



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ:0865-01-111

Highway: Veterans Road Blvd

Parcel No.:35

Owner's Name: Mayra Edith Reis and Nydia Solis

Approved Offer: \$47,301.00

Owner's Counteroffer: \$49,779.00

County: Hidalgo

Project Limits: From Abram Road to La Homa Road

Date Offer Sent: 03/05/2020

Date Counteroffer Received: 03/12/2020

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Property owner feels his land is worth more than the appraiser's value of \$4.50/sf.

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: 6/2020
Possession of this property is needed by: 4/2020
Projected possession date, if settled is: 04/2019
Projected possession date, if condemned is: 07/2019
Letting date: 6/2020
- b. Other: Must gain possession in order for utilities to relocate before the letting of June 2020.

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 _____

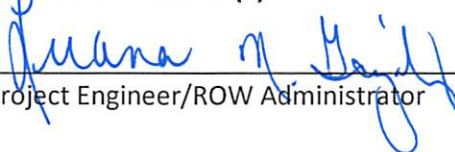
Analysis and Conclusion:

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

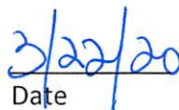
Parcel 35 is 2,478 square foot or 0.0569 acre tract of land situated in Hidalgo County, Texas, located at the Holland Acres Subdivision, Lot 4. An initial offer was made on March 05, 2020 for the amount of \$ 47,301.00. Ms. Reis and Ms. Solis submitted a counteroffer of \$49,779.00. In their counter offer they state that the value of their land is too low @\$4.50 per square foot and will settle for \$5.50 per square foot since the highest and best use of the property is commercial. They are asking the county to consider the counter offer 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. The difference is \$2,478.00

This administrative settlement of \$ 49,779.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator



Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

TABULATION OF VALUES

Parcel: 35 Update Highway Veterans Blvd. (SH 495) ROW CSJ: 0865-01-111
 Taking Type: Partial District: Pharr
 Size of Remainder: 0.4431 Acres County: Hidalgo
 Type of Property: Improved/Commercial Federal Project: N/A
 Contract Fencing: N/A
 Appraised by Leonel Garza III
 Date Appraised: 10-15-19 (Update)

Access will be provided or denied to the new facility. If access will be partially provided or denied, explain in comments.

Agency	Participating Percentage	Expense Description
State of Texas	80.00 %	ROW Acquisition Expenses
Hidalgo County Precinct No. 3	20.00 %	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Mario Humberto Solis & Maria De Los Angeles Solis	Fee Simple	0.0569 Acres/ 2,478 sf.	\$11,151.00	Yes

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$11,151.00	\$4,258.00	\$0.00	\$31,892.00	\$47,301.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Paving	Asphalt	\$3,383.00	\$1.00	N/A
B.	Sign	On Premise	500.00	1.00	N/A
C.	Sign	On Premise	375.00	1.00	N/A

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$4,258.00		

TABULATION OF VALUES (continued)

Parcel: 35 Update

Highway: Veterans Blvd. (SH495)

ROW CSJ: 0865-01-111

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$31,892.00	\$31,892.00

IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
N/A	N/A	N/A	N/A	N/A	N/A
		Total	\$0.00	\$0.00	

V. Recapitulation

Date:	10-15-19 Updated Report	8-15-18 Original Report		Recommended Value
Appraiser's Name:	Leonel Garza III	Leonel Garza III		
Value of Whole Property	\$215,456.00	\$215,456.00		\$215,456.00
Parcel Area: 2,478 sf.				
VALUE FOR PARCEL				
Land: per.sq. 4.50	\$11,151.00	\$11,151.00		\$11,151.00
Easement	\$0.00	\$0.00		\$0.00
Improvements	\$4,258.00	\$3,488.00		\$4,258.00
Net Damages or (Enhancements)	\$31,892.00	\$6,262.00		\$31,892.00
OAS Value(s)	\$0.00	\$0.00		\$0.00
TOTAL COMPENSATION	\$47,301.00	\$20,901.00		\$47,301.00

Calculations for Net Damages or (Enhancements) considers Direct Access Denial damages.

