



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ:0865-01-111

County: Hidalgo

Highway: Veterans Road Blvd

Project Limits: From Abram Road to La Homa Road

Parcel No.: 70

Owner's Name: Imperial Palace, LTD., a Texas Limited Partnership

Approved Offer: \$10,296.00

Date Offer Sent: 5/07/19

Owner's Counteroffer: \$20,995.00

Date Counteroffer Received: 6/08/2020

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 70 is a 2,288 square foot or 0.525 of an acre tract of land situated in the City of Palmview, Hidalgo County, Texas, out of a 4.00 acre tract of land, more less, out of Lots 71, 73 and 75, Bentsen Groves Subdivision, as recorded in volume 7, Page 13, of the Map Records, Hidalgo County, Texas. An initial offer was made on March 08, 2019 for the amount of \$10,296.00 to Imperial Palace, LTD., (Bernardo Garcia). Mr. Garcia has rejected the initial offer of \$10,296.00 and submitted a counteroffer of \$20,995.00. Mr. Garcia has been very open and willing to work with us and Hidalgo County. Due to the reduction of Mr. Garcia's property and taking into account of the fair market data, we recommend to accept the counteroffer of \$20,995.00. Based on the appraisal report, the history of the eminent domain proceedings being in favor of the property owners. Furthermore, accepting the counter offer would result in a cost savings to the County by avoiding the eminent domain process and avoiding any further delays to the project.

This administrative settlement of \$ 20,995.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):

Juana M. Gonzales
Project Engineer/ROW Administrator

4/9/20
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

Imperial Palace, LTD
5924 North Shary Road
Mission, Texas 78573
956-585-5507

June 8, 2020

Re: Purchase of 2,288 square foot or 0.0525 acre tract of land situated in the City of Palmview, Hidalgo County, Texas, out of Lots 71, 73 and 75, Bentsen Groves Subdivision.

Attention: Luana M. Gonzalez

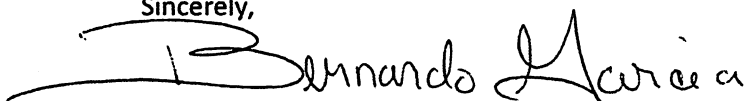
May this be a rejection on the offer for the above mention property of \$10,296.00 for the 2,288 square feet. The valuation for our property that we have worked very hard for to have is undervalued. The following are the basis for my counter offer:

- Land: On page 3.2 of the appraisal report indicates that the sale No. 3 is the closest to my property. If this sale is the most comparable why not use this sale to compute my land value at \$5.25 per square foot instead of \$4.50.
- It is anticipated that the proximity to my fence after the taking will create a safety issue to the remaining entrance of the business.
- The area in front of the fence presently allows space between the existing roadway and my entrance driveway and fence. After the taking, I will lose this safety benefit. This issue will cause a diminution in use and value of my remainder property.

We respectfully decline the County's offer of \$10,286.00 and counter offer \$20,995.00.

We kindly ask that the County respectfully accepts our counteroffer of \$20,995.00 to avoid litigation. We appreciate the effort in bettering our community and making our roads a safer and better place to drive, but we would like to be compensated accordingly.

Sincerely,

A handwritten signature in black ink that reads "Bernardo Garcia". The signature is written in a cursive style with a large, sweeping initial "B".

Imperial Palace, LTD
Bernardo Garcia, President



April 24, 2019

**Via Certified Mail, Return Receipt Requested No.
7018 1130 0002 1336 2693**

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

ROW CSJ: 0865-01-111
Parcel: 70
From: Abram Road
To: La Homa Road

Imperial Palace, LTD.
5924 N. Shary Road
Mission, Texas 78573

Dear Sir/Madam:

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 \$ 10,296.00 for your property, which includes \$ 10,296.00 for the property to be purchased and \$ 0.00 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.	N/A	\$ 0.00

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.

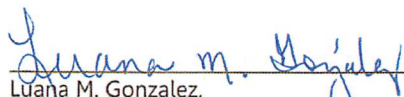
You have the right to discuss with others any offer or agreement regarding the Department's/County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records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

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 315 E Veterans Boulevard, Palmview, Texas. District: Pharr
 Property Owner: Imperial Palace, LTD Parcel: 70
 Address of Property Owner: 5924 North Shary Road Mission, Texas ROW CSJ: 0865-01-111
 78573
 Occupant's Name: Imperial Palace LTd Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Veterans Boulevard County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$10,296.00 as of February 21, 2019, based upon my independent appraisal and the exercise of my professional judgment;

That on February 21, 2019, I personally inspected in the field the property herein appraised; that I afforded Imperial Palace, LTD, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on February 21, 2019;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

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 and finds as follows:

1. Is there a denial of direct access of the parcel? No (yes or no)
2. If so, is the denial of direct access material? N/A (yes, no, or not applicable)
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0.00.

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Appraiser Signature
 Leonel Garza III
 Certification Number
 TX 1328375 - G

Date: February 27, 2019

To the best of my knowledge, the value does not include any items which are not compensable under State law.

Harvey L. Heerssen 03/21/2019
 Reviewing Appraiser Date



* A 5 *

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$0.00		

TABULATION OF VALUES (continued)

Parcel: 70

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	\$0.00	\$0.00

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:	2-21-19			Recommended Value
Appraiser's Name:	Leonel Garza III			
Value of Whole Property	\$1,770,263.00			\$1,770,263.00
Parcel Area: 2,288 sf.				
VALUE FOR PARCEL				
Land: per_sf. \$4.50	\$10,296.00			\$10,296.00
Easement	\$0.00			\$0.00
Improvements	\$0.00			\$0.00
Net Damages or (Enhancements)	\$0.00			\$0.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$10,296.00			\$10,296.00

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

TABULATION OF VALUES (continued)

Parcel: 70 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 Report: February 21, 2019
Report Dated: February 27, 2019
Review Appraiser: Harvey L. Heerssen
Effective Date of Review: March 13, 2019

Parcel 70 is a partial taking of 0.0525 acres (2,288 sf.) situated in the City of Palmview, Hidalgo County, Texas, out of a 4.00 acre tract of land out of Lots 71, 73, and 75, Bentsen Groves Subdivision, as recorded in Volume 7, Page 13 of the Map Records, Hidalgo County, Texas, said tract of land conveyed by a Special Warranty Deed, dated February 27, 2007, from Bernardo Garcia and Alma Garcia to Imperial Palace, LTD., a Texas Limited Partnership, recorded in Document No. 1727399 of the Official Records, Hidalgo County, Texas.

This parcel is located along the south line of Veterans Boulevard approximately 0.22 miles east of Bentsen Palm Drive, Hidalgo County, Texas. The whole property of 4.00 acres is improved with two (2) event centers along with supporting site improvements. The event centers are not impacted by the proposed acquisition. The highest and best use is for commercial use. The proposed acquisition is vacant land.

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 whole property unit value. There are no market damages to the remainder land.

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 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' opinion and conclusions appear to be well supported by information contained within this appraisal report. It is recommended that the total value of \$10,296.00 be approved for negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions are not applicable as subject parcel is vacant land.

TABULATION OF VALUES (continued)

Parcel: 70 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

Johnny L. Newman
Contract Reviewing Appraiser (if applicable)

3-21-19
Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Richard F. Empe *4/1/2019*
County/City Representative Date

ROW Staff Representative

Date

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