

**L &G Consulting Engineers Inc**  
**2100 W. Expressway 83**  
**Mercedes, TX 78570**  
**(956)565-9813 Fax (956)565-9018**

**INVOICE#:** 11327442  
**INVOICE DATE:** 2/28/2019

**BILL TO:** 34  
Hidalgo County Pct. #1  
902 Joe Stephens  
Weslaco, TX 78599

**JOB:** 171102  
Mile 6 Project (Mile 9 to Mile 11  
WA#2 - PO#779197

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of February 2019.</b>						
<b>Work Authorization #2 - ROW Mapping, ROW Acquisition, Utility Management</b>						
13002-ROW Mapping	10,050.00	9,487.20		9,487.20	94.4	562.80
13020-ROW Mappint/SUB	35,750.00	33,750.00		33,750.00	94.4	2,000.00
15006-Field Surveys	5,218.00	3,188.20		3,188.20	61.1	2,029.80
15060-Field Surveys / SUB	6,782.00	4,141.00		4,141.00	61.1	2,641.00
60001-ROW Admin. Acquisitions	64,020.00	45,540.00	5,676.00	51,216.00	80.0	12,804.00
60002-Title Services	22,200.00	22,200.00		22,200.00	100.0	-
60003-Appraisal Services	9,250.00	8,500.00		8,500.00	91.9	750.00
60004-Appriasal Review	7,400.00	7,000.00		7,000.00	94.6	400.00
60006-Closing Services	9,250.00	4,500.00		4,500.00	48.6	4,750.00
60007-Title Services	6,600.00		2,400.00	2,400.00	36.4	4,200.00
60008-Appraisal Services	2,750.00		1,000.00	1,000.00	36.4	1,750.00
60009-Appriasal Review	2,200.00		800.00	800.00	36.4	1,400.00
60011-Parcel Negot	44,000.00			0.00	0.0	44,000.00
60012-Closing Services	2,530.00			0.00	0.0	2,530.00
60030-Appraisal Services/SUB	83,250.00	76,050.00		76,050.00	91.4	7,200.00
60040-Appraisl Review/SUB	16,650.00	15,750.00		15,750.00	94.6	900.00
60080-Appraisal Services/SUB	24,750.00		9,000.00	9,000.00	36.4	15,750.00
60090-Appraisl Review/SUB	4,950.00		1,800.00	1,800.00	36.4	3,150.00
60100-Comp. Utility Management	100,000.00	78,000.00	4,000.00	82,000.00	82.0	18,000.00
Sub Total	457,600.00	308,106.40	24,676.00	332,782.40		124,817.60
<b>Supplemental #1 to Work Authorization #2 - Additional Survey work, Signal Design Work PS&amp;E and Reduce ROW Re-Appraisals/Reviews</b>						
11003-PS&E Development	80,000.00	76,000.00		76,000.00	95.0	4,000.00
15006-Field Surveys	5,687.00	5,687.00		5,687.00	100.0	-
15060-Field Surveys/SUB	11,313.00	11,313.00		11,313.00	100.0	-
15070-Sub-Surface Utility Engineering	5,000.00			0.00	0.0	5,000.00
16205-Signal Design	30,651.51	15,325.76		15,325.76	50.0	15,325.75
16250-Signal Design/SUB	3,707.49			0.00	0.0	3,707.49
60002-Title Services	-10,800.00	-10,800.00		-10,800.00	100.0	-
60003-Appraisal Services	-4,500.00	-4,500.00		-4,500.00	100.0	-
60004-Appraisal Review	-3,600.00	-3,600.00		-3,600.00	100.0	-
60006-Closing Services	-4,500.00	-4,500.00		-4,500.00	100.0	-
60030-Appraisal Services/SUB	-40,500.00	-40,500.00		-40,500.00	100.0	-
60040-Appriasal Review/SUB	-8,100.00	-8,100.00		-8,100.00	100.0	-
Sub Total	64,359.00	36,325.76	0.00	36,325.76		28,033.24

