



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-344

County: Hidalgo

Highway: Mile 3 North Road

Project Limits: From Tom Gill Road to Goodwin Road

Parcel No.: 17

Owner's Name: Misael E. Ovalle Garcia and wife, Irene Vasquez Ovalle

Approved Offer: \$6,183.00

Date Offer Sent: 11/02/2019

Owner's Counteroffer: \$9,159.00

Date Counteroffer Received: 11/13/2019

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: 06/2020
Possession of this property is needed by: 12/2019
Projected possession date, if settled is: 12/2019
Projected possession date, if condemned is: 3/2020
Letting date: 06/2020
- 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 No. 17 is a 550 square foot or 0.0126 of an acre of land situated in Hidalgo County, Texas and being out of Lot 2, Coyote Hill Subdivision, an addition to the City of La Joya, Hidalgo County, Texas. An initial offer was made on November 02, 2019 for the amount of \$6,183.00 to Mr. and Mrs. Ovalle. They have prepared and submitted a counteroffer of \$9,159.00. Mr. and Mrs. Ovalle have stated needing additional monies for the per square foot rate of their land; for the cost of a complete replacement of their chain link fencing and gates; for the cost of both driveway areas within the proposed ROW and for the cost of their four (4) semi-mature oak trees. They are asking the County's consideration of their counteroffer in the amount of \$9,159.00 to resolve this matter quickly and also to avoid a condemnation hearing. Therefore, our recommendation is to accept the counteroffer based on recent awards of special commissioners as well as the cost of legal fees for eminent domain cases.

This administrative settlement of \$ 9,159.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):

Luzana M. Gonzalez
Project Engineer/ROW Administrator

11/19/19
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date