



## HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

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ROW CSJ:0865-01-111

County: Hidalgo

Highway: Liberty Rd. II

Project Limits: from Mile 3 to SH 107

Parcel No.:38

Owner's Name: Horacio Lozano et ux

Approved Offer: \$25,278.00

Date Offer Sent: 8/24/2020

Owner's Counteroffer: \$31,505.53

Date Counteroffer Received: 9/28/2020

### Factors considered in evaluation:

#### 1. Valuation Issues

- a.  Reconciliation of all available appraisals, including Owner's.
- b.  Other: Prpoerty Owner feels they should be compensated for expenses and undervalued expenses.

#### 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: 7/2019  
Projected possession date, if settled is: 06/2019  
Projected possession date, if condemned is: 08/2019  
Letting date: 6/2020
- 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 \_\_\_\_\_

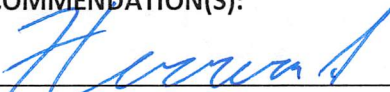
**Analysis and Conclusion:**

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

Parcel 38 being a 0.4161 acres or 18,125 sq ft tract of land situated in Pedro Flores Survey, Abstract 577 as recorded in Volume 0, Page 23, of the Map Records, Hidalgo County, Texas. In the counter offer the property owner states that the value should include undervalued improvements and expenses not accounted for in the appraisal and also he needs to re-established his fence and cannot do it with the approved value. Also the cost of going through thr condemnation process would be expensive. Therefore, our recommendation is to accept the counteroffer based on the information from the property owner and consultation with the administrative settlement team.

This administrative settlement of \$ 31,505.53  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

September 28, 2020

L&G Engineering  
900 South Stewart Road  
Suite 10  
Mission, Texas 78572

Subject: Letter of Administrative Settlement - Counteroffer  
ROC CSJ: 0921-02-364  
Parcel: 38  
From: Mile 3  
To: FM 2221 (Mile 7)

To whom it may concern:

As said property owners of the approve parcel we submit the following for consideration in the purchase of the property and damages to remaining property:

- A. **\$11,600.00** for the purchase of the land as documented in the original offer.
- B. **\$12,320.00** -- Estimate from Excellence Fence located at 1104 West Loop 374, Mission, Texas for the Labor to remove the existing Ranch Style Fence; Labor to Install New Ranch Style Fence; and Labor to remove and re-install Block Fence.(Estimate attached)
- C. **\$5,119.53** -- Estimate from McCoy's -- Mission #89 located at 200 West Expressway 83, Mission, Texas 78572 for the materials required to replace the Ranch Fence and Masonry Block Entrance. (Estimate attached)
- D. **\$1,000.00** -- Spanish Oak Tree -- will accept the amount documented in the original offer.
- E. **\$66.00** -- Asphalt Drive -- will accept the amount documented in the original offer.
- F. **\$650.00** -- Replace Brick Masonry Mailbox -- will accept the amount documented in the original offer as Replacement Cost New.
- G. **\$750.00** -- Wrought Iron Gate -- will accept the amount documented in the original offer as Replacement Cost New.

We are prepared to accept an offer of **\$31,505.53** which includes **\$11,600.00** for the property to be purchased and **\$19,905.53** for damages to remaining property.

Respectfully,

  
Heracio Lozano and Billie Jo (Walker) Lozano

3 Enclosures

1. Estimate -- Excellence Fence dated 9/21/2020
2. Estimate -- McCoy's dated 9/28/2020
3. Receipt of Certified Mail -- 7019 0700 0000 7794 0353



EXCELLENT FENCE

P.O. BOX 1093  
 1104 WEST LOOP 374  
 MISSION TEXAS 78573

# Estimate

Date	Estimate #
9/21/2020	3392

Name / Address
ORACIO LOZANO 16438 LOZANO LANE PENITAS, TX. 956-222-1269

P.O. No.	Project

Description	Qty	Rate	Total
LABOR TO REMOVE 760 FT OF EXISTING RANCH STYLE FENCE	760	2.00	1,520.00
LABOR TO INSTALL NEW 760 FT X 6 FT RANCH STYLE FENCE	760	5.00	3,800.00
LABOR TO REMOVE AND RE-INSTALL BLOOCK FENCE 6 FT HIGH	100	70.00	7,000.00
<b>Sales Tax (8.25%)</b>			\$0.00
<b>Total</b>			\$12,320.00

Phone #	Fax #	E-mail
956-581-5356	956-598-8258	excellentfence@att.net

MCCOY'S-MISSION-#89  
200 W EXPRESSWAY 83

MISSION, TX 78572  
(956)580-2550 : \*\*\*\*\*

ESTIMATE

010659 010659

\* QUOTE/ ESTIMATE \*

12:31 PM

ACCOUNT 89-00000016-000

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9/28/2020 Page 1

\*\*\*\*QUOTE/ESTIMATE\*\*\*\*

HORASIO LOZANO

\*

\*

Phone #: (000)000-0000

Selling Shipping Sales  
Store 89 Store 89 Person 10659 NELLY A.