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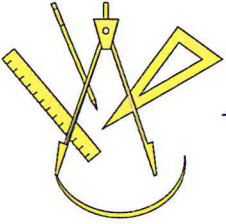
**BILL TO:** 34  
Hidalgo County Pct. #1  
902 Joe Stephens  
Weslaco, TX 78599

**JOB:** 171102  
Mile 6 Project (Mile 9 to Mile 11  
WA#2 - PO#779197

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental #2 to Work Authorization #2 - Survey work needed for additional Metes and Bounds descriptions and Parcel Sketches for Parcels 13 and 14 due to error from previous consultant.						
13002-ROW Map	7,000.00	7,000.00		7,000.00	100.0	-
13020-ROW Map/SUB	7,000.00	7,000.00		7,000.00	100.0	-
Sub Total	14,000.00	14,000.00	0.00	14,000.00	100.0	-
TOTAL:	535,959.00	358,432.16	24,676.00	383,108.16	71.5	152,850.84

ORIGINAL CONTRACT SUM	\$	457,600.00
CHANGE BY CHANGE ORDER	\$	78,359.00
CONTRACT SUM TO DATE	\$	535,959.00
TOTAL COMPLETED TO DATE	\$	383,108.16
LESS PREVIOUS INVOICES	\$	358,432.16
CURRENT PAYMENT DUE	\$	24,676.00

  
\_\_\_\_\_  
PROJECT MANAGER'S SIGNATURE



# L&G Engineering

Transportation Consultants

March 1, 2019

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Amy Saenz-Smith or Erica Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 6 Project – WA#2**  
**Limits: Mile 9 to 0.30 mi. N. of Mile 11**  
**PO#779197 - L&G Project#171102**

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of February 2019.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

## Work Authorization#2 – ROW Mapping, ROW Acquisition, Utility Management

		% Complete
<b>FC 13002 ~ ROW MAP</b>		
<b>No change from prior invoice.</b> L&G has received and reviewed the ROW map as well as Field Notes and Parcel Sketches for the parcels along Mile 11.	<b>L&amp;G</b>	<b>94.4%</b>
<b>FC 13020 ~ ROW MAP / SUB</b>		
<b>No change from prior invoice.</b> ROWSS has completed the ROW map for the parcels along Mile 11, including Parcel Sketches and Field Notes. They also revised five (5) additional Field notes and/or Plats in order to obtain release of easements from NAWSC. (Parcels 41, 44A, 44B, 44C and 67)	<b>ROWSS</b>	<b>94.4%</b>
<b>FC 15006 ~ ADDITIONAL SURVEY WORK FOR RE-STAKING EXISTING PROPERTY ROW</b>		
<b>No change from prior invoice.</b> L&G has reviewed and verified correctness of re-staking existing ROW between Mile 9 and Mile 10.	<b>L&amp;G</b>	<b>61.1%</b>

<b>FC 15060 ~ ADDITIONAL SURVEY WORK FOR RE-STAKING EXISTING PROPERTY ROW / SUB</b>		
<p><b>No change from prior invoice.</b>  ROWSS has recovered and re-staked ROW between Mile 9 and Mile 10. There does not seem to be any existing information north of Mile 10. ROWSS will continue to perform this task closer to the letting date in order to have “recent” stakes for utility companies to adjust their lines and for contactor.</p>	<b>ROWSS</b>	<b>61.1%</b>
<b>FC 60001 ~ ROW ACQUISITION ADMINISTRATION</b>		
<p><b>The dollar amount for this function has been reduced in order to allocate the funds appropriately to the proper functions for the 11 parcels that are being obtained</b></p> <ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Rd. in Mission, Texas 78572 @ L&amp;G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project.</li> <li>• Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed.</li> </ul>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
<p><b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>  <b>This task is now complete.</b></p>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<p><b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>  L&amp;G has contracted John Malcom, Jr. with Professional Appraisal Services for appraisal reports on the parcels encumbered with NAWSC easement. Inspections have now begun and to date we have 16 appraisals that have been submitted to our office.</p>	<b>L&amp;G</b>	<b>91.9%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
<p><b>No change from prior invoice.</b>  <b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>  L&amp;G has contracted Harvey Heerssen with HLH Appraisal Services for review reports on the parcels encumbered with NAWSC easement. Inspections have now begun and to date we have 17 review reports that have been submitted to our office.</p>	<b>L&amp;G</b>	<b>94.6%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
<p><b>No change from prior invoice.</b>  <b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b></p>	<b>L&amp;G</b>	<b>48.6%</b>

