



## HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

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ROW CSJ: 0921-02-344

County: Hidalgo

Highway: Mile 3 Road

Project Limits: Tom Gill to Goodwin Road

Parcel No.: 28

Owner's Name: Valley Caliche Products

Approved Offer: \$50,824.00

Date Offer Sent: 12/17/2018

Owner's Counteroffer: \$57,824.00

Date Counteroffer Received: 11/26/2019

### Factors considered in evaluation:

1. Valuation Issues

- a.  Reconciliation of all available appraisals, including Owner's.
- b.  Other: Property owner feels berms need to be built was accounted for in the offer.

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: 8/2020  
Possession of this property is needed by: 6/2020  
Projected possession date, if settled is: 5/2020  
Projected possession date, if condemned is: 9/2020  
Letting date: 8/2020
- 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 \_\_\_\_\_

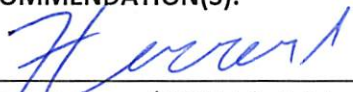
**Analysis and Conclusion:**

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

Parcel 28 is a taking of 67,276 square feet or 1.5445 of an acre of land situated in Hidalgo County, Texas out of LOT 11 Wood-Duncan Subdivision. L&G Engineering on 8/18/18 mailed out an initial offer package for the amount of \$50,824.00 to Valley Caliche Products. Attorney Mark Freeland representing Valley Caliche has prepared and submitted a counteroffer of \$57,824.00. In his counteroffer he indicates that Valley Caliche will need to make improvements to the remainder of the property in order to prevent any possible accidents and or liability due to the improved roadway. It is also reasonable to expect a favorable court award for the property owner. It is important to acquire the parcel in a timely basis. Based on the information provided within the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. We believe that the proposed counter offer is within a reasonable range.

This administrative settlement of \$ 57,824.00  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