



**HIDALGO COUNTY DRAINAGE DISTRICT No. 1**

**RAUL E. SESIN, PE, CFM**

General Manager, Floodplain Administrator

BOARD OF DIRECTORS

DAVID L. FUENTES  
Board Member

EDUARDO "EDDIE" CANTU  
Board Member

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Chairman of the Board

JOE M. FLORES  
Board Member

JOSEPH PALACIOS  
Board Member

December 07, 2018

Hidalgo County  
Trenton Drain Ph III  
Parcel 7

CM: 7017 0530 0000 5619 7568

RE: Purchase of 0.18 Acre Tract of land out of Lot 11, Los Mirasoles Subdivision No. 2, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 46, Page 53 Hidalgo County map records.

OSCAR A. GALVAN  
MELISSA R. GALVAN  
3811 CABALLETE ST  
EDINBURG, TX 78542-4783

Dear Mr. & Mrs. Galvan:

Enclosed for your review and further processing are the following:

- Initial Offer Letter
- Acknowledgement of Receipt of Appraisal Report
- Metes and Bounds and Survey
- Appraisal Report prepared by: Leonel Garza III
- Land Owner Bill of Rights
- Brochures ("State Purchase of Right of Way")

Please return signed Acknowledgement of Receipt to our office at Hidalgo County Drainage District No. 1, 902 N. Doolittle Edinburg, Texas 78542.

If you have any questions, please contact me at (956) 292-7080.

Sincerely,

A handwritten signature in black ink, appearing to read "Eli Villegas".

Eli Villegas, C.F.M.  
Hidalgo County Drainage District No. 1  
Right of Way & Utility Coordinator

Date: 12/07/2018  
OSCAR A. GALVAN  
MELISSA R. GALVAN  
3811 CABALLETE ST  
EDINBURG, TX 78542-4783

Re: Trenton Drain Ph III  
Parcel 7

Dear Mr. & Mrs. Galvan,

In acquiring property for the Drainage system of the County of Hidalgo (the "County") in conjunction with CDBG-Disaster Recovery Grant Funds 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, Eli Villegas, a portion of your property, as described in the enclosed property description, is to be acquired for the construction of the Trenton Drain Ph III project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the Hidalgo County Commissioners is authorized to offer you **\$11,443.00** for your 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 improvements(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>Land</u>			
Land	7,920 SF	@ \$1.25 / SF	\$9,900
Fencing -Chain Link w/ Barb wire		211 LF x \$9.75/LF x 25% Depreciation	\$1,543
<b>Grand Total</b>			<b>\$11,443</b>

If you wish to accept the offer based upon this appraisal, please contact **Eli Villegas** as soon as possible, at (956) 292-7080 Ext. 5826, 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 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 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. A written request may be filed 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 District's determination on any claim for reimbursement.

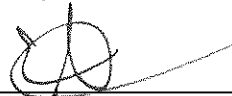
You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as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

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 Eli Villegas 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,



Eli Villegas, C.F.M.  
Hidalgo County Drainage District No. 1  
Right of Way & Utility Coordinator

CC: Raul E. Sesin, P.E., C.F.M., HCDD No. 1 General Manager, Floodplain Administrator  
Jaime Salazar, HCDD No. 1 Operations Manager  
P.R. Avila II, Hidalgo County – Urban County Program, Assistant Director

ENCLOSURES:  
Appraisal Report  
Landowner Bill of Rights  
Brochure ("*Right of Way Purchase*")  
Copy of Survey with Metes and Bounds



**HIDALGO COUNTY DRAINAGE DISTRICT No. 1**

**RAUL E. SESIN, PE, CFM**

General Manager, Floodplain Administrator

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**BOARD OF DIRECTORS**

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Chairman of the Board

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Board Member

**JOSEPH PALACIOS**  
Board Member

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December 7, 2018

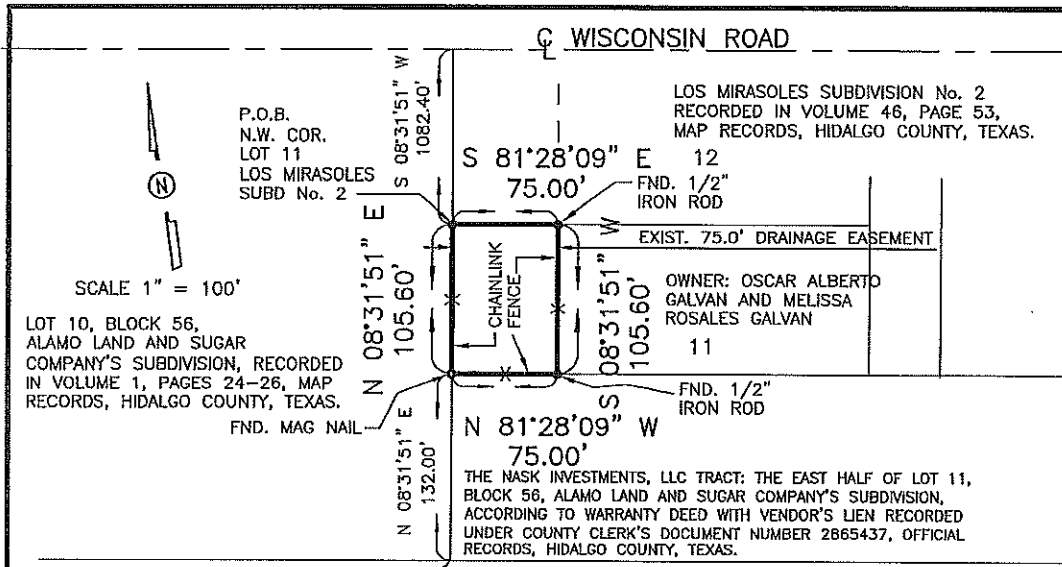
Oscar A. & Melissa R. Galvan  
3811 Caballete St.  
Edinburg, TX 78542-4783

