



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-372

County: Hidalgo

Highway: Liberty Rd

Project Limits: US 83 to Mile 3

Parcel No.: 16

Owner's Name: Oziel Salinas & Maria E. Salinas

Approved Offer: \$16,554.00

Date Offer Sent: 10/4/2018

Owner's Counteroffer: \$20,000.00

Date Counteroffer Received: 1/2/2019

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 \$12,000.00
b. Approximate additional cost to litigate through jury trial \$15,000.00
c. Other: _____

4. Timing Issues

- a. Maintain project schedule: 1/20
Possession of this property is needed by: 1/20
Projected possession date, if settled is: 3/19
Projected possession date, if condemned is: 6/19
Letting date: 9/21
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 _____

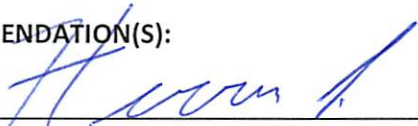
Analysis and Conclusion:

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

Being a 6,131 square foot or 0.1407 of an acre tract of land situated in the Pedro Flores Survey, Abstract 577, Porcion 77, Hidalgo County, Texas, out of Lot 62, NORTH RIDGE ACRES SUBDIVISION. On October 4, 2018, Acquisition Provider (L&G Engineering) made an offer of \$16,554.00.00 to purchase the property to Oziel Salinas & Maria E. Salinas. On January 2, 2019 the property owners submitted a counter offer of \$20,000.00. In their counter offer they feel that the market value for their property should be valued as a commercial lot. In Mr. Salinas's opinion all lots fronting Liberty are considered commercial and should be appraised as such. Although, the appraisal states its highest and best use is residential he does not agree with our initial offer and has counter offered an amount he feels is reasonable for his property. They hope that the county can consider their counter offer to avoid condemnation. Based on the information provided within the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. We believe that the proposed counter offer is within a reasonable range.

This administrative settlement of \$ 20,000.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator

Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

Parcel 16
Liberty Rd Ph. 1

Oziel Salinas & Maria E. Salinas
1906 Ash Street, Penitas TX

Dear, Leo Salinas

My husband and I have carefully reviewed the initial offer package and have come to a conclusion. We feel that the valuation or offer for our property that we have worked very hard for to have is undervalued. We would respectfully, have to decline the counties offer of \$16,554.00 and counter offer \$20,000.00. Our understanding is that this is a commercial lot and its highest and best use is commercial. We have had plans to build apartments as a business investment. As for the road expanding and becoming a better and safer road to drive we feel our counter offer is a fair market value. We kindly ask that the county respectfully accepts our counteroffer to avoid condemnation. Again, we appreciate your effort in bettering our community and making our roads a safer and better place to drive but we would like to be compensated in a fairly manner.

Sincerely,



Oziel Salinas

1/2/19

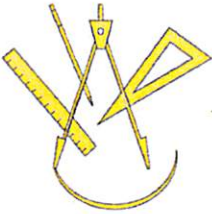
Date



Marie Salinas

1/2/18

Date



L&G Engineering

Transportation Consultants

October 4, 2018

**Via Certified Mail, Return Receipt Requested No.
7018 1130 0002 1338 5234**

County: Hidalgo
Federal Project No.: N/A
Highway: Liberty Road -Section 1

ROW CSJ: 0921-02-372
Parcel: 16
From: U.S. 83
To: Mile 3 Road

Oziel A. Salinas & Maria E. Salinas
503 West Elle Street
Romeoville, Illinois 60446

Dear Sir/Madam:

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") and Hidalgo County (the "County") follow 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, Jr., a portion of your property located on Liberty Road, 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 \$ 16,554.00 for your property, which includes \$ 16,554.00 for the property to be purchased and \$0.00 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 Department/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 Department/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 Department/County to permit owners who convey voluntarily to the State 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. N/A	\$ 1.00

If you wish to accept the offer based upon this appraisal, please contact Fernando Herrera, Jr., 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 Department /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 the Texas Department of



Transportation/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 Department/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 Department's/County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the State'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.