<b>FC 60007 ~ TITLE SERVICES (11 Parcels)</b>		
L&G has requested title commitments from Sierra Title. We are now in receipt of title commitments for the parcels 71, 72, 73 & 74.	<b>L&amp;G</b>	<b>36.4%</b>
<b>FC 60008 ~ APPRAISAL SERVICES (11 Parcels)</b>		
PAS has begun with inspections and has completed appraisals for parcels 71, 72, 73 & 74.	<b>L&amp;G</b>	<b>36.4%</b>
<b>FC 60009 ~ APPRAISAL REVIEW (11 Parcels)</b>		
HLH has reviewed reports for parcels 71, 72, 73 & 74.	<b>L&amp;G</b>	<b>36.4%</b>
<b>FC 60011 ~ PARCEL NEGOTIATIONS (11 Parcels)</b>		
Have been released to acquire seven (7) parcels and can seek Federal reimbursement when closed. Expect initial offers for Parcels 71, 72, 73 & 74 to be sent out in the month of March. Additional offers will be made in the month of April; therefore, there is no change for this task.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60012 ~ CLOSING SERVICES (11 Parcels)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
<b>No change from prior invoice.</b> <b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b> Professional Appraisal Services has begun inspections and has now provided L&G with the following appraisal reports for the following parcels 14 and 21. Parcel 14 had to be reappraised after field notes were updated and the square footage of the taking changed, land sales and to reflect that parcel would be acquired as an easement and not fee simple. Parcel 21 was updated for land sales and to reflect that parcel would be acquired as an easement and not fee simple.	<b>PAS</b>	<b>91.4%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
<b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b> HLH Appraisal Services has begun with reviewing appraisal reports and has now provided L&G has been provided with all review reports for the parcels that contained NAWS Easement.	<b>HLH</b>	<b>94.6%</b>
<b>FC 60080 ~ APPRAISAL SERVICES / SUB (11 Parcels)</b>		
PAS has delivered appraisal reports to L&G for the following parcels 71, 72, 73 & 74.	<b>PAS</b>	<b>36.4%</b>
<b>FC 60090 ~ APPRAISAL REVIEW / SUB (11 Parcels)</b>		
HLH has delivered review reports to L&G for the following parcels 71, 72, 73 & 74.	<b>HLH</b>	<b>36.4%</b>

<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
L&G is coordinating the development of the Determination of Upper Limits package with NAWSC and TxDOT. TxDOT has approved the use of the standard Lump Sum Utility Agreement with the county for this project. NAWSC received bids for inclusion in the SUA agreement on October 25, 2018 and is finalizing the submission to L&G. NAWSC is expected to submit a complete DUL package for review by the end of March 2019.	<b>L&amp;G</b>	<b>82%</b>

**Supplemental #1 to Work Authorization #2 – Additional Survey work, Signal Design Work PS&E and Reduce ROW Re-Appraisals/Reviews**

