



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ:0865-01-111

Highway: Veterans Road Blvd

Parcel No.:42

Owner's Name: Dagbertro Salinas and Rita Salinas

Approved Offer: \$12,832.00

Owner's Counteroffer: \$19,500.00

County: Hidalgo

Project Limits: From Abram Road to La Homa Road

Date Offer Sent: 8-24-2020

Date Counteroffer Received: 8-18-2020

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Land 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: 1/2022
Possession of this property is needed by: 10/20
Projected possession date, if settled is: 10/20
Projected possession date, if condemned is: 11/20
Letting date: 1/2022
- 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)

Being a 2,333 square foot or 0.0536 of an acre tract of land out of Lot 13, Block 5, The Goodwin Tract Subdivision No. 1 and No. 2, of the Map Records, Hidalgo County, Texas. An initial offer was made on August 24, 2020 for the amount of \$12,832.00 to Mr. and Mrs. Salinas. Mr. and Mrs. Salinas submitted a counteroffer of \$19,500.00. In their counter offer they state that the value for there land is worth a lot more being that it's a corner commercial lot. Mr. and Mrs Salinas are asking the county to consider their counteroffer being that its not that much of an amount. They feel that the amount they are asking for is reasonable and is fair. He is asking the county to consider his counter offer in the amount of \$19,500.00 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 \$ 19,500.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):

H. [Signature]
Project Engineer/ROW Administrator

8/27/20
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

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

TABULATION OF VALUES (continued)

Parcel: 42 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	\$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:	7/17/2020 Updated Appraisal	8/15/2018 Original Appraisal		Recommended Value
Appraiser's Name:	Leonel Garza III	Leonel Garza III		
Value of Whole Property	\$239,580.00	\$840,109.00		\$239,580.00
Parcel Area: 2,333 sf.				
VALUE FOR PARCEL				
Land: per_sf. 5.50	\$12,832.00	\$8,749.00		\$12,832.00
Easement	\$0.00	\$0.00		\$0.00
Improvements	\$0.00	\$0.00		\$0.00
Net Damages or (Enhancements)	\$0.00	\$0.00		\$0.00
OAS Value(s)	\$0.00	\$0.00		\$0.00
TOTAL COMPENSATION	\$12,832.00	\$8,749.00		\$12,832.00

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

TABULATION OF VALUES (continued)

Parcel: 42 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: July 17, 2020
Updated Report Dated: July 22, 2020
Review Appraiser: Harvey L. Heerssen
Effective Date of Updated Review: August 5, 2020

Parcel 42 has been updated to reflect the valuation of the acquisition by using a smaller economic unit of one (1) acre based on current market trends in this immediate area of Veteran's Blvd. The part taken is appraised as a pro-part of the economic unit of one (1) acre. Also, two (2) later sales are used to now indicate an updated value of \$5.50 per sf for the one (1) acre economic unit. The original report indicated a value of \$8,749.00 that has been appropriately increased in this update to \$12,832.00 for the part taken of 2,333 sf.

Parcel 42 is a partial taking of 0.0536 acres (2,333 sf.) out of Lot 13, Block 5, The Goodwin Tract Subdivision Nos. 1 & 2, as recorded in Volume 8, Page 2A of the Map Records, Hidalgo County, Texas, save and except the West 5.00 acres of Lot 13, Block 5, The Goodwin Tract Subdivision Nos. 1 and 2, described by metes and bounds in Warranty Deed with Vendor's Lien, dated July 12, 2002, from Angel Cruz and wife, Oralia Cruz to Bacilio Gonzalez and wife Minerva Gonzalez, recorded in Document No. 1105434 of the Official Records, Hidalgo County, Texas, further save and except a 0.1545 acre tract of land described by metes and bounds in Right of Way Deed dated June 7, 2006, from Jose A. Cruz a/k/a Angel Cruz and wife Oralia Cruz to County of Hidalgo recorded in Document No. 1629560, of the Official Records, Hidalgo County, Texas, and being out of a tract of land conveyed by a Warranty Deed, dated January 28, 2009, from Angel Cruz, a/k/a Jose A. Cruz and wife, Oralia Cruz to Dagoberto Salinas and wife Rita Salinas, as recorded in Document No. 1966811, of the Official Records of Hidalgo County, Texas.