TABULATION OF VALUES (continued)

Parcel: 35 Update

Highway: Veterans Blvd. (SH495)

ROW CSJ: 0865-01-111

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: Leonel Garza III
Effective Date of Updated Report: October 15, 2019
Updated Report Dated: October 15, 2019
Review Appraiser: Harvey L. Heerssen
Effective Date of Updated Review: October 16, 2019

Parcel 35 has been updated to include additional asphalt paving within the acquisition and to more accurately estimate the amount of replacement parking on the remainder to retain the same utility after the taking.

Parcel 35 is a partial taking of 0.0569 acres (2,478 sf.) out of Lot 4, Holland Acres Subdivision, as recorded in Volume 32, Page 96-A, of the Map Records, Hidalgo County, Texas, said Holland Acres Subdivision being a re-subdivision of Lot 14, Block 5, The Goodwin Tract Subdivision Nos 1 & 2, Hidalgo County, Texas, as recorded in Volume 95 Page 30, of the Map Records, Hidalgo County, Texas, said Lot 4 conveyed by a Warranty Deed dated October 31, 2000, from David Tijerina and wife, Santos Tijerina to Mario Humberto Solis and wife, Maria De Los Angeles Solis, as recorded in Document No. 920406, of the Official Records of Hidalgo County, Texas.

This parcel is located along the north line of Veterans Boulevard east of Goodwin Avenue, Palmview, Texas. The whole property of 0.50 acres is improved with a commercial building along with related site improvements. The building is not impacted by the proposed acquisition and is tenant occupied. The highest and best use is for commercial purposes.

Three (3) recent sales are utilized to value the whole property at 4.50 per sf. The part taken is valued as a pro-rata part of the established whole unit. There are no market damages to the remainder land. Cost to cure damages are necessary to compensate the two (2) advertising signs that were depreciated in the acquisition in order to replace these signs on the remainder to retain the same utility. Also, cost to cure is necessary to replace and relocate the asphalt parking due to the taking of a portion of the asphalt parking.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session. The result of the findings is that there is no denial of direct access nor material impairment of direct access on or off the remaining property that affects the market value of the remaining property. Therefore, there are no access damages to the remainder property.

The updated report prepared by the appraiser Leonel Garza III is an Appraisal Report presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' updated opinion and conclusions appear to be well supported by information contained within this updated appraisal report. It is recommended that the total updated value of \$47,301.00 be approved for continued negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions of \$1.00 are applied to the asphalt parking and to the signs in order to encourage retention and removal.

TABULATION OF VALUES (continued)

Parcel: 35 Update

Highway: Veterans Blvd. (SH495)

ROW CSJ: 0865-01-111

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.

Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.

The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser

Date

J. Henry L. McManis

Contract Reviewing Appraiser (if applicable)

10-17-19

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Deborah F. Liu REC

County/City Representative

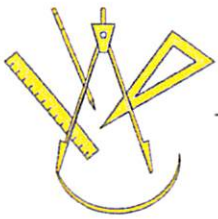
10/30/19

Date

ROW Staff Representative

Date

APPROVED BY
COMMISSIONERS' COURT
ON: *1/9/19* *ms*



L&G Engineering

Transportation Consultants

March 3, 2020

**Via Certified Mail, Return Receipt Requested No.
7019 0700 0000 7797 8974**

County: Hidalgo
Federal Project No.: N/A
Highway: Veterans Blvd. (SH 495)

ROW CSJ: 0865-01-111
Parcel: 35
From: Abram Road
To: La Homa Road

Mayra E. Rios & Nydia Solis
1900 Crisantema Avenue
Mission, Texas 78572

Dear Ms. Rios & Ms. Solis:

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") and Hidalgo County (the "County") follow 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, Fernando Herrera, Jr., a portion of your property located on Veterans Boulevard (SH 495), as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you \$ 47,301.00 for your property, which includes \$ 15,409.00 for the property to be purchased and \$ 31,892.00 for damages to your remaining 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 Department/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 Department/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 Department/County to permit owners who convey voluntarily to the State to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(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>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
A.	Paving – Asphalt	\$ 1.00
B.	Sign – On Premise	\$ 1.00
C.	Sign – On Premise	\$ 1.00

If you wish to accept the offer based upon this appraisal, please contact Fernando Herrera, Jr., as soon as possible at (956) 585-1909, 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 /County 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 Texas Department of Transportation/Hidalgo 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. You may file a written request for review if you believe that the Department/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 Department's/County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the State's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

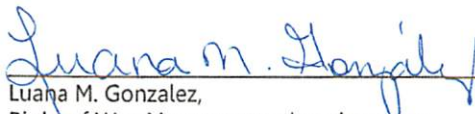
You have the right to discuss with others any offer or agreement regarding the Department's/County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records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

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 Department/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 Mr. Herrera 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 State/County, including the appraisal on which this offer is based.

