

L&G Engineering

Transportation Consultants

October 30, 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.)
Parcels No. 43

Dear Mr. Pena:

Attached herewith is a counter-offer as submitted by Leonel Villarreal, owner of Parcel 43 on October 16, 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 recommends that the counteroffer of **\$9,800.00** 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 **County:** Hidalgo
Highway: Mile 6 West (Westgate) **Project Limits:** From Mile 9 north to Mile 11
Parcel No.: 43
Owner's Name: Leonel Villarreal
Approved Offer: \$7,513.00 **Date Offer Sent:** 9/18/2018
Owner's Counteroffer: \$9,800.00 **Date Counteroffer Received:** 10/16/2018

Factors considered in evaluation:

1. Valuation Issues
 - a. Reconciliation of all available appraisals, including Owner's.
 - b. Other: _____

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 \$ _____
 - b. Approximate additional cost to litigate through jury trial \$ _____
 - c. Other: _____

4. Timing Issues
 - a. Maintain project schedule: 08/2019
 Possession of this property is needed by: 04/2019
 Projected possession date, if settled is: 12/18
 Projected possession date, if condemned is: 4/2019
 Letting date: 08/2019
 - 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)
On September 18, 2018 Acquisition Provider (L&G Engineering) made an offer to purchase parcel 43 to Leone Villarreal. Mr. Villarreal being a long time resident of Weslaco, TX has always been an advocate in expanding Mile 6 Road. Mr. Villarreal agrees with the construction and his only disagreement with the negotiation process has been the initial offer made. Mr. Villarreal does not agree with \$7,513.00 initial offer and has made a counter offer of \$9,800.00 and feels that the amount he's asking for is a fair market value for his land, improvements and damages all together. After discussion by the acquisition team it is recommended that the counter offer be approved to avoid any ED proceedings.

This administrative settlement of \$ 9,800.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):


Project Engineer/ROW Administrator

10/30/18
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

COUNTY: HIDALGO

RCSJ: 0921-02-356

CCSJ: 0921-02-168

HIGHWAY: MILE 6 WEST ROAD

PROJECT LIMITS: Mile 9 North to Mile 11 North

GRANTORS: DANIEL AND GRACIELA VILLARREAL

FIELD NOTES FOR PARCEL --43

Being 2,467 Square Feet of land, more or less, out of Lot 41, Mile 6 Palms Subdivision, an addition to the City of Weslaco, Texas. Being a Re-Subdivision of the North 33.388 acres of Farm Tract 191, West Tract Subdivision, Volume 38, Page 122 Map Records, Hidalgo County, Texas. Said Tract is vested to Daniel and Graciela Villarreal by virtue of Warranty Deed with Vendor Lien dated August 29, 2012, recorded in Document Number 2339068 Deed Records, Hidalgo County, Texas. Said 2,467 Square Feet of land being more particularly described by metes and bounds as follows;

COMMENCING at a point for the Southwest corner of Farm Tract 194, Block 160, out of West Tract Subdivision, Hidalgo County, Texas, as recorded in Volume 2 Pages 34-37 Map Records, Hidalgo County, Texas, said point with Surface coordinates of X=1,145,792.9125 and Y=16,598,546.8091. All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English Units.

THENCE, N 1° 12' 39" W, for a distance of 5,079.40 feet, along the West property line of Farm Tract 194, Farm Tract 193, Farm Tract 192, and Farm Tract 191 to a point;

THENCE, N 88° 47' 21" E, for a distance of 50.00 feet, to an existing rebar set for the southwest corner of tract and **The Point Of Beginning** herein described;

THENCE, N 1° 12' 39" W, for a distance of 90.80 feet, along the existing Right of Way of Mile 6 West, to an existing rebar set for the northwest corner of said tract herein described;

THENCE, N 43° 47' 21" E, for a distance of 33.94 feet, along the existing Right of Way or Mile 6 West and Mile 11 North, to a No. 4 rebar with plastic cap set for the northeast corner of said tract herein described;


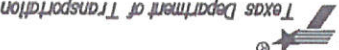


THENCE, S 1° 12' 39" E, for a distance of 114.80 feet, along the proposed Right of Way of Mile 6 West, to a No. 4 rebar with plastic cap set for the southeast corner of said tract herein described;

THENCE, S 88° 47' 21" W, for a distance of 24.00 feet, along the south property line, to the southwest corner and **POINT OF BEGINNING** and containing 2,467 Square Feet of land, of **PROPOSED NET TAKING** of land, more or less.