Our Order 655947-00

Customer P.O. Terms CASH TERMS

Quantity Ordered	Quantity Shipped	UM	Locatio	Item Number	Description	Unit Ext/UM	Unit Price	Disc	Extended Price
9	X	EA	666666	06041806	60" HORSE FENCE TUF-MAC 100'	9/EA			
47	X	EA	666666	060106	6-1/2'X4" ROUND TREATED POST	47/EA			
11	X	EA	000005	060112	8'X6" ROUND TREATED POST	11/EA			
1	X	EA	461700	040242	CONCRETE PALLET (EX-PORT/MAS)	1/EA			
68	X	EA	461700	040200	CONCRETE MIX 80#	68/EA			
1	X	EA	666666	060430	2PT BARB WIRE 12-1/2GA TUF-MAC	1/EA			
2		BKT	350701	06049080	1-1/2" FENCE STAPLE BW C3 40LB	2/BKT			
508	X	EA	666666	04038684	8X8X16 HOLLOW BLOCK STD GREEN	508/EA			
7	X	EA	YARD	040381	IBC BLOCK PALLET	7/EA			
52	X	EA	666666	04038684	8X8X8 HALF BLOCK GREEN	52/EA			
12		EA		04010902	1/2"X20' #4 REBAR GRD 60 (WHT)	12/EA			
4	X	EA	YARD	04038712	3/8" PRE MIX 1 TON BAG	4/EA			
15	X	EA	666666	040215	PORTLAND CEMENT GRAY	15/EA			
1		EA		DEL097	DELIVERY CHARGE	1/EA			

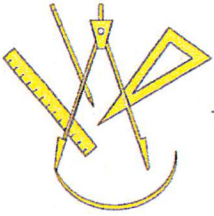
This ESTIMATE is given as a price quote only for the materials listed. It is not intended as a complete material list for your project.

\*- Prices are subject to change without notice. -\*

\*\* ESTIMATE \*\* ESTIMATE \*\* ESTIMATE \*\*

Expires: 10/05/2020

Total Wt: 38,694	Net Sales 4741.35	Taxable 4584.00	Tax % 8.25	Tax 378.18	Total 5119.53
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# L&G Engineering

Transportation Consultants

August 24, 2020

**Via Certified Mail, Return Receipt Requested No.  
7019 0700 0000 7794 0353**

County: Hidalgo  
Federal Project No.: N/A  
Highway: Liberty Road –Section 2

ROW CSJ: 0921-02-364  
Parcel: 38  
From: Mile 3  
To: FM 2221 (Mile 7)

Horacio Lozano & Billie Jo Walker  
P.O. Box 80  
Penitas, Texas 78576

Dear Mr. Lozano & Ms. Walker:

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 Liberty Road, 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 \$ 25,278.00 for your property, which includes \$ 11,600.00 for the property to be purchased and \$ 13,678.00 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. Fence – Ranch	\$ 1.00
B. Fence – Masonry Block	\$ 1.00
C. Drive – Asphalt	\$ 1.00
D. Mailbox – Brick/Masonry	\$1.00
E. Landscaping – Spanish Olive Tree	\$ 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.

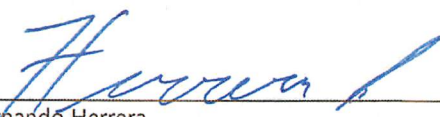
You have the right to discuss with others any offer or agreement regarding the Department's/County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records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

  
\_\_\_\_\_  
Fernando Herrera,  
Right of Way Manager or other signatory

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

**TABULATION OF VALUES**

Parcel: 38 Highway: Liberty Road-Phase II ROW CSJ: 0921-02-364  
 Taking Type: Partial District: Pharr  
 Size of Remainder: 20.00 Acres County: Hidalgo  
 Type of Property: Improved/SFR Development Federal Project: N/A  
 Contract Fencing: N/A  
 Appraised by Leonel Garza III  
 Date Appraised: 5/5/2020

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%	ROW Acquisition Expenses
Hidalgo County Precinct No. 3	20%	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Horacio Lozano & Billie Jo Walker	Fee Simple	0.4161 Acres/ 18,125 sf.	\$7,074.00	No

**I. Appraised Values**

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$7,074.00	\$4,526.00	\$0.00	\$13,678.00	\$25,278.00

**II. Improvements**

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Fence	Ranch	\$2,620.00	\$1.00	N/A
B.	Fence	Masonry Block	255.00	1.00	N/A
C.	Drive	Asphalt	66.00	1.00	N/A
D.	Mailbox	Brick/Masonry	585.00	1.00	N/A
E.	Landscaping	Spanish Olive Tree	1,000.00	1.00	N/A

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$4,526.00		

**TABULATION OF VALUES (continued)**

Parcel: 38

Highway: Liberty Road-Phase II

ROW CSJ: 0921-02-364

**III. Damages and Enhancements**

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$5,100.00	\$0.00	\$8,578.00	\$13,678.00

