



July 1, 2016

Commissioner Joseph Palacios
Hidalgo County Precinct 4
1051 N. Doolittle Rd
Edinburg, TX 78542

RE: FM 2220 (Ware Road) Project - Work Authorization No. 2
Limits: Mile 3 to Mile 5
PO#736559 - L&G Project#150902

Dear Commissioner Palacios:

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 for the month of June 2016.

- L & G's Invoice
- Exhibit C – Work Schedule

RECEIVED
JUL 6 1 2016
BY: *L. Lucio*

Work Authorization #2

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		% Complete
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&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. • 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. • Informational letters have now been mailed to property owners. • The ROW map has been submitted and approved by TXDOT. • Project meetings with TXDOT have been held. • L&G continues to coordinate with Appraiser and Review Appraiser for timely submission of appraisals and appraisal reviews. 	L&G	75%
FC 60002 ~ TITLE SERVICES		
L&G Engineering has coordinated with Sierra Title to provide us with title commitments. All title commitments have been submitted. Therefore, this task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
Leonel Garza, Jr. & Associates has been contracted for appraisal services. Inspections have begun and appraisal review reports have been provided for the following parcels 6,7,11,13,15,16,17,18,19,20,21,23,24,27,28,30,35,36,38,39,40,41,42,44,45,56,57.	L&G	96.7%

FC 60004 ~ APPRAISAL REVIEW		
HLH Appraisal Services has been contracted for appraisal review services. No Parcels this month. Will not be invoicing this month.	L&G	81.7% -
FC 60005 ~ PARCEL NEGOTIATION		
L&G has now started negotiation process with mailing out Initial Offer letters for the following parcels 13, 15, 16, 17, 18, 19, 20, 23, 24, 27, 28, 30, 35, 36, 39, 40, 41, 42, 44, 45, 57 and we have received 2 signed deeds 14, 43.	L&G	69% -
FC 60006 ~ CLOSING SERVICES		
This task has not begun.	L&G	0% -
FC 60007 ~ RELOCATION		
This task has not begun.	L&G	0% -
FC 60030 ~ APPRAISAL SERVICES / SUB		
L&G has now been provided with appraisal reports for the following parcels 6,7,11,13,15,16,17,18,19,20,21,23,24,27,28,30,35,36,38,39,40,41,42,44,45,56, 57.	LEONEL	96.7% -
FC 60040 ~ APPRAISAL REVIEW / SUB		
L&G has now been provided with review reports for the following parcels NONE. No parcels this month.	HLH	81.7% -
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
L&G continues with attending and participating in TxDOT Utility meetings for this project. We also have been coordinating with AEP to adjust compensable utilities at Arthur Terrace Subdivision.	L&G	50% -

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

Sincerely,


 Luana M. Gonzalez
 ROW Administrator

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

INVOICE #: 11325699
INVOICE DATE: 06/30/16

BILL TO: 84
Hidalgo County Pct #4
c/o Commission Joseph Palacios
1051 N. Doolittle Rd.
Edinburg, TX 78541

JOB: 150902
FM 2220 (Ware Road) Project
WA#2-Limits: Mile 3 to Mile 5
PO#736559

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of June 2016.						
60001-Row Acq. Admin	339,000.00	220,350.00 ✓	33,900.00 ✓	254,250.00	75.0	84,750.00
60002-Title Services	36,000.00	36,000.00 ✓		36,000.00	100.0	
60003-Appraisal Serv	30,000.00	15,510.00 ✓	13,500.00 ✓	29,010.00	96.7	990.00
60004-Appraisal Revi	21,000.00	17,157.00 ✓		17,157.00	81.7	3,843.00
60005-Parcel Negotia	210,000.00	84,700.00 ✓	60,200.00 ✓	144,900.00	69.0	65,100.00
60006-Closing Servic	12,000.00				0.0	12,000.00
60007-Relocation	17,000.00				0.0	17,000.00
60030-Apprsal Srv/SUB	135,000.00	69,750.00 ✓	60,750.00 ✓	130,500.00	96.7	4,500.00
60040-Apprsal Rvw/SUB	27,000.00	22,050.00 ✓		22,050.00	81.7	4,950.00
60101-Comp Utly Mgrmn	240,000.00	108,000.00 ✓	12,000.00 ✓	120,000.00	50.0	120,000.00
TOTALS:	1,067,000.00	573,517.00 ✓	180,350.00 ✓	753,867.00	70.7	313,133.00 ✓

ORIGINAL CONTRACT SUM \$ 1,067,000.00
CHANGE BY CHANGE ORDER \$ 0.00
CONTRACT SUM TO DATE \$ 1,067,000.00
TOTAL COMPLETED TO DATE \$ 753,867.00
LESS PREVIOUS INVOICES \$ 573,517.00