Sincerely,


Luana M. Gonzalez,
Right of Way Manager or other signatory

ENCLOSURES:

Appraisal Report(s)
Landowner Bill of Rights
Brochure ("*Right of Way Purchase*")

March 12, 2020

Veterans Blvd. Project
RCSJ: 0865-01-111
Parcel No.: 35

RE: Purchase of 2478 square foot or 0.0569 acre tract of land situated in Hidalgo County, Texas, located at the Holland Acres Subdivision, Lot 4. Letter of offer dated February 11, 2020.

L&G Engineering – ROW
900 S. Stewart Rd. Suite 10
Mission, Texas 78572

Attention: Ms. Luana M. Gonzalez
Right of Way Administrator

Dear Ms. Gonzalez:

We are in receipt of your offer package dated 2-11-2020 for our Parcel No. 35. We have reviewed your letter and the enclosed appraisal report and determined that the amount of \$ 47,301.00 is not totally acceptable. We agree with the valuation placed on the improvements and the damages assessed to our land remainder. We do not agree with the per square foot value set on our land. We have done a personal study of commercial land values within the local area and have concluded that \$ 4.50 per square foot for our land is not acceptable and undervalued. Some real estate agents agree with our findings and agree that an additional \$ 1.00 to the \$ 4.50 should be equitable.

Our rejection to the estimated \$ 4.50 per square foot value is that the whole property is improved with a commercial building with a highest and best use for commercial purposes. The building is presently tenant occupied doing business as a beauty salon with other related specialty services. Our property should be evaluated at no less than \$ 5.50 per square foot.

The value of our land, improvements and damages should reflect the following calculations:

Land – 2,478 square feet at \$5.50per square feet -----	\$ 13,629.00
Improvements – Asphalt Drives – 2 signs -----	\$ 4, 258.00
Cost to cure damages to remainder -----	<u>\$ 31, 892.00</u>

Total calculated compensation for Parcel No. 35 ----- \$ 49,779.00

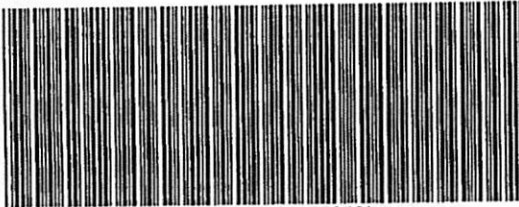
Our monetary counteroffer is for \$ 49,779.00. This amount should compensate us accordingly and is representative of the valuation for the fee simple rights of our property. If this amount is acceptable and approved, we are willing to execute the necessary conveyance documents for the consummation of this transaction.

Please contact us if additional information is necessary or if our counteroffer is approved.

Sincerely,


Mayra Edith Reis
2120 E. 27th St.
Mission, Texas 78574


Nydia Solis
3621 S. H Street
McAllen, Texas 78503



VG-120-2019-3068852

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3068852

Billable Pages: 7

Recorded On: December 03, 2019 01:41 PM

Number of Pages: 8

*****Examined and Charged as Follows*****

Total Recording: \$ 60.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3068852
Receipt No: 20191203000190
Recorded On: December 03, 2019 01:41 PM
Deputy Clerk: Tania Rivera
Station: McAllen-cc-k23

Record and Return To:

Mario H. Solis
1900 Crisantema Ave.
Original returned to customer/pcr
Mission TX 78574



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

Warranty Deed

Date: November 15, 2019

Grantor's name and address: Mario H Solis, married, of 1900 CRISANTEMA AVE MISSION TX 78574, and MARIA DE LOS ANGELES SOLIS, married, of 1900 CRISANTEMA AVE MISSION TX 78574

Grantee's name: MAYRA EDITH REIS, married, of 2120 E 27TH ST MISSION TX 78574, and NYDIA SOLIS, married, of 3621 S H ST MCALLEN TX 78503

For and in consideration of the sum of \$10.00, and other good and valuable consideration paid to Mario H Solis, married, of 1900 CRISANTEMA AVE MISSION TX 78574, and MARIA DE LOS ANGELES SOLIS, married, of 1900 CRISANTEMA AVE MISSION TX 78574,

(collectively the "Grantor") paid by MAYRA EDITH REIS, married, of 2120 E 27TH ST MISSION TX 78574, and NYDIA SOLIS, married, of 3621 S H ST MCALLEN TX 78503, (collectively the "Grantee") the Grantor does grant, sell, and convey the following described property, with general warranty covenants, unto the Grantee.