This parcel is located at the northwest corner of Veterans Boulevard and Goodwin Acres Drive, Hidalgo County, Texas. The whole property of 5.143 acres is currently vacant land. The highest and best use is for future commercial development.

Three (3) recent sales are utilized in this update to value the one (1) acre economic unit at \$5.50 per sf. The part taken is valued as a pro-rata part of the economic unit. 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 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 \$12,832 be approved for continued negotiations and acquisition of this parcel.

VII. Justification and Explanation for Credit if Retained.

Retentions are not applicable as subject parcel is vacant land.

TABULATION OF VALUES (continued)

Parcel: 42 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.

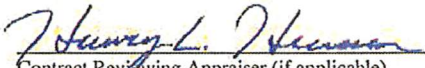
IX. Reviewing Appraisers' Statements

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



Contract Reviewing Appraiser (if applicable)

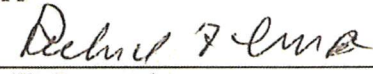
8/6/2020

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values



County/City Representative

8/13/20

Date

ROW Staff Representative

Date

APPROVED BY
COMMISSIONERS' COURT
ON: 

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: NW Corner of Veterans Boulevard & Goodwin Acres Drive, Palmview, Texas. District: Pharr
 Property Owner: Dagoberto Salinas & Rita Salinas Parcel: 42
 Address of Property Owner: 3343 West Palma Vista Drive Palmview, Texas 78572 ROW CSJ: 0865-01-111
 Occupant's Name: Vacant 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 \$12,832.00 as of July 17, 2020, based upon my independent appraisal and the exercise of my professional judgment;

That on July 17, 2020, I personally inspected in the field the property herein appraised; that I afforded Dagoberto Salinas & Rita Salinas, 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 July 17, 2020 (date)(s);

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 SB 18 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;

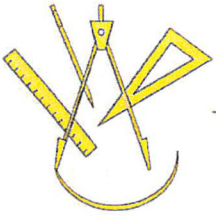
That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

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: July 22, 2020

To the best of my knowledge, the value does not include any items which are not compensable under State law.	
<i>Harvey L. Heerssen</i> Reviewing Appraiser	8/6/2020 Date



L&G Engineering

Transportation Consultants

August 24, 2020

**Via Certified Mail, Return Receipt Requested No.
7019 0700 0000 7794 0360**

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

ROW CSJ: 0865-01-111
Parcel: 42
From: Abram Road
To: La Homa Road

Dagoberto Salinas & Rita Salinas
3343 West Palma Vista Drive
Palmview, Texas 78572

Dear Mr. & Mrs. Salinas:

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 \$ 12,832.00 for your property, which includes \$ 12,832.00 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	

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,



Fernando Herrera,
Right of Way Manager or other signatory

ENCLOSURES:

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

8/18/2020
Parcel 42
Veterans Rd

Dagoberto Salinas & Rita Salinas
3343 W. Palma Vista Drive
Palmview, TX 78572

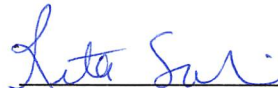
RE: Counteroffer

Dear Mr. Salinas (L&G Engineering)

I have reviewed the initial offer of \$12,832.00 and would like to counteroffer \$19,500.00. I believe that my property is worth what I am countering. I don't think I am countering a big amount and feel it's a reasonable amount for my property. We have had plenty of offers in the past which are way more than what I am being offered for my property price per sq. ft. This a hard corner and is worth every penny of it. I would appreciate the county to consider my counteroffer to avoid condemnation.



Dagoberto Salinas



Rita Salinas



August 27, 2020

The Honorable Joe Flores
Commissioner, Pct. 3
c/o Norma Ceballos
724 N Breyfogle
PO Box 607
Mission, Texas 78574

RE: County: Hidalgo
TxDOT CSJ No. 0865-01-111
Veterans Road Blvd
Parcel No. 42

Dear Mr. Flores:

Attached herewith is a counter-offer as submitted by Dagoberto Salinas & Rita Salinas, owner of Parcel 42 on August 18, 2020. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer be **approved**. Attached also is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counteroffer is a valuation, legal and cost savings issue. More importantly due to recent court awards on similar projects and the cost to litigate through the Special Commissioners' Hearing we recommend that the counteroffer of **\$19,500.00** be accepted.

Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

Fred Herrera,
Right of Way Administrator

Attachments: As noted.
cc: File