



## HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

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ROW CSJ:0865-01-111

Highway: Liberty Rd. II

Parcel No.:36 A&B

Owner's Name: Nick Perez

Approved Offer: \$605.00

Owner's Counteroffer: \$1,980.00

County: Hidalgo

Project Limits: from Mile 3 to SH 107

Date Offer Sent: 6/18/2020

Date Counteroffer Received: 9/18/2020

### Factors considered in evaluation:

#### 1. Valuation Issues

- a.  Reconciliation of all available appraisals, including Owner's.
- b.  Other: Prpoerty Owner feels improvements are 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 \_\_\_\_\_

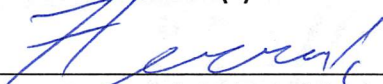
**Analysis and Conclusion:**

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

Part A- Purchase of 448 square foot or 0.0103 of an acre tract of land situated in the Lazero Flores Survey, Abstract 576, Porcion 76, and being out of Lot 6, Block 14, Homeville Association Subdivision "D" in Hidalgo County, Texas. Part B- Purchase of 619 square foot or 0.0142 of an acre tract of land situated in the Lazero Flores Survey, Abstract 576, Porcion 76, and being out of Lot 6, Block 14, Homeville Association Subdivision "D" in Hidalgo County, Texas. Mr. Perez is asking for additional monies to compensate him on his relocation of his ranch fence. 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 \$ 1,980.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

  
\_\_\_\_\_  
Project Engineer/ROW Administrator

10/21/20  
\_\_\_\_\_  
Date

\_\_\_\_\_  
RPIC/Authorized Pct. Representative

\_\_\_\_\_  
Date

**COUNTY APPROVAL:**

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
Date