PROJECT MANAGER'S SIGNATURE

CURRENT PAYMENT DUE \$ 180,350.00 ✓



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/14/2016	2993

Handwritten initials

L & G Engineering
 c/o Fred Herrera & Luana Gonzalez
 900 S. Stewart Road Ste 9
 Mission, Texas 78572

Make Checks Payable To: Leonel Garza Jr. & Associates, LLC

P.O. No.	Terms	Job
WA 9	Net 60	Ware Road (WA 9)

Item	Office File#	Description	Rate	Amount
ROW Appraisal	3672	Ware Road Project Parcel 6 Owner: Marin Pena & Socorro Gonzalez	2,250.00	2,250.00
ROW Appraisal	3679	Ware Road Project Parcel 13 Owner: James A. Strait	2,250.00	2,250.00
ROW Appraisal	3681	Ware Road Project Parcel 15 Owner: Guadalupe Reyes	2,250.00	2,250.00
ROW Appraisal	3682	Ware Road Project Parcel 16 Owner: Donald Riley	2,250.00	2,250.00
ROW Appraisal	3683	Ware Road Project Parcel 17 Owner: I & SM Partnership LTD	2,250.00	2,250.00
ROW Appraisal	3684	Ware Road Project Parcel 18 Owner: Barbara R. Davis	2,250.00	2,250.00
ROW Appraisal	3685	Ware Road Project Parcel 19 Owner: Jorge L. & Myrna E. Molina	2,250.00	2,250.00
ROW Appraisal	3686	Ware Road Project Parcel 20 Owner: John & Melissa Rigney	2,250.00	2,250.00
ROW Appraisal	3689	Ware Road Project Parcel 23 Owner: Norma Nerea Mulinari Pechero	2,250.00	2,250.00
ROW Appraisal	3690	Ware Road Project Parcel 24 Owner: Carmen M. Gonzalez Family Limited Partnership	2,250.00	2,250.00
ROW Appraisal	3693	Ware Road Project Parcel 27 Owner: Gary L. Griffith	2,250.00	2,250.00
ROW Appraisal	3694	Ware Road Project Parcel 28 Owner: Charles C. & Mary Etta White	2,250.00	2,250.00

Total

Phone # 956-687-7295

mvgarza@garza-associates.com



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/14/2016	2993

L & G Engineering
 c/o Fred Herrera & Luana Gonzalez
 900 S. Stewart Road Ste 9
 Mission, Texas 78572

<i>Make Checks Payable To: Leonel Garza Jr. & Associates, LLC</i>		
P.O. No.	Terms	Job
WA 9	Net 60	Ware Road (WA 9)

Item	Office File#	Description	Rate	Amount
ROW Appraisal	3696	Ware Road Project Parcel 30 Owner: John Van Ramshorst, Jr.	2,250.00	2,250.00
ROW Appraisal	3701	Ware Road Project Parcel 35 Owner: Billa & Martha Atchinson	2,250.00	2,250.00
ROW Appraisal	3702	Ware Road Project Parcel 36 Owner: Texas Conference Association of Seventh Day Adventist	2,250.00	2,250.00
ROW Appraisal	3705	Ware Road Project Parcel 39 Owner: George Banheretz, Jr.	2,250.00	2,250.00
ROW Appraisal	3706	Ware Road Project Parcel 40 Owner: Guyandotte Properties, LLC	2,250.00	2,250.00
ROW Appraisal	3707	Ware Road Project Parcel 41 Owner: Brian A. Ayala & Laura E. Quezada	2,250.00	2,250.00
ROW Appraisal	3708	Ware Road Project Parcel 42 Owner: Jesus W. Lozano Vasquez	2,250.00	2,250.00
ROW Appraisal	3710	Ware Road Project Parcel 44 Owner: William L & Mary G. Messmore	2,250.00	2,250.00
ROW Appraisal	3711	Ware Road Project Parcel 45 Owner: Rumalda V. Gomez	2,250.00	2,250.00
ROW Appraisal	3723	Ware Road Project Parcel 57 Owner: Three Chief Pro, LTD	2,250.00	2,250.00

If you should have any questions regarding this invoice, please contact our office.			Total	\$49,500.00
Phone # 956-687-7295	mvgarza@garza-associates.com			



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/22/2016	2994

Handwritten initials

L & G Engineering
 c/o Fred Herrera & Luana Gonzalez
 900 S. Stewart Road Ste 9
 Mission, Texas 78572

<i>Make Checks Payable To: Leonel Garza Jr. & Associates, LLC</i>		
P.O. No.	Terms	Job
	Net 60	Ware Road (WA 9)