		<b>% Complete</b>
<b>FC 11003 ~ PS&amp;E DEVELOPMENT</b>		
L&G has compiled a PS&E working set of plans and has been performing QC/QA internally. As per TxDOT's request, L&G will submit PS&E package, including QA/QC red-lines, specs, front end documents, Contract time estimate and all review checklists by first week in February 2019.	<b>L&amp;G</b>	<b>95%</b>
<b>FC 15006 ~ FIELD SURVEYS</b>		
L&G has received data submitted by ROWSS and has evaluated for accuracy. <b>This task is now complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 15060 ~ FIELD SURVEYS /SUB</b>		
ROWSS has established secondary control. Field crews have completed Topography north of Mile 11 and have submitted to Project Manager. <b>This task is now complete.</b>	<b>ROWSS</b>	<b>100%</b>
<b>FC 15070 ~ SUB-SURFACE UTILITY ENGINEERING / SUB</b>		
<b>This task has not begun</b>	<b>ROWSS</b>	<b>0%</b>
<b>FC 16205 ~ SIGNAL DESIGN</b>		
<b>No change from prior invoice.</b> ETSI (Sub) is approximately 80% complete with their signal designs under WA#1. L&G Engineering has reviewed and has been in coordination with ETSI for this work.	<b>L&amp;G</b>	<b>50%</b>
<b>FC 16250 ~ SIGNAL DESIGN / SUB</b>		
<b>This task has not begun</b>	<b>ETSI</b>	<b>0%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
<b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>	<b>L&amp;G</b>	<b>100%</b>

<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
<b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
<b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60030 ~ APPRAISAL REVIEW / SUB</b>		
<b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>	<b>PAS</b>	<b>100%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
<b>Supplemental #1 to Work Authorization #2 reduced the parcels from 37 parcels to 19 parcels.</b>	<b>HLH</b>	<b>100%</b>

**Supplemental #2 to Work Authorization #2 – Survey work needed for additional Metes and Bounds descriptions and Parcel Sketches for Parcels 13 and 14 due to error from previous consultant.**

		<b>% Complete</b>
<b>FC 13002 ~ ROW MAP</b>		
<b>This task is now complete.</b> L&G has received all signed and sealed Parcel sketches and Metes and Bounds for Parcels 13 and 14 and has forwarded for re-appraisals.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 13020 ~ ROW MAP / SUB</b>		
<b>This task is now complete.</b> ROWSS has submitted signed and sealed Parcel sketches and Metes and bounds for Parcels 13 and 14.	<b>ROWSS</b>	<b>100%</b>

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Carlos Peralez, P.E.

Project Manager

# Professional Appraisal Service, Inc.

P. O. Box 3722  
McAllen TX 78502  
PH# (956) 687-9535  
Tax Id # 74-2556104

## BILL TO

L & G Engineering  
Luana Gonzalez, ROW Administrator  
900 S. Stewart Road, Ste 9  
Mission, Texas 78572

## Invoice

DATE	INVOICE #
2/14/2019	6843.16

TERMS	REP
Due on receipt	JHM

DESCRIPTION	DATE OF SERVICE	AMOUNT
Mile 6 West Road, Parcel 71 - Guerra	2/14/2019	2,250.00
Mile 6 West Road, Parcel 72 - Valadares	2/14/2019	2,250.00
Mile 6 West Road, Parcel 73 - Donaho	2/14/2019	2,250.00
Mile 6 West Road, Parcel 74 - Vos Investments, FLP	2/14/2019	2,250.00
<b>Total</b>		<b>\$9,000.00</b>

**HLH APPRAISAL SERVICES**  
Specializing in Appraisal Review of Road and Drainage Projects

INVOICE NO. 9

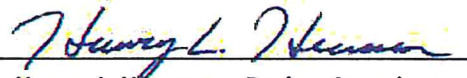
MILE 6 WEST  
RCSJ 0921-02-356

FEBRUARY 25, 2019

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON THE MILE 6 WEST PROJECT FROM MILE 9 TO MILE 11, HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 14 DATED AUGUST 28, 2017 BETWEEN L & G ENGINEERING ("Engineer") AND HLH APPRAISAL SERVICES, ("SUBCONSULTANT")

Parcel No. 71-	\$	450.00
Parcel No. 72 -		450.00
Parcel No. 73 -		450.00
Parcel No. 74-		450.00

