



## HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

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ROW CSJ:0865-01-111

County: Hidalgo

Highway: Veterans Road Blvd

Project Limits: From Abram Road to La Homa Road

Parcel No.:62

Owner's Name: Ludivina Hernandez and Steven

Szymoniak

Approved Offer: \$58,484.00

Date Offer Sent: 1/28/2020

Owner's Counteroffer: \$62,484.00

Date Counteroffer Received: 2/24/2020

### Factors considered in evaluation:

1. Valuation Issues

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

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: \_\_\_\_\_  
Possession of this property is needed by: \_\_\_\_\_  
Projected possession date, if settled is: \_\_\_\_\_  
Projected possession date, if condemned is: \_\_\_\_\_  
Letting date: \_\_\_\_\_
- 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 62 being a 3,166 square foot or 0.0727 of an acre tract of land situated in the City of Palmview, Hidalgo County, Texas, out of Lot 76, Bentsen Groves Subdivision. An initial offer was made on January 28, 2020 for the amount of \$58,484.00 to Ludivina Hernandez and Steve Szymoniak. Property Owners have submitted a counteroffer of \$62,484.00. In their counteroffer they state several issues. One issue is that they believe that the value for their improvements should be more and would like to settle this counteroffer with an increase of \$4,000.00. They are asking the county to consider their counteroffer in the amount of \$62,484.00. 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 \$ 62,484.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

  
\_\_\_\_\_  
Project Engineer/ROW Administrator

2/25/2020  
\_\_\_\_\_  
Date

\_\_\_\_\_  
RPIC/Authorized Pct. Representative

\_\_\_\_\_  
Date

**COUNTY APPROVAL:**

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
Date