

L & G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956)565-9813 Fax (956)565-9018

INVOICE#: 11328502 ✓
INVOICE DATE: 2/28/2021 ✓

BILL TO: 93
 Hidalgo County Pct. #2 ✓
 300 W. Hall Acres, Suite G
 Pharr, TX 78577

JOB: 151303
 Eldora Rd WA#3 C-15-336-09-29
 (FM 3662 to Veterans Blvd)
 PO#821432 ✓

RECEIVED MAR 03 2021

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of February 2021. ✓						
Work Authorization #1 - To complete the TOWAcquisitionneeded (52 Parcls Total)						
13002-ROW Map Review	(a) 16,960.32 ✓			0.00	0.0	16,960.32 ✓
16401-ROW Acq Mngmnt	(b) 25,053.92 ✓	2,505.39 ✓	8,518.33 ✓	11,023.72 ✓	44.0	14,030.20 ✓
16405-Cord w/TxDOT for FPAA	(c) 15,426.16 ✓			0.00	0.0	15,426.16 ✓
16406-Cord w/TxDOT for Project Programming	(d) 13,698.72 ✓			0.00	0.0	13,698.72 ✓
16407-Monitor CAT 7	(e) 28,943.68 ✓			0.00	0.0	28,943.68 ✓
60001-ROW Acq. Admin	* 114,750.00 ✓	63,112.50 ✓	17,212.50 ✓	80,325.00 ✓	70.0	34,425.00 ✓
60002-Title Services	* 56,700.00 ✓	31,500.00 ✓	14,700.00 ✓	46,200.00 ✓	81.5	10,500.00 ✓
60003-Appraisal Srv	* 27,000.00 ✓	10,000.00 ✓	3,000.00 ✓	13,000.00 ✓	48.1	14,000.00 ✓
60004-Appraisal Rvw	() 6,750.00 ✓		3,000.00 ✓	3,000.00 ✓	44.4	3,750.00 ✓
60005-Parcel Negotia	# 108,000.00 ✓			0.00	0.0	108,000.00 ✓
60006-Closing Services	# 8,100.00 ✓			0.00	0.0	8,100.00 ✓
60030-Aprsl Srv/SUB	() 60,750.00 ✓	22,500.00 ✓	6,750.00 ✓	29,250.00 ✓	48.1	31,500.00 ✓
60040-Aprsl Rvw/SUB	() 17,550.00 ✓		7,800.00 ✓	7,800.00 ✓	44.4	9,750.00 ✓
60080-ROW Acq. Admin	148,750.00 ✓	81,812.50 ✓	22,312.50 ✓	104,125.00 ✓	70.0	44,625.00 ✓
60090-Title Services	@ 15,000.00 ✓	5,400.00 ✓		5,400.00 ✓	36.0	9,600.00 ✓
60110-Aprsl Srv/SUB	! 68,750.00 ✓	18,000.00 ✓	15,750.00 ✓	33,750.00 ✓	49.1	35,000.00 ✓
60120-Aprsl Rvw/SUB	+ 20,000.00 ✓		8,450.00 ✓	8,450.00 ✓	42.3	11,550.00 ✓
60130-Parcel Neg/SUB	% 87,500.00 ✓			0.00	0.0	87,500.00 ✓
60140-Closng Srv/SUB	% 5,000.00 ✓			0.00	0.0	5,000.00 ✓
Sub Total	844,682.80 ✓	234,830.39 ✓	107,493.33 ✓	342,323.72 ✓	40.5	502,359.08

ORIGINAL CONTRACT SUM \$ 844,682.80 ✓
 CHANGE BY CHANGE ORDER \$
 CONTRACT SUM TO DATE \$ 844,682.80 ✓
 TOTAL COMPLETED TO DATE \$ 342,323.72 ✓
 LESS PREVIOUS INVOICES \$ 234,830.39 ✓
 CURRENT PAYMENT DUE \$ 107,493.33 ✓

PROJECT MANAGER'S SIGNATURE

INVOICE RECEIVED BY:
Lupita Garza ON 3/3/21
 GOODS/SERVICES RECEIVED BY:
Eddie Cantu ON 02/01-28/21

PO # 821432
1-1315-431-00-122-123-0-710
 Req # 421089

\$ 107,493.33



March 1, 2021

Mr. Armando Garza, Jr., Chief Administrator
Attn: Ms. Erika Zamora, Director of Administrative Operations
Hidalgo County Precinct No. 2
300 West Hall Acres Rd
Pharr, Texas 78589

RE: Eldora Road Project - Work Authorization No. 3 (C-15-336-09-29)
Limits: FM 3662 (Jackson Rd) to Veterans Blvd. (I Rd)
PO#821432 - L&G Project#151303

Dear Mr. Garza,

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered for the month of February 2021.