TOTAL DUE = \$1,800



Harvey L. Heerssen – Review Appraiser

2-25-19

Date

Tx. State Certified General Real Estate Appraiser  
No. TX-1327190-G  
6107 Aberton Forest Drive  
Houston, TX. 77084

Client: Hidalgo County Precinct 1  
**PROJECT DEVELOPMENT SCHEDULE**  
**MILE 6W**  
 (FROM MILE 9 TO 0.3 mi. N. of Mile 11)

TASK AND DESCRIPTION	2018			2019			2020			2021						
	SEP (11.20)	OCT (11.20)	NOV (11.20)	DEC (11.20)	JAN (11.20)	FEB (11.20)	MAR (11.20)	APR (11.20)	MAY (11.20)	JUN (11.20)	JUL (11.20)	AUG (11.20)	SEP (11.20)	OCT (11.20)	NOV (11.20)	DEC (11.20)
<b>PS&amp;E and Bid Package</b>																
90% Submittal																
TxDOT Review																
95% Submittal																
TxDOT Review																
Final Submittal																
<b>Environmental Re-assessment</b>																
Environmental Documents Submitted to TxDOT																
TxDOT Approval to proceed with WAP-OS, etc...																
Meetings with Property Owners																
U.S.A.C.E. Approval																
<b>ROW Acquisition for Original 68 Parcels</b>																
TxDOT Approval of Re-Evaluation																
Negotiations																
Condemnations																
<b>ROW Acquisition for Additional Parcels</b>																
Appraisals/Reviews for 4 Parcels @ Mile 11 w/leaser EA																
Negotiation w/Property Owners for 4 Parcels																
App/Rev for 6 Parcels (outfalls & Mile 11) w/6 EA Clear.																
Negotiation w/Property Owners for 6 Parcels																
<b>Utility Adjustments</b>																
Compensable																
Permitted																
Letting																
Prepare & Submit Bidding Work Plan, Contr. Proc., etc...																
TxDOT Approval of Bidding Work Plan, Contr. Proc., etc.																
State Letter of Authority & Federal Project Authorization Agreement (FPAA)																
Assign %DBE from Civil Rights Division																
Submit Advertisement For Newspapers																
Advertisement in Papers (1st & 2nd)																
Maintain Bid Package Pick-Up/Email log																
Pre-Bid Meeting (Non-Mandatory)																
Addendums (if required)																
Bid Opening																
Review Bids to Assure Required Documents Included																
Prepare Bid Tabulation & Review																
Verify Appoint Low Bidder References & Bid Bond																
LG Post-Bid Conference From TxDOT																
TxDOT Concurrence																
Hidalgo Co. Approves Contract at Commissioners Court																
Sub. Notice of Award to Cont/Reeq Payment Bond																
Rev. Contractor's Contract Bond and Insurance submittals																
Prepare Complete Contract Document Package																
Contractor Executes the Contract																
Hidalgo County Executes the Contract																
Submit Executed Package to Contractor																
Ground Breaking																
Scheduling & Pre-Construction Meetings																
EDC Executes Advanced Funding Agreement (AFA) Status - (to include additional 603k Earmark funds from MPO)																
HCMPPO TIP Amend #1 to FY 2019-2022 TIP Final Approval																
Commission STIP Approval																
FWWA Adoption as per HCMPPO																
TxDOT Provides Updated Special Approval (SPA) 15.52 Form																
County Completes SPA 15.52 Form																
Draft AFA																
TxDOT Division Review & Approval of Revised AFA																
SPA 15.52 form Completed & Signed by D.E.																
CS Review & Approval of AFA for Partial Execution																
Transmittal Letter and Approved AFA to LG for Partial Execution																
Submittal of Partial Execution by Local Government																
Submittal of AFA to CS For Full Execution																
Full Execution by TxDOT Contract Services																
Executed AFA to LG																
<b>Construction Engineering Inspection (CEI) Contract</b>																
Selection Process																

TxDOT/Federal/HCMPPO  
 Hidalgo County  
 L&G Engineering

Letting Date

Earliest Start Date