A plat of same date accompanies this Field Note Description



[Handwritten Signature]
MARK W. LUPHER
5-16-2016
DATE

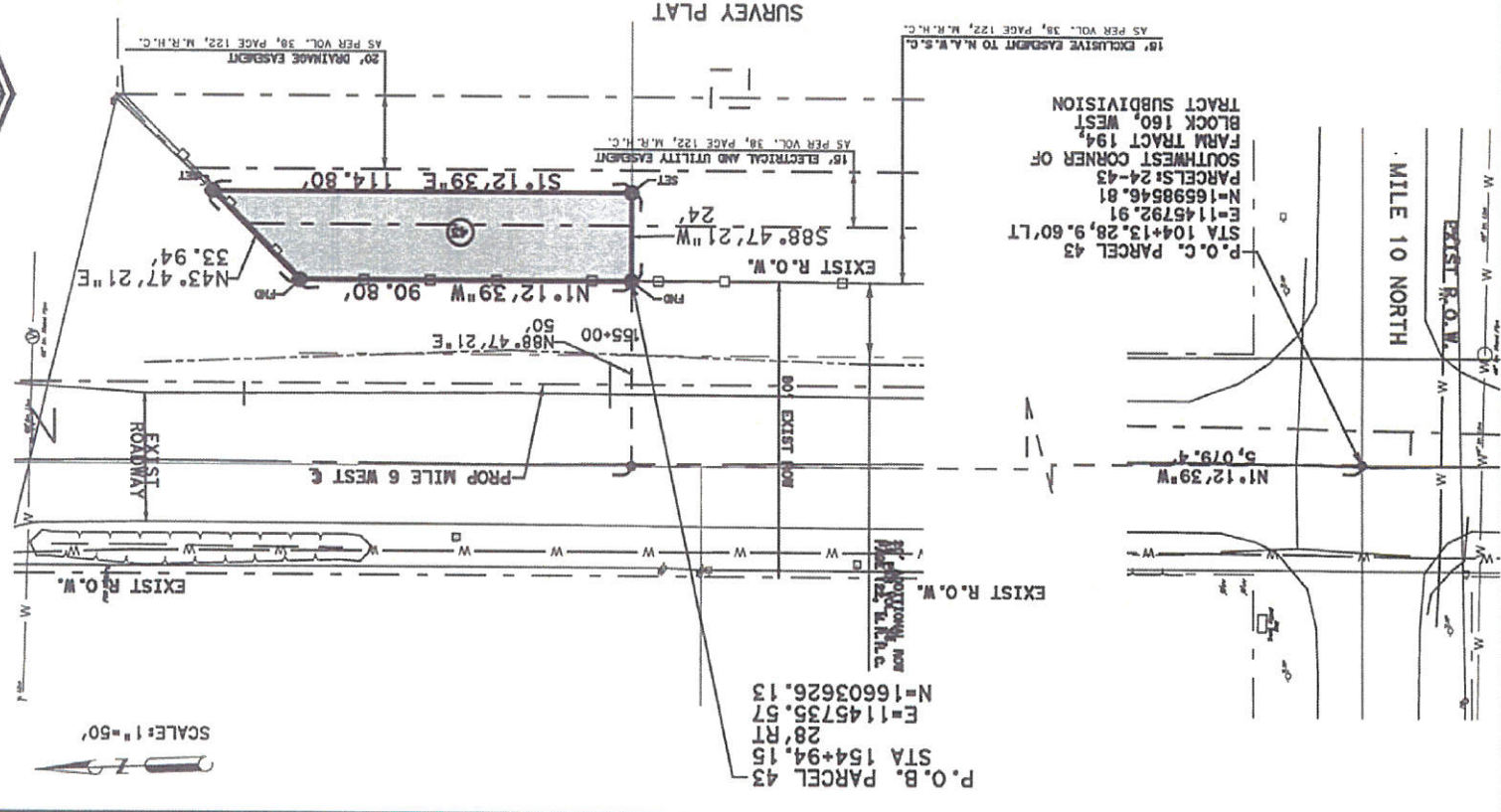
DATE	5/16/2016
BY	MARK W. LUPHER
	
	
	
	
MILE 6 WEST ROAD PARCEL 43	
PARCEL NUMBER	
POWER POLES & GUY WIRE	
POINT OF BEGINNING	
POINT OF COMMENCEMENT	
SET NO. 4 REBAR WITH CAP	
MONUMENTS	
IRRIGATION STAND PIPE	
IRRIIGATION VALVE	
SIGNS	
WATER VALVES AND METERS	
FENCE LINES	
COMMON OWNERSHIP LINES	
EXIST. EASEMENT OUTSIDE PARCEL	
EXIST. EASEMENTS INSIDE PARCEL	
PARCEL BOUNDARY LINES	
EXIST. ROW LINES	
LOT AND PROPERTY LINES	

LOT AND PROPERTY LINES
 EXIST. ROW LINES
 PARCEL BOUNDARY LINES
 EXIST. EASEMENTS INSIDE PARCEL
 EXIST. EASEMENT OUTSIDE PARCEL
 COMMON OWNERSHIP LINES
 FENCE LINES
 WATER VALVES AND METERS
 SIGNS
 IRRIGATION STAND PIPE
 IRRIGATION VALVE
 MONUMENTS
 SET NO. 4 REBAR WITH CAP
 POINT OF BEGINNING
 POINT OF COMMENCEMENT
 POWER POLES & GUY WIRE
 PARCEL NUMBER

- NOTES:
- ALL BEARING AND DISTANCES ARE BASED ON THE TEXAS SOUTH COORDINATE SYSTEM (NAD 83), TEXAS SOUTH ZONE.