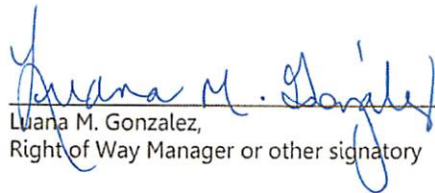
You have the right to discuss with others any offer or agreement regarding the Department's/County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records 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 Department/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 State/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*")

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 1906 Ash Street, Peñitas, TX District: Pharr
 Property Owner: Oziel A. Salinas & Maria E. Salinas Parcel: 16
 Address of Property Owner: 503 West Elle Street Romeoville, Illinois ROW CSJ: 0921-02-372
 60446
 Occupant's Name: Vacant Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Liberty Road 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 \$16,554 as of September 10, 2018, based upon my independent appraisal and the exercise of my professional judgment;

That on September 10, 2018, I personally inspected in the field the property herein appraised; that I afforded Oziel A. Salinas, Jr. & Maria E. Salinas, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on September 11, 2018;

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, and/or their representatives, 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 of the parcel? No (yes or no)
2. If so, is the denial of direct access material? N/A (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 \$ 0.00.

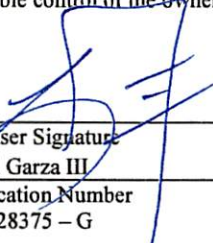
I certify to the best of my knowledge and belief:

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

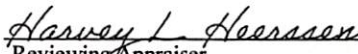
That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

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 analysis, 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 non-compensable 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
 Leonel Garza III
 Certification Number
 TX 1328375 - G
 Date: September 13, 2018

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


 Reviewing Appraiser
 Date: 9-20-18



TABULATION OF VALUES (continued)

Parcel: 16

Highway: Liberty Road-Section I

ROW CSJ: 0921-02-372

III. Damages and Enhancements

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

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:	9-10-18			Recommended Value
Appraiser's Name:	Leonel Garza III			
Value of Whole Property	\$82,115.00			\$82,115.00
Parcel Area: 6,131 sf.				
VALUE FOR PARCEL				
Land: per.sf. \$2.70	\$16,554.00			\$16,554.00
Easement	\$0.00			\$0.00
Improvements	\$0.00			\$0.00
Net Damages or (Enhancements)	0.00			0.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$16,554.00			\$16,554.00

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

TABULATION OF VALUES (continued)

Parcel: 16

Highway: Liberty Road-Section I

ROW CSJ: 0921-02-372

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: Leonel Garza III
Effective Date of Report: September 10, 2018
Report Dated: September 13, 2018
Review Appraiser: Harvey L. Heerssen
Effective Date of Review: September 17, 2018

Parcel 16 is a partial taking of 0.1407 acres (6,131 sf.) situated in the Pedro Flores Survey, Abstract 577, Porcion 77, out of Lot 62, North Ridge Acres Subdivision, as recorded in Volume 43, Page 161., of the Map Records, Hidalgo County, Texas, said Lot 62 conveyed by Special Warranty Deed with Vendor's Lien dated February 17, 2004, to Oziel Alfonso Salinas, Jr., and wife, Maria Elena Salinas from Jethro Enterprises, LTD., as described in Document Number 1298926 of the Official Records, Hidalgo County, Texas.

The whole property of 0.6982 acres is located at the southeast corner of Liberty Road and Ash Street, Penitas, Texas and is vacant land. The appraiser Leonel Garza III has selected three (3) recent sales to value the whole tract at \$2.70 per sf. The highest and best use is for residential purposes, and the part taken is valued as pro-rata part of the whole. There are no market damages to the remainder land.

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 Leonel Garza III 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 16,554.00 be approved for negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions are not applicable as subject parcel is vacant land.

TABULATION OF VALUES (continued)

Parcel: 16

Highway: Liberty Road-Section I

ROW CSJ: 0921-02-372

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. Henner
Contract Reviewing Appraiser (if applicable)

9-20-18

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Ramon Marcia
County/City Representative

9/25/18
Date

ROW Staff Representative

Date

APPROVED BY
COMMISSIONERS' COURT
IN: 9/25/18 jrd

County: Hidalgo
RCSJ: 0921-02-372
CCSJ: 0921-02-194
HIGHWAY: Liberty Rd. Section I
Limits: U.S. 83 to Mile 3

