzalez
Right of Way Manager

Re: Written Request for Administrative Counteroffer

Date: August 20, 2018

Dear Ms. Gonzalez,

I am in receipt of the offer to purchase letter dated August 2, 2018. I have reviewed the document and understand that the County of Hidalgo would like to purchase my property for continuation of the Mile 6 West highway project. I noted that the current offer is \$5,675.00 for the purchase of my property.

I have also reviewed the Real Estate Appraisal Report prepared by Mr. John H. Malcom, Jr., MAI, AI-GRS, SR/WA dated July 10, 2018. I noted that Mr. Malcom's opinion of the value of my property, based on his appraisal on May 1, and professional judgement, was \$6,508.00. His appraisal is \$833.00 greater than the offer by the County.

As I anticipate a much wider highway with more traffic, I feel that it is imperative that I have a concrete (or like material) fence constructed for the safety of my family. Currently cars travel at high speeds and I anticipate that this will be increased with the widening of Mile 6 West. My home will be closer to Mile 6 West than currently and I need to ensure that we can safely pull into our driveway far enough to avoid danger. This will require additional concrete for a longer driveway and parking, and a sturdy concrete fence. Based on estimates, I believe that the cost will far exceed \$6,508.00.

I would like to request that you please consider my counteroffer to sell my property for \$6,508.00, the amount in the appraisal by Mr. Malcom. Thank you for your consideration of this matter. I await your determination.

Sincerely,


Ginger Robles

5519 N. Mile 6 West
Weslaco, Tx. 78596
956-355-1001



L&G Engineering

Transportation Consultants

August 2, 2018

Via Certified Mail, Return Receipt Requested
No. 7012 2920 0000 9711 3594

County: Hidalgo
Federal Project No.: N/A
Highway: Mile 6 West

ROW CSJ: 0921-02-356
Parcel: 66
From: Mile 9 N
To: Mile 11 N

Ginger Robles
5519 N. Westgate Drive
Weslaco, Texas 78599

Dear Ms. Robles:

In acquiring property for the highway system of Hidalgo County (the "County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Fernando Herrera, a portion of your property located on Mile 6 West, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you \$ 5,675.00 for your property, which includes \$ 3,816.00 for the property to be purchased and \$1,859.00 for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the County.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the County to permit owners who convey voluntarily to the County to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
A. Paving – Concrete	\$ 1.00
B. Fence – Wire Mesh	\$ 1.00
C. Gate - Swing	\$ 1.00

If you wish to accept the offer based upon this appraisal, please contact Mr. Herrera as soon as possible at (956) 585-1909, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the County within the 30 day time deadline. In the event the condition of the property changes for any reason, the County shall have the right to withdraw or modify this offer.



After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by Hidalgo County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the County's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

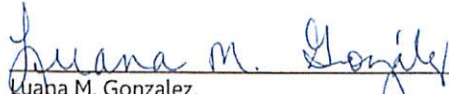
You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the County in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact Mr. Herrera at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the County, including the appraisal on which this offer is based.

Sincerely,



Juana M. Gonzalez,
Right of Way Manager or other signatory

ENCLOSURES:
Appraisal Report(s)
Landowner Bill of Rights
Brochure ("*Right of Way Purchase*")

TABULATION OF VALUES

Parcel: 66 Highway: Mile 6 West Road ROW CSJ: 0921-02-356
 Taking Type: Partial District: Pharr
 Size of Remainder: 36,203 sf. County: Hidalgo
 Type of Property: Improved//Residential
 Contract Fencing: N/A
 Appraised by: John H. Malcom, Jr.
 Date Appraised: 5-1-18

Access will be provided or denied to the new facility. If access will be partially provided or denied, explain in comments.