 - ALL DISTANCES AND COORDINATE SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED FACTOR OF 0.999960.
 - SET INDICATES (1/2 INCH IRON ROD) NO 4 REBAR WITH PLASTIC CAP MARKED "TEST".
 - SURVEY LINE LOCATIONS ARE APPROXIMATE AND BASED ON BEST AVAILABLE EVIDENCE.
 - A FIELD NOTE DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.
 - ALL ENCUMBRANCES SHOWN HEREON ARE BASED SOLELY UPON A TITLE REPORT PROVIDED BY SOUTH TEXAS LAND INVESTIGATIONS, TITLE REPORT# 2339068.

OWNER: DANIEL AND GRACIELA VILLARREAL
 BY WARRANTY DEED WITH VENDOR LIEN
 DATED AUGUST 29, 2012 RECORDED
 DOCUMENT NO. 2339068 D.R.H.C.
 TO BE ACQUIRED: 2467 SQ.FT
 REMAININDER: 22020 SQ.FT
 TOTAL SQUARE FEET: 24487 SQ.FT

PARCEL 43
 OF
 SURVEY PLAT
 BEING A 2467 SQUARE FEET TRACT OF LAND
 OUT OF LOT 41, MILE 6 PALMS SUBDIVISION
 AN ADDITION TO THE CITY OF WESLACO, TX
 A SUBDIVISION OF THE NORTH 33.388 ACRES OF FARM TRACT 191
 WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS
 RECORDED IN VOL. 38, PAGE 122 M.R.H.C.