Exhibit: A
FIELD NOTES FOR PARCEL 16

Being a 6,131 square foot or 0.1407 of an acre tract of land situated in the Pedro Flores Survey, Abstract 577, Porcion 77, Hidalgo County, Texas, out of Lot 62, North Ridge Acres Subdivision, as recorded in Volume 43, Page 161, of the Map Records, Hidalgo County, Texas, said Lot 62 conveyed by Special Warranty Deed with Vendor's Lien, dated February 17, 2004, to Oziel Alfonso Salinas, Jr. and wife, Maria Elena Salinas, from Jethro Enterprises, LTD., as described in Document Number 1298926, of the Official Records, Hidalgo County, Texas, said 6,131 square foot or 0.1407 of an acre tract being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of said Lot 62, and the Southwest corner of Lot 61, of said North Ridge Acres Subdivision, conveyed by Warranty Deed with Vendor's Lien, dated February 15, 2007, from Raul C. Gonzalez and wife, Ana L. Gonzalez to Mario Ozuna and wife, Ana Laura Ozuna, as described in Document Number 1723745, of the Official Records, Hidalgo County, Texas, same being the North line of a tract of land, conveyed by General Warranty Deed, dated July 16, 2015, from Jerry Bell and G. E. Bell Properties, LTD. And, Gerald E. Bell to Hidalgo County Drainage District No. 1, as described in Document Number 2646727, of the Official Records, Hidalgo County, Texas;

Thence, with the South line of said Lot 62, North 81°03'00" West a distance of 107.64 feet to a 5/8" iron pin (N=16,625,360.3897, E=1,005,536.3278) with plastic cap stamped "ROWSS PROP COR" set 60.00 feet right to centerline station 122+51.69 in the proposed East Right of Way line of Liberty Road, for a right of way corner, the Southeast corner, and **Point of Beginning** of this herein described tract of land;

1. **Thence**, departing the proposed East Right of Way line of Liberty Road, with the South line of said Lot 62, North 81°03'00" West a distance of 30.62 feet to a 1/2" iron pin found for the Southwest corner of said Lot 62 and the existing East Right of Way line of Liberty Road (width varies), for the Southwest corner of this herein described tract of land;
2. **Thence**, with the existing East Right of Way line of Liberty Road, and the West line of said Lot 62, North 08°57'00" East a distance of 197.22 feet to a 1/2" iron pin found for an existing right of way cutback corner, for an exterior corner of said Lot 62, and for an exterior corner of this herein described tract of land;

3. **Thence**, with the existing East Right of Way line of Liberty Road and an existing right of way cutback line, North $53^{\circ}57'00''$ East a distance of 35.36 feet to a 1/2" iron pin found in the North line of said Lot 62, and the existing South Right of Way line of Ash Street (50 foot Right of Way), for the Northwest corner of this herein described tract of land;
4. **Thence**, departing the East Right of Way line of Liberty Road, with the existing South Right of Way line of Ash Street, and the North line of said Lot 62, South $81^{\circ}03'00''$ East a distance of 25.43 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set on the proposed East right of way line of Liberty Road, for a right of way cutback corner, and the Northeast corner of this herein described tract of land;
5. **Thence**, departing the existing South Right of Way line of Ash Street, across and through said Lot 62, with a proposed right of way cutback line, South $53^{\circ}34'58''$ West a distance of 35.13 feet to a 5/8" iron pin with plastic cap stamped "ROWSS PROP COR" set for a point of curvature, for a right of way corner, and for an interior corner of this herein described tract of land;
6. **Thence**, continuing across and through said Lot 62, with the proposed East Right of Way line of Liberty Road, and with a curve to the left having a radius of 9350.00 feet, an arc length of 197.28 feet, a delta angle of $01^{\circ}12'32''$, a chord bearing of South $07^{\circ}32'07''$ West and a chord distance of 197.28 feet to the **Point of Beginning** and being a 6,131 square foot or 0.1407 of an acre tract of land.

Bearings based on the Texas Coordinate System, South Zone, NAD83 (NA2011), adjusted to surface using a grid to surface adjustment factor of 1.00004.

A survey plat of even date herewith accompanies this description.