**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
<b>Total</b>			\$0.00	\$0.00	

**V. Recapitulation**

<b>Date:</b>	5/5/2020			<b>Recommended Value</b>
<b>Appraiser's Name:</b>	Leonel Garza III			
<b>Value of Whole Property</b>	\$644,600.00			\$644,600.00
<b>Parcel Area: 0.4161 Acres</b>				
<b>VALUE FOR PARCEL</b>				
<b>Land: per ac.\$17,000</b>	\$7,074.00			\$7,074.00
<b>Easement</b>	\$0.00			\$0.00
<b>Improvements</b>	\$4,526.00			\$4,526.00
<b>Net Damages or (Enhancements)</b>	\$13,678.00			\$13,678.00
<b>OAS Value(s)</b>	\$0.00			\$0.00
<b>TOTAL COMPENSATION</b>	\$25,278.00			\$25,278.00

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

**TABULATION OF VALUES (continued)**

Parcel: 38

Highway: Liberty Road-Phase II

ROW CSJ: 0921-02-364

**VI. Comments and Conclusions on Values in the Appraisal Report**

**Appraiser: Leonel Garza III**  
**Effective Date of Report: May 5, 2020**  
**Report Dated: May 15, 2020**  
**Review Appraiser: Harvey L. Heerssen**  
**Effective Date of Review: July 20, 2020**

Parcel 38 is a partial taking of 0.4161 acres (18,125 sf.) acre of land situated in the Pedro Flores Survey, Abstract 577, Porcion 77, Hidalgo County, Texas, and out of Lot 123 Homeville Association Subdivision "B" recorded in Volume 0, Page 23, of the Map Records, Hidalgo County, Texas, and out of a 20.4161 acre tract of land, conveyed by Warranty Deed with Vendor's Lien to Horacio Lozano and Billie Jo Walker, as described in Document 1023223, dated November 2, 2001, of the Official Records, Hidalgo County, Texas, and out of a closed portion of Liberty Road by Resolution and Order Closing County Roads, as described in Volume 1919, page 389, of the Deed Records, Hidalgo County Texas, and by Correction Resolution and Order Closing County Road, as described in Volume 3178, Page 890, of the Deed Records, Hidalgo County, Texas.

The whole property of 20.4161 acres is heavily improved located on the east side of Liberty Road, Hidalgo County, Texas, with address being 16438 Lozano Lane, Penitas, Texas. The whole property contains three (3) single family residences, three (3) Accessory Buildings, with related site improvements. The residences and buildings are not impacted by the proposed acquisition. Site improvements within the taking are valued accordingly.

The appraiser Leonel Garza III has selected three (3) recent sales to value the whole tract at \$17,000 per acre. The highest and best use is for future residential development. The part taken is properly appraised as a pro-rata part of the whole unit value. There are no market damages to the remaining land but there are market damages to the masonry block fence due to proximity of the proposed right of way line. Cost to cure is calculated to compensate for the items that were depreciated within the acquisition to replace these items on the remainder to retain the same utility.

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 \$25,278.00 be approved for negotiations and acquisition.

**VII. Justification and Explanation for Credit if Retained.**

Retentions of \$1.00 are applied to each site improvement to encourage retention and removal.

**TABULATION OF VALUES (continued)**

Parcel: 38

Highway: Liberty Road-Phase II

ROW CSJ: 0921-02-364

**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

*Jeremy L. Hanson*  
Contract Reviewing Appraiser (if applicable)

7/21/2020

\_\_\_\_\_  
Date

\_\_\_\_\_  
Division Reviewing Appraiser (if applicable)

\_\_\_\_\_  
Date

**X. Approval of Values**

*Richard F. Lunde*  
County/City Representative

8/6/20  
Date

APPROVED BY  
COMMISSIONERS' COURT  
ON: 6-9-20 mm

\_\_\_\_\_  
ROW Staff Representative

\_\_\_\_\_  
Date



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 16438 Lozano Ln, Penitas, Texas 78576 District: 21  
Property Owner: Horacio Lozano & Billie Jo Walker Parcel: 38  
Address of Property Owner: P.O. Box 80 Penitas, Texas 78576-0080 ROW CSJ: 0921-02-364  
Occupant's Name: Horacio Lozano & Billie Jo Walker Federal Project No: N/A  
Whole:  Partial:  Acquisition Highway: Mile 3 to FM 2221 (Mile 7) 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 \$25,278 as of May 5, 2020, based upon my independent appraisal and the exercise of my professional judgment;

That on May 5, 2020, I personally inspected in the field the property herein appraised; that I afforded Horacio Lozano & Billie Jo Walker, 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 May 3, 2020;

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 L & G Engineering, Hidalgo County, 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 82<sup>nd</sup> 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? No (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: May 15, 2020

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

Harvey L. Heerssen  
Reviewing Appraiser

7/21/2020  
Date