P.O.C. PARCEL 43
 STA 104+13.28, 9.60' LT
 E=1145792.91
 N=16598546.81
 PARCELS 24-43
 FARM TRACT 194
 BLOCK 160, WEST
 TRACT SUBDIVISION

P.O.B. PARCEL 43
 STA 154+94.15
 28' RT
 E=1145735.57
 N=16603626.13

SCALE: 1"=50'

1 REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 5607 Sable Drive
Property Owner: Leonel Villarreal & wife, Rosalinda Villarreal
Address of Property Owner: P. O. Box 1863, Elsa, Texas 78543-1863
Occupant's Name: Leonel & Rosalinda Villarreal
Whole: Partial: Acquisition

ROW CSJ: RCSJ: 0921-02-356
District: Pharr
Parcel: 43
Federal Project No: --
Highway: Mile 6 West Rd County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$9,134 as of, May 1, 2018 based upon my independent appraisal and the exercise of my professional judgment;

That on May 1, 2018 (date)(s), I personally inspected in the field the property herein appraised; that I afforded, Leonel Villarreal & wife, Rosalinda Villarreal the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection; The property owner was contacted by certified mail which was successfully delivered. Mr. Villarreal was present during the site visit.

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on June 1, 2018 and other (date)(s);

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Texas Department of Transportation or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

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 and finds as follows:

1. Is there a denial of direct access on this parcel? no denial of access for a highway improvement project (yes or no)
2. If so, is the denial of direct access material? not applicable (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of. \$0

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right of way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are noncompensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.




Appraiser Signature
John H. Malcom, Jr., MAI, AI-GRS, SRAWA

Certification Number 1320239-G

June 4, 2018

Date

To the best of my knowledge, the value does not include any items which are not compensable under State law.


Harvey L. Heerssen
Reviewing Appraiser

6-6-18

Date

TABULATION OF VALUES

Parcel: 43 Highway: Mile 6 West Road ROW CSJ: 0921-02-356
 Taking Type: Partial District: Pharr
 Size of Remainder: 22,019 sf. County: Hidalgo
 Type of Property: Improved//SFR
 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)
Leonel Villarreal & wife, Rosalinda Villarreal North Alamo Water Supply Corporation	Fee Simple Easement	2,467 sf. 1,474 sf.	\$3,806.00 1,621.00	No No

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$5,427.00	\$3,384.00	\$0.00	\$323.00	\$9,134.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Fence	Wood	\$2,150.00	\$1.00	N/A
B.	Landscaping	Grass	1,234.00	1.00	N/A

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$3,384.00		

TABULATION OF VALUES (continued)

Parcel: 43 Highway: Mile 6 West Road ROW CSJ: 0921-02-356

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$323.00	\$323.00

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	\$186,901.00			\$186,901.00
Parcel Area: 2,467 sf.				
VALUE FOR PARCEL				
Land: per sf. 993 sf. Unencumbered @ \$2.20 sf. & 1,474 sf. Encumbered @ \$1.10	\$2,184.00 1,622.00			\$2,184.00 1,622.00
Easement 1,474 sf. @1.10 sf.	\$1,621.00			\$1,621.00
Improvements	\$3,384.00			\$3,384.00
Net Damages or (Enhancements)	\$323.00			\$323.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$9,134.00			\$9,134.00

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

TABULATION OF VALUES (continued)

Parcel: 43 Highway: Mile 6 West Road ROW CSJ: 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: June 4, 2018
Review Appraiser: Harvey L. Heerssen
Effective Date of Review: June 5, 2018

Parcel 43 is a partial taking of 2,467 square feet out of a Lot 41, Mile 6 Palms Subdivision, an Addition to the City of Weslaco, Texas., being a re-subdivision out of the North 33.388 acres of Farm Tract 191, West Tract Subdivision, Volume 38, Page 122, Map Records, Hidalgo County, Texas. Said Tract is vested to Daniel and Graciela Villarreal by virtue of Warranty Deed with Vendor Lien dated August 29, 2012, recorded in Document Number 2339068. Deed Records, Hidalgo County, Texas. Further research by the appraiser indicates that the property is now owned by Leonel Villarreal & wife, Rosalinda Villarreal.