Agency	Participating Percentage	Expense Description
Hidalgo County Precinct No. 1	20%	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Ginger Robles North Alamo Water Supply Corporation	Fee Simple	757 sf.	\$833.00	No
	Easement	757 sf.	833.00	No

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$1,666.00	\$2,983.00	\$0.00	\$1,859.00	\$6,508.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Paving	Concrete	\$194.00	\$1.00	N/A
B.	Fence	Wire Mesh	2,177.00	1.00	N/A
C.	Gate	Swing	612.00	1.00	N/A

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$2,983.00		

TABULATION OF VALUES (continued)

Parcel: 66

Highway: Mile 6 West Road

ROW CSI: 0921-02-356

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$1,859.00	\$1,859.00

IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
N/A	N/A	N/A	N/A	N/A	N/A
Total			\$0.00	\$0.00	

V. Recapitulation

Date:	5-1-18			Recommended Value
Appraiser's Name:	John H. Malcom, Jr.			
Value of Whole Property	\$182,327.00			\$182,327.00
Parcel Area: 757 sf.				
VALUE FOR PARCEL				
Land: per sf. 757 sf. encumbered @ \$1.10	833.00			833.00
Easement 757 sf. @1.10 sf.	\$833.00			\$833.00
Improvements	\$2,983.00			\$2,983.00
Net Damages or (Enhancements)	\$1,859.00			\$1,859.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$6,508.00			\$6,508.00

Calculations for Net Damages or (Enhancements) considers Direct Access Denial damages.

TABULATION OF VALUES (continued)

Parcel: 66

Highway: Mile 6 West Road

ROW CSI: 0921-02-356

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: John H. Malcom, Jr.
Effective Date of Report: May 1, 2018
Report Dated: July 10, 2018
Review Appraiser: Harvey L. Heerssen
Effective Date of Review: July 15, 2018

Parcel 66 is a partial taking of 757 square feet out of Lot 3, Henri Acres Subdivision as recorded in Volume 25, Page 37, Map Records, Hidalgo County, Texas. Being a subdivision of the East 6.00 Acres out of Farm Tract 200, Block 181, West tract Subdivision, Volume 2, Pages 34-37 Map Records, Hidalgo County, Texas. Said Tract is vested to Ginger Robles by virtue of Warranty Deed with Vendor Lien dated April 15, 1987, recorded in Volume 2462, Page 601 and by Final Degree of Divorce No. P-181-034 dated June 16, 2005 in Document No. 1491034, Deed Records, Hidalgo County, Texas.

This parcel is located on the west side of Mile 6 West Road and south of Mile 11 North Road, Weslaco, Texas. The whole property is improved with a single-family residence with related site improvements. The residence is not impacted by the proposed acquisition. The highest and best use is for residential purposes. The whole property is encumbered by a utility easement owned by North Alamo Water Supply Corporation.

The appraiser has selected six (6) residential sales to value the unencumbered portion of the whole property at \$2.20 per sf. The entire acquisition of 757 sf. is encumbered with the easement owned by North Alamo Water Supply Corporation. Since the fee owner does not enjoy the full bundle of rights within the easement area, the appraiser estimates that the amount of rights taken amount to 50% of the fee value or \$1.10 per sf. Thus, the encumbered fee portion is valued at \$1.10 per sf. and the utility easement is also valued at \$1.10 per sf. There are no market damages to the remainder land. Cost to cure damages are indicated to compensate for the improvements that were depreciated within the acquisition in order to replace these items on the remainder to retain the same utility.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session. The result of the findings is that there is no denial of direct access nor material impairment of direct access on or off the remaining property that affects the market value of the remaining property. Therefore, there are no access damages to the remainder property.

The report prepared by the appraiser John H. Malcom, Jr. is an Appraisal Report presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' opinion and conclusions appear to be well supported by information contained within this appraisal report. It is recommended that the total value of \$6,508.00 be approved for negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions of \$1.00 are applied to each improvement on this parcel in order to encourage retention.

TABULATION OF VALUES (continued)

Parcel: 66

Highway: Mile 6 West Road

ROW CSJ: 0921-02-356

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.

Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.

The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser

Date

Henry L. Herrera
Contract Reviewing Appraiser (if applicable)

7-16-18
Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Ramon Garcia
County/City Representative

7/31/18
Date

ROW Staff Representative

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 11/15/16 ms