The following is attached:

- L & G's Invoice
- Exhibit C – Work Schedule

Work Authorization #3 – To complete the ROW Acquisition needed (52 Parcels Total)

TASK		% COMPL
FC 13002 ~ ADMINISTRATIVE REVIEW OF THE FINAL ROW MAP & GEOMETIC ALIGNMENT CHECK		
This task has not begun	L&G	0%
FC 16401 ~ ROW ACQUISITION SERVICES SUB-CONTRACT MANAGEMENT AND COORDINATION		
Brighton Group has begun their acquisition process by establishing their office presence. Reviewing surveys & ROW map, 25 parcels. Project files have been prepared and property owner info is being gathered. Title commitments have been requested. Informational letters have been sent out. Communication with L & G Engineering is ongoing.	L&G	44%
FC 16405 ~ COORDINATION W/TxDOT FOR FPAA AND ROW RELEASE		
This task has not begun	L&G	0%
FC 16406 ~ COORDINATION w/TxDOT FOR PROJECT PROGRAMMING IN TOWIS DATABASE		
This task has not begun	L&G	0%

FC 16407 ~ MONITOR AVIALABLE CAT 7 FUNDS IN AFA vs. EXPENDITURES		
This task has not begun	L&G	0%
FC 60001 ~ ROW ADMIN ACQUISITION		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Rd. in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. • Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. • Subs have been contracted for appraisal, review and acquisition. • The title company has been contacted for the upcoming project and their required services. Field notes and plat maps have been forwarded. • Info letters along with property owner rights have been mailed CRR to the property owners. • Appraisals are beginning to be submitted for County approval. 	L&G	70%
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • Received 22 commitments (38,39,40,41,42,43,45,48) 	L&G	81.5%
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • Received 11 appraisals (26,27,28,29,30,31,33,34,35,37,38,39,40,41) 	L&G	48.1%
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> • Received 12 reviews this month. 	L&G	44.4%
FC 60005 ~ PARCEL NEGOTIATIONS		
This task has not begun	L&G	0%
FC 60006 ~ CLOSING SERVICES		
This task has not begun	L&G	0%
FC 60030 ~ APPRAISAL SERVICES / SUB		
<ul style="list-style-type: none"> • Received 11 appraisals (26,27,28,29,30,31,33,34,35,37,38,39,40,41) 	Leonel	48.1%
FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • Received 12 reviews this month. 	HLH	44.4%
FC 60080 ~ ROW ADMIN ACQUISITION		
<p>Project presence has been established at 2805 Fountain Plaza Blvd. Edinburg, TX. Project files have been established. Property owner research was done through appraisal district in order to obtain mailing information. Informational letters have been mailed out for parcels 1-16, 18, 20-25. Title commitments for parcels 1-25 have been requested from Sierra Title. Communication with L & G Engineering are ongoing.</p>	Brighton	70%

FC 60090 ~ TITLE SERVICES		
• Received 9 commitments (3, 4, 5, 6, 9, 10, 12, 13, 21)	Brighton	36%
FC 60110 ~ APPRAISAL SERVICES		
• This task has begun. This month parcels (2,7,15,20,22,23,24) were prepped.	Brighton	49.1%
FC 60120 ~ APPRAISAL REVIEW		
• Beginning to receive reviewed appraisals (this month 1,2,3,4,5,6,7,10,12,13,15,20).	Brighton	42.3%
FC 60130 ~ PARCEL NEGOTIATIONS		
This task has not begun	Brighton	0%
FC 60140 ~ CLOSING SERVICES		
This task has not begun	Brighton	0%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,

for 
Luana Gonzalez
Project Manager



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
2/22/2021	5364

L & G Engineering
 c/o Fred Herrera & Luana Gonzalez
 900 S. Stewart Road Ste 9
 Mission, Texas 78572

H LG

<i>Make Checks Payable To: Leonel Garza Jr. & Associates, LLC</i>		
P.O. No.	Terms	Job
26	Net 60	Eldora Rd (WA26)

Item	File#	Description	Rate	Quantity	Amount
ROW Appr...	5380	Eldora Road Parcel 33	2,250.00	1	2,250.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295 mvgarza@garza-associates.com

Total \$2,250.00



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
2/22/2021	5365

L & G Engineering
 c/o Fred Herrera & Luana Gonzalez
 900 S. Stewart Road Ste 9
 Mission, Texas 78572

Handwritten initials: FH LG

Make Checks Payable To: Leonel Garza Jr. & Associates, LLC

P.O. No.	Terms	Job
26	Net 60	Eldora Rd (WA26)

Item	File#	Description	Rate	Quantity	Amount
ROW Appr...	5381	Eldora Road Parcel 34	2,250.00	1	2,250.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295 mvgarza@garza-associates.com

Total \$2,250.00



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
2/22/2021	5366

L & G Engineering
 c/o Fred Herrera & Luana Gonzalez
 900 S. Stewart Road Ste 9
 Mission, Texas 78572

Handwritten initials: FH LG

Make Checks Payable To: Leonel Garza Jr. & Associates, LLC

P.O. No.	Terms	Job
26	Net 60	Eldora Rd (WA26)