This parcel is located at 5607 Sable Drive, and being the southwest corner of Sable Drive and Mile 11 North Road, ETJ of Weslaco, Texas. The whole Tract of 24,486 square feet is shown on the subdivision plat map that is recorded in the Hidalgo County Map Records. The right of way map reflects a slightly smaller whole tract. The whole tract is improved with a single family residence and related site improvements. The residence is not impacted by the proposed acquisition. The whole property is encumbered by a utility easement owned by North Alamo Water Supply Corporation.

The appraiser has selected six (6) commercial sales to value the unencumbered portion of the whole property at \$2.20 per sf. The acquisition of 2,467 sf. has 993 sf. that is unencumbered land and 1,474 sf. that is encumbered with the easement. 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 the remainder land. Cost to cure damages are indicated to compensate for the wood fencing that was depreciated in the acquisition in order to replace the fencing 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 \$9,134.00 be approved for negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions of \$1.00 are applied to each site improvement in order to encourage retention.

TABULATION OF VALUES (continued)

Parcel: 43 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

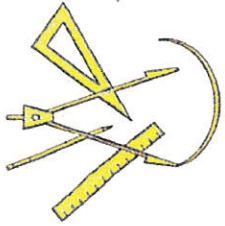
It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present 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 _____
Thomas L. Newman 6-6-18
Contract Reviewing Appraiser (if applicable) _____ Date _____
Division Reviewing Appraiser (if applicable) _____ Date _____

X. Approval of Values

Ramon Garcia _____ Date *9/14/18*
County/City Representative
ROW Staff Representative _____ Date _____

APPROVED BY
COMMISSIONERS' COURT
ON: *11/15/16* *gms*



L&G Engineering

Transportation Consultants

September 18, 2018

Via Certified Mail, Return Receipt Requested
No. 2017 0190 0001 1818 6578

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

ROW CSJ: 0921-02-356
Parcel: 43
From: Mile 9 N
To: Mile 11 N

Leonel Villarreal & Rosalinda Villarreal
P.O. Box 1863
Elsa, Texas 78543

Dear Sir/Madam

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 **\$ 7,513.00** for your property, which includes **\$ 7,190.00** for the property to be purchased and **\$323.00** 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.	Fence -- Wood	\$ 1.00
B.	Landscaping - Grass	\$ 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,


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

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

Mr. Leo Salinas
L&G Engineering
900 S. Stewart Rd., Ste. 10
Mission, TX 78572

RE: The purchase of 2,467 square feet of land, more or less, out of Lot 41, Mile 6 Palms Subdivision, an addition to the City of Weslaco, Texas and being a re-subdivision of the North 33.388 acres of Farm Tract 191, West Tract Subdivision, Hidalgo County, Texas.

Hidalgo County
RE: Mile 6 West Project limits from Mile 9 N to Mile 11 N
RCSJ: 0921-02-356
Parcel No. 43

Dear Mr. Salinas,

I have received your offer letter dated September 18, 2018 along with the appraisal prepared May 1, 2018 by Mr. Malcom. I have reviewed the offer of \$7,513.00 and the appraisal provided and I am respectfully rejecting the offer. After reviewing the initial offer packet I am requesting that you consider my counter offer of \$9,800.00. I feel that the land and improvement value are low in this appraisal. In addition I'd like to thank the county for their effort in this project in moving forward. I respectfully, like to say we are very pleased and excited for the expansion of Mile 6 Rd and hope that the county accepts our counter offer.

Therefore I, Leonel Villarreal, will sign a Deed and convey my property to Hidalgo County for \$9,800.00. I request that the County review my request and approve it so we can continue to proceed to closing Parcel 43 and avoid condemnation.

Sincerely,



Leonel Villarreal
5607 Sable Drive
Weslaco TX, 78599