I, Kurt Schumacher, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

 7/14/2018

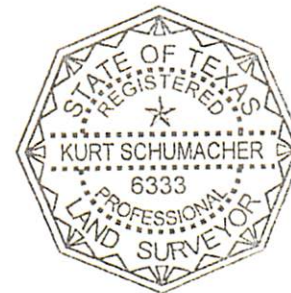
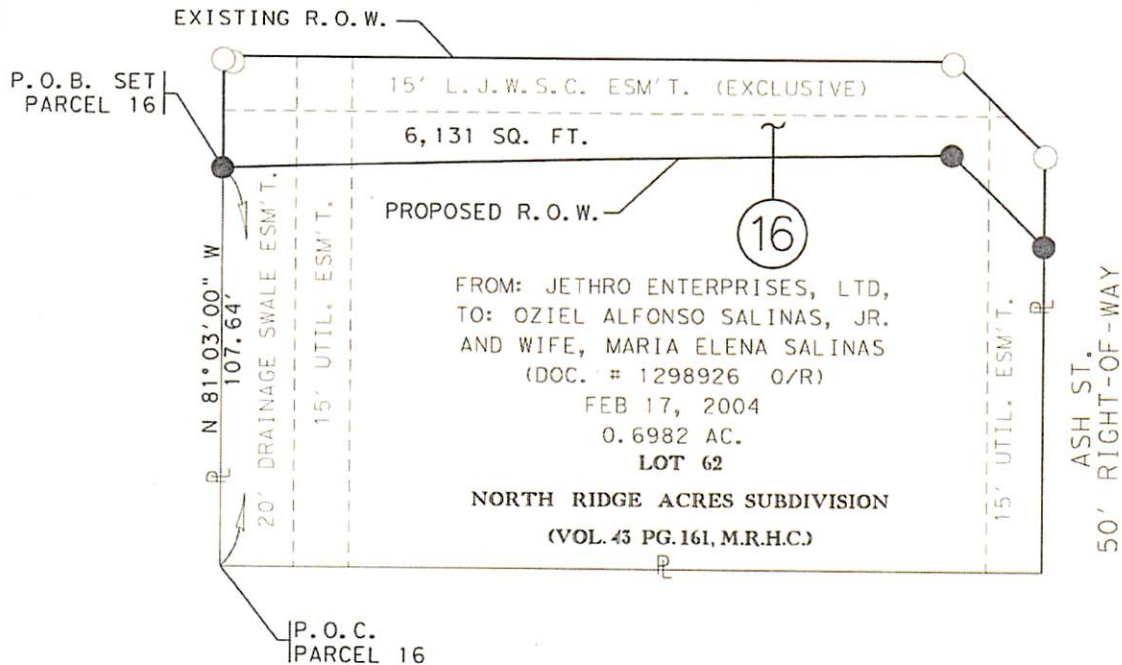
Kurt Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333



LIBERTY RD



PARENT TRACT INSET
PARCEL 16
N.T.S.



I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Kurt Schumacher 7/15/2018

KURT SCHUMACHER, R.P.L.S. #6333

EXISTING	TAKING	REMAINING	
		LEFT	RIGHT
0.6982 AC.	0.1407 AC.		0.5575 AC.
		6,131 SQ. FT.	

NOTES:

1. PARCEL 16 ENCUMBERANCED BY 3,071 SQ. FT. OF EXCLUSIVE 15' L.J.W.S.C. EASEMENT, 220 SQ. FT. OF 15' UTIL. EASEMENT, 370 SQ. FT. OF 15' UTIL. EASEMENT AND 306 SQ. FT. OF 20' DRAINAGE SWALE EASEMENT.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
3. ● INDICATES A 5/8 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "ROWSS PROP. COR."
4. ○ INDICATES A FOUND 1/2 INCH IRON PIN.
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

REVISED DATE: JUNE 29, 2018

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF

PARCEL 16

LIBERTY RD. SECTION I US 83 TO MILE 3, HIDALGO COUNTY

ROW SURVEYING SERVICES, LLC.