Item	Office File#	Description	Rate	Amount
ROW Appraisal	3673	Ware Road Project Parcel 7 Owner: Rebecca J. & Jose Cevera	2,250.00	2,250.00
ROW Appraisal	3677	Ware Road Project Parcel 11 Owner: Leonel & Lucia Trevino	2,250.00	2,250.00
ROW Appraisal	3687	Ware Road Project Parcel 21 Owner: Guillermo Rodriguez	2,250.00	2,250.00
ROW Appraisal	3704	Ware Road Project Parcel 38 Owner: Carmen M. Gonzalez	2,250.00	2,250.00
ROW Appraisal	3722	Ware Road Project Parcel 56 Owner: Carl Bud Rowland	2,250.00	2,250.00

If you should have any questions regarding this invoice, please contact our office. Phone # 956-687-7295 mvgarza@garza-associates.com			Total	\$11,250.00
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EXHIBIT C
Project Work Schedule
FM 2220 (Ware Rd)
From FM 1924 (Mile 3) to Mile 5 N (FM 676)
Length = 2.0 miles

TASK AND DESCRIPTION	ENTITY	2013					2014					2015					2016					2017																		
		AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Phase I: Project Development																																								
Environmental Work																																								
County Hires Eng Consultant for EA Work	County	█																																						
TxDOT's First Public Meeting	TxDOT		█																																					
TxDOT's Second Public Meeting	TxDOT																																							
EA Document	L&G																																							
Environmental Decision	TxDOT																																							
ROW Map																																								
ROW Map Development	L&G																																							
Phase II: ROW Acq (Est. 60 Parcels)																																								
TxDOT Release of ROW																																								
ROW Release	TxDOT																																							
ROW Acquisition																																								
Project Administration	L&G																																							
Coordination with County & TxDOT	L&G																																							
Title Commitments	L&G																																							
Appraisal Reports	L&G																																							
Appraisal Review Reports	L&G																																							
Appraisal Update Reports	L&G																																							
Approved Values by TxDOT	TxDOT																																							
Acquisition Negotiation Offers	L&G																																							
Title Curative Process	L&G																																							
Title Commitment Updates	L&G																																							
Payments for Parcels	L&G																																							
L&G Condemnation Support Process	L&G																																							
Eminent Domain Proceedings by County	County																																							
Title Insurance Policies	L&G																																							
Consumation of Outstanding Cases	L&G																																							
Compensable Utilities Adjustment																																								
Adjust Utilities	L&G																																							
Phase III: Construction																																								
Project Letting																																								
TxDOT Advertise for Letting	TxDOT																																							
Let Project (Est. Earliest Date: August 2017)	TxDOT																																							

█ L&G FUNCTION
█ HIDALGO COUNTY FUNCTION
█ TXDOT FUNCTION

Estimated 24 Months Construction Duration



Purchase Order
COUNTY OF HIDALGO

PO# 736559

DATE: 01/13/16

PAGE NO: 1 of 1

PO TYPE:

VENDOR: 280046 REQ: 00289743

PHONE: (956) 565-9813

Fax: (956) 565-6746

EMAIL:

SHIP TO: HIDALGO CO. PCT 4

1051 N. DOOLITTLE
 EDINBURG TX 78542

L & G CONSULTING ENGINEERS, INC.
 2100 W. EXPRESSWAY 83
 MERCEDES TX 78570

CONTACT: VDavis (956) 383-3112

SITE: COMMISSIONER, PRECINCT 4

CONTRACT NO: C-13-178-08-20

SPECIAL INSTRUCTIONS: Pct. # 40

VENDOR NOTES

1. Do not add to, or alter this Purchase Order. This Order is not renewable.
2. TAX EXEMPTION: This Purchase Order may be accepted in lieu of Exemption Certificate.
3. This Order is also placed F.O.B. Destination. Vendor must repay all shipping costs.
4. Invoice each Purchase Order singly. Original invoices are required customer copy may be accepted. Our number must appear on all invoices, bills of lading, and packages.
5. Payment will be made only for bona fide and full completed orders, unless otherwise attached.

QTY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
		DO NOT DUPLICATE ORDER		
		C-13-178-08-20 Approved CC 12/01/15 AI- 52355		
1.00	LOT	CC Work Authorization No. 2 for "Job Specific Project"- Engineering Services required for Right-of-Way Acquisition, Compensable Utility Management Oversight for the FM 2220 (Ware Road) project from Mile 3 N (FM 1924) to Mile 5 N (FM 676) within Hidalgo County Pct. 4.	1,067,000.00	1,067,000.00
		TOTAL:		1,067,000.00
		***** For Hidalgo County use only		
		6-1315-431-00-124-135-0-710	1,067,000.00	

Authorized by: Martha L Salazar