Re: Trenton Drain Ph III  
Parcel: #7

I/We, Oscar A. & Melissa R. Galvan, do hereby acknowledge receipt on \_\_\_\_\_  
a copy of an appraisal report prepared by LEONEL GARZA, JR. & ASSOCIATES, LLC,  
GENERAL CERTIFIED REAL ESTATE APPRAISER, dated October 24, 2018 related to the  
above parcel.

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Oscar A. & Melissa R. Galvan



**NOTE:**  
 ● = SET 1/2" x 24"  
 IRON ROD WITH  
 PLASTIC CAP  
 STAMPED RPLS 4856  
 UNLESS OTHERWISE NOTED.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
 TRENTON DRAIN PHASE III

PARCEL No. 7 FEE SIMPLE  
 OWNER: OSCAR ALBERTO GALVAN AND MELISSA ROSALES GALVAN

TAKING: 7,920.00 S.F.

ABBREVIATIONS  
 D.D.E.: DRAIN DITCH EASEMENT  
 H.C.I.D. No. 2: HIDALGO COUNTY IRRIGATION DISTRICT No. 2

**PLAT SHOWING**

A 0.18 OF AN ACRE TRACT OF LAND OUT OF LOT 11, LOS MIRASOLES SUBDIVISION No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1554157, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

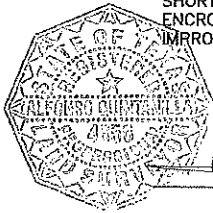
FLOOD ZONE DESIGNATION: ZONE "B"  
 AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
 COMMUNITY-PANEL NUMBER 480334 0425 C  
 MAP REVISED: NOVEMBER 16, 1982

SCHEDULE B PARAGRAPH 10  
 EASEMENT FOR ROADWAYS, CANALS, DRAINAGE DITCHES, LATERALS, ETC., IN FAVOR OF ALAMO LAND & SUGAR COMPANY, RECORDED IN VOLUME 57, PAGE 577-578, DEED RECORDS, HIDALGO COUNTY, TEXAS.  
 (APPLY-BLANKET)

BEARINGS SHOWN ARE IN ACCORDANCE WITH LOS MIRASOLES SUBDIVISION No. 2 RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE PROPERTY SHOWN ON THIS SURVEY PLAT MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



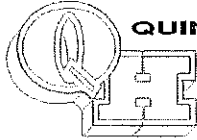
*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 4856

VOL. 24 PAGE 53  
 SURVEYED AUGUST 14, 2018  
 ADDRESS \_\_\_\_\_  
 OWNER H.C.D.D. No. 1



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 REGISTRATION NUMBER F-1513

C.F. No. 158092  
 Z:\data\PROJECTS\2-HIDALGO COUNTY\HCOB No 1\  
 ON CALL SURVEYING SERVICES 2017-2018\Proposal No.6 Trenton Drain Phase III



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**Consulting Engineers \* Land Surveyors**

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects \* Subdivisions \* Surveys  
124 E. Stubbs, Edinburg, Texas 78539  
Phone 956/381-6480 Fax 956/381-0527

**METES AND BOUNDS**

HIDALGO COUNTY DRAINAGE DISTRICT No.1  
TRENTON DRAIN PHASE III  
PARCEL No.7

A 0.18 OF AN ACRE TRACT OF LAND OUT OF LOT 11, LOS MIRASOLES SUBDIVISION No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1554157, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 11, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°28'09" E, ALONG THE NORTH LINE OF LOT 11, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°31'51" W, A DISTANCE OF 105.60 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF LOT 11 FOR THE SOUTHEAST CORNER OF THIS TRACT.

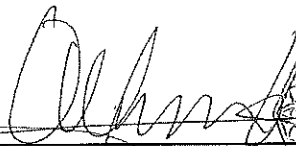

THENCE; N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 11, A DISTANCE OF 75.00 FEET TO A MAG NAIL FOUND FOR THE SOUTHWEST CORNER OF LOT 11, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°31'51" E, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.18 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LOS MIRASOLES SUBDIVISION No.2, RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: AUGUST 17, 2018

  
  
ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4856

To: Hidalgo County  
Attn: Eli Villegas, C.F.M.  
HCCD No. 1 Right of Way & Utility Coordinator  
902 N. Dootlitttle  
Edinburg, Tx 78542

From: Oscar A. Galvan  
Melissa R. Galvan  
3811 Caballete St  
EDINBURG, TX 78542-3535

Re: Acceptance of Offer – Parcel # 7  
Trenton Drain Ph III

Dear Sir

I accept the offer of \$ \$11,443.00 and would like to begin the sale and closing process.

I do not accept the offer; the amount requested is \$ \_\_\_\_\_.

Thank you,

Respectfully submitted,

 1-4-19

Date

 1-4-19

Date

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