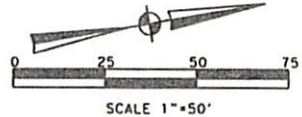
900 S. STEWART RD, SUITE 13
MISSION, TEXAS 79912
TEL: (956) 424-3335
FAX: (956) 424-3132

TBPLS REG. FIRM# 10193886

EXHIBIT ___

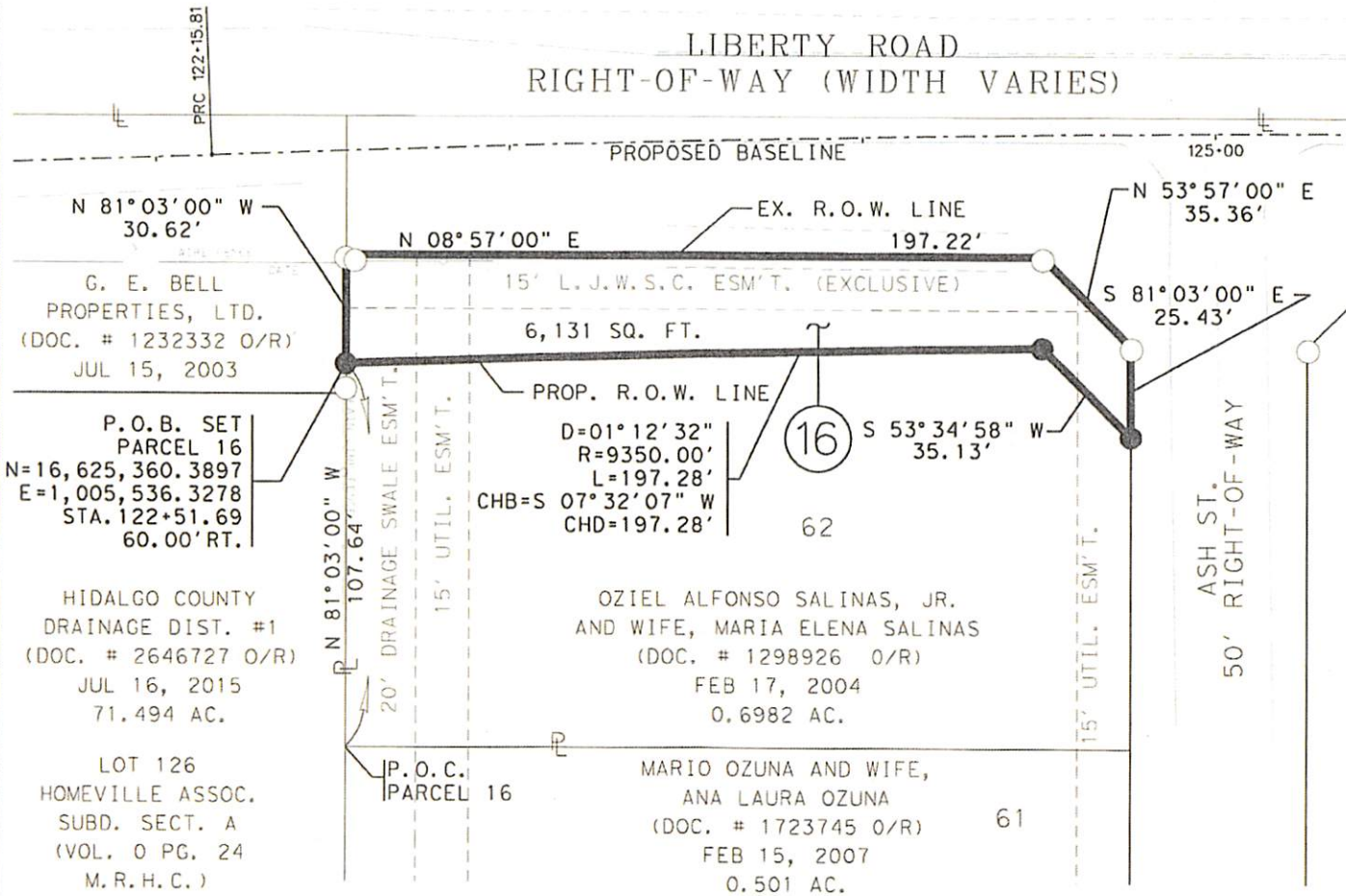
PAGE 3 of 4

RCSJ: 0921-02-372 CCSJ: 0921-02-194



EX. R.O.W. LINE

LIBERTY ROAD
RIGHT-OF-WAY (WIDTH VARIES)



G. E. BELL
PROPERTIES, LTD.
(DOC. # 1232332 O/R)
JUL 15, 2003

P.O.B. SET
PARCEL 16
N=16,625,360.3897
E=1,005,536.3278
STA. 122+51.69
60.00' RT.

