



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-356

County: Hidalgo

Highway: Mile 6 W

Project Limits: From Mile 9 North to Mile 11

Parcel No.: 51

Owner's Name: Norma Velasquez Hernandez and
Gustavo Hernandez Jr.

Approved Offer: \$46,589.00

Date Offer Sent: 10/29/2018

Owner's Counteroffer: \$55,500.00

Date Counteroffer Received: 12/20/2018

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Improvements

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: 06/2019
Possession of this property is needed by: 05/2019
Projected possession date, if settled is: 04/2019
Projected possession date, if condemned is: 08/2019
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 _____

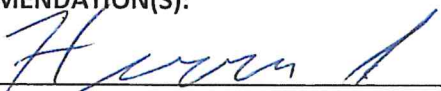
Analysis and Conclusion:

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

Parcel 51 is a partial acquisition containing 0.102 acres of land, more or less, out of 5.60 acres of Farm Tract 198, West Tract Subdivision, Volume 2, Page 34-37, Map Records Hidalgo County, Texas. On October 29, 2018 Acquisition Provider (L&G) made an offer of \$46,589.00 to purchase the property to Norma and Gustavo Hernandez. On December 20, 2018 the property owner submitted a counter offer for \$55,500.00 dollars. In their counter-offer they provided as supporting documentation an estimate for \$61,770.00 but in an effort to reach a compromise with the county they would accept \$55,500.00 Based on the information provided within the the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. Also, the cost and length of time associated with a condemnation would far surpass the counter offer. We believe that the proposed counter-offer is within a reasonable range.

This administrative settlement of \$ 55,500 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator

4/5/19

Date



RPIC/Authorized Pct. Representative

4/5/19

Date

COUNTY APPROVAL:

County Judge

Date