This conveyance includes all of the rights and appurtenances that belong to the property ownership and the Grantee may have and hold the property for him or herself and this conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors or assigns forever.

I acknowledge receipt of the above consideration. This conveyance is subject to the reservations and exceptions to conveyance and warranty, if any, that are stated below.

PROPERTY IS TO BE TRANSFERRED TO MAYRA EDITH REIS AND NYDIA SOLIS. IT IS OUR DESIRE TO LEAVE THIS PROPERTY IN POSSESSION OF OUR DAUGHTERS.

The Grantor binds the Grantor and the Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to the Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty all of that certain tract or parcel of land described as follows:

Property ID:

574044

Legal Description:

HOLLAND ACRES LOT 4

Geographic ID:

H3944-00-000-0004-00

Address:

1114 ONE MILE NORTH RD

MISSION TX 78572

Map ID:

23F VOL 32 PG 96A.

Being the same property conveyed to the Grantor by the deed of _____, dated January 2, 2006, previously referenced as follows: Book/Volume 23F VOL 32, Page 96A of the Recorder of HIDALGO County.

The Grantor grants, to have and to hold, all of the Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to the Grantee's assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns will have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interests, and royalty rights, maintenance charges, together with any lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above and as shown by the records of the county clerk of HIDALGO County.

Words of any gender used in this Deed shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise. If this Deed is executed by or to a corporation or trustee the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to the corporation or trustee, be construed to mean "successors and assigns."

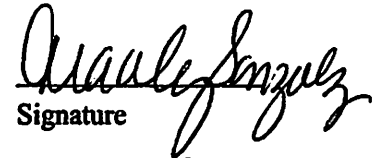
The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning the property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. The Grantor delivers the property to the Grantee "as is" and "with all faults."

Prepared by: ROGELIO TREVINO, 6901 S CAGE BLVD STE LL PHARR TX 78577

After recording return to: MAYRA EDITH REIS AND NYDIA SOLIS, 1900 CRISANTEMA AVE MISSION TX 78574

IN WITNESS WHEREOF this deed was executed by the Grantor on this 15th day of November, 2019.

Signed in the presence of:


Signature


Name


Mario H Solis


MARIA DE LOS ANGELES SOLIS

Spousal Acknowledgement

I, MARIA DE LOS ANGELES SOLIS of 1900 CRISANTEMA AVE MISSION TX 78574, spouse of Mario H Solis, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

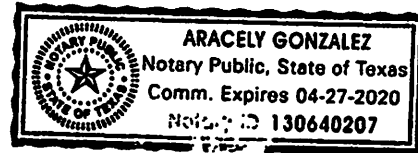
Spouse's Signature: Mario H Solis

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on 15th day of November, 2019, by MARIA DE LOS ANGELES SOLIS.

Aracely Gonzalez
Notary Public



My commission expires: 4-27-2020

Spousal Acknowledgement

I, Mario H Solis of 1900 CRISANTEMA AVE MISSION TX 78574, spouse of MARIA DE LOS ANGELES SOLIS, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: *Maria de los Angeles Solis*

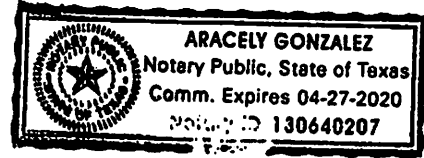
STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on 15th day of November, 2019, by Mario H Solis.

Aracely Gonzalez
Notary Public

My commission expires: 04-27-2020



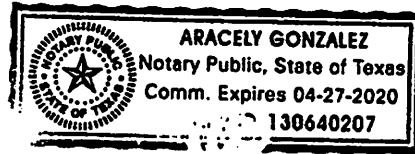
Grantor Acknowledgement

STATE OF TEXAS

COUNTY OF Hidalgo

This instrument was acknowledged before me on 15th day of November,
2019, by Mario H Solis, and MARIA DE LOS ANGELES SOLIS.

Aracely Gonzalez
Notary Public



My commission expires: 4.27.2020