HIDALGO COUNTY
DRAINAGE DIST. #1
(DOC. # 2646727 O/R)
JUL 16, 2015
71.494 AC.

LOT 126
HOMEVILLE ASSOC.
SUBD. SECT. A
(VOL. 0 PG. 24
M.R.H.C.)

15' L.J.W.S.C. ESM'T. (EXCLUSIVE)
6,131 SQ. FT.

PROP. R.O.W. LINE

D=01° 12' 32"
R=9350.00'
L=197.28'
CHB=S 07° 32' 07" W
CHD=197.28'

16

62

OZIEL ALFONSO SALINAS, JR.
AND WIFE, MARIA ELENA SALINAS
(DOC. # 1298926 O/R)
FEB 17, 2004
0.6982 AC.

P.O.C.
PARCEL 16

MARIO OZUNA AND WIFE,
ANA LAURA OZUNA
(DOC. # 1723745 O/R)
FEB 15, 2007
0.501 AC.

NORTH RIDGE ACRES SUBDIVISION
(VOL. 43 PG. 161, M.R.H.C.)

LEGEND:

NOTES:

1. PARCEL 16 ENCUMBERANCED BY 3,071 SQ. FT. OF EXCLUSIVE 15' L.J.W.S.C. EASEMENT, 220 SQ. FT. OF 15' UTIL. EASEMENT, 370 SQ. FT. OF 15' UTIL. EASEMENT AND 306 SQ. FT. OF 20' DRAINAGE SWALE EASEMENT.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983, (NA2011). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY AN ADJUSTMENT FACTOR OF 1.00004.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. SURVEYED ON THE GROUND JUNE 2018.

PROPERTY LINE	— P —
PARCEL NUMBER	⊙
RIGHT OF WAY	⊗
POINT OF COMMENCING	●
POINT OF BEGINNING	○
HIDALGO COUNTY DEED RECORDS	H. C. D. R.
HIDALGO COUNTY MAP RECORDS	H. C. M. R.
HIDALGO COUNTY OFFICIAL RECORDS	H. C. O. R.
SET # 5 24" IRON ROD WITH PLASTIC CAP	●
STAMPED "ROWSS PROP. COR."	○
FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED	○
WIRE FENCE	— X —
CHAIN LINK FENCE	— ○ —
OVERHEAD ELEC.	— OHE —
POWER POLE	⊙



PLAT OF SURVEY
PARCEL 16
FOR LIBERTY ROAD

A 6,131 SQ. FT. (0.1407 AC.)
TRACT OF LAND SITUATED IN LOT 62,
NORTH RIDGE ACRES SUBDIVISION,
OUT OF A CALLED 0.6982 ACRE TRACT OF LAND,
AS DESCRIBED IN DOCUMENT NO. 1298926,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

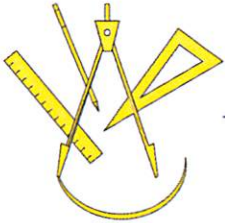
REVISED DATE: JUNE 29, 2018

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
PARCEL 16
LIBERTY RD. SECTION 1 US 83 TO MILE 3,
HIDALGO COUNTY

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD, SUITE 13
MISSION, TEXAS 78572
TEL: (956) 424-3335
FAX: (956) 424-3132

EXHIBIT



L&G Engineering

Transportation Consultants

January 11, 2019

The Honorable Joe Flores
Hidalgo County Commissioner, Pct. #3
724 Breyfogle Rd.
Mission TX. 78574

RE: County: Hidalgo
ROW CSJ No. 0921-02-372
Liberty Rd
Parcel # 16

Attn: Ms. Norma Ceballos, RPIC

Dear Mr. Flores:

Attached herewith is a counter-offer submitted on January 2, 2019 by Oziel Salinas & Maria E. Salinas, owners of Parcels 16. 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. 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 **\$20,000.00** 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,

Fernando Herrera Jr.
Right of Way Administrator

Attachments: As noted.
cc: File

27446