Item	File#	Description	Rate	Quantity	Amount
ROW Appr...	5388	Eldora Road Parcel 41	2,250.00	1	2,250.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295

mvgarza@garza-associates.com

Total

\$2,250.00

HLH APPRAISAL SERVICES
Specializing in Appraisal Review of Highway Projects

INVOICE NO. 1

ELDORA ROAD PROJECT
FROM JACKSON ROAD TO VETERANS BLVD. (I ROAD)
RCSJ 0921-02-404
HIDALGO COUNTY, TEXAS

FEBRUARY 17, 2021

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON THE ELDORA PROJECT, RCSJ 0921-02-404, HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE APPROVED FEE SCHEDULE BY L & G ENGINEERING BY RELEASE LETTER AGREEMENT DATED OCTOBER 14, 2020 TxDOT PHARR DISTRICT. THE PARCELS SHOWN BELOW ARE FOR REVIEW OF APPRAISAL REPORTS PREPARED BY MR LEONEL GARZA JR. & ASSOCIATES AND ARE BASED ON THE APPROVED RATE OF \$650 PER REVIEW.

Parcel No. 26	-	650.00
Parcel No. 27	-	650.00
Parcel No. 28	-	650.00
Parcel No. 29	-	650.00
Parcel No. 30 & 31	-	650.00
Parcel No. 33	-	650.00
Parcel No. 35	-	650.00
Parcel No. 36	-	650.00
Parcel No. 37	-	650.00
Parcel No. 38	-	650.00
Parcel No. 39	-	650.00
Parcel No. 40	-	650.00

TWELVE (12) REVIEWS @\$650/REVIEW Totals -\$7,800.00 Due



Harvey L. Heerssen
Tx. State Certified General Real Estate Appraiser
No. TX-1327190-G
6107 Aberton Forest Drive
Houston, TX. 77084

2/17/2021
Date



BRIGHTON GROUP

Invoice

Date 2/22/21 Invoice # 21-02-004

Please send remittance with copy

Attn: Joseph Palacios
Brighton Group, LLC
2805 Fountain Plaza Blvd.
Suite A-2
Edinburg, Texas 78539

Bill To:
Attn: Luana M. Gonzalez
L&G Engineering
900 S. Stewart Rd. Suite 10
Mission, Texas 78572

Project Info:
Eldora Road ROW Project
FM Jackson Rd TO Veterans Rd
L&G WA #1

Billing Period February 2021

Provide ROW – Acquisition Services for Eldora Road Project

Contract Amount:	Per parcel Basis \$13,800		Total: \$345,000.00		
	Task Total	Billed	Current Invoice	% to Date	Balance
Project Admin	\$148,750.00	\$81,812.50	\$22,312.50	70%	\$44,625.00
Title Services	\$15,000.00	\$5,400.00	\$0.00	36%	\$9,600.00
Appraisal Svs.	\$68,750.00	\$18,000.00	\$15,750.00	49%	\$35,000.00
Appraisal Rvw.	\$20,000.00	\$0.00	\$8,450.00	42%	\$11,550.00
Negotiations	\$87,500.00	\$0.00	\$0.00	0%	\$87,500.00
Closing Services	\$5,000.00	\$0.00	\$0.00	0%	\$5,000.00
			Contract Balance:		\$193,275.00

Project Administration: Project presence is established by Brighton Group at 2805 Fountain Plaza Blvd, Edinburg, Texas 78539. Maintenance of project files is ongoing. Communication through email correspondence, phone calls and meetings are ongoing with L&G Engineering. ROW status report is updated weekly to show progress of project. Communication with property owners has begun and continues. Owners are being informed that we are currently in the appraisal stage of this project.

Title Commitments: Sierra Title has begun with the submission 9 title commitments. Brighton Group is now in receipt of title commitments for the following parcels 3, 4, 5, 6, 9, 10, 12, 13 and 21. **We will not be invoicing on this task for the month of February 2021.**

Appraisal Services: Brighton Group has contracted Garza & Associates for appraisal services. Inspections by Leonel Garza, III and staff have begun and continue. Brighton Group is now in receipt of appraisal reports for the following parcels 2, 7, 15, 20, 22, 23 and 24. Appraisal reports have been forwarded to L&G for further processing with the Pct #2.

Appraisal Review Services: Brighton Group has contracted HLH Appraisal Services for appraisal review services. Appraisal reviews by Harvey L. Heerssen have begun. Brighton Group is in receipt of appraisal reviews for the following parcels 1, 2, 3, 4, 5, 6, 9, 10, 12, 13, 15 & 20. Appraisal reviews have been forwarded to L&G for further processing with Pct #2.

Total for This Billing Period

\$30,762.50



Joseph Palacios, CEO Brighton Group, LLC



Purchase Order COUNTY OF HIDALGO

PO# 821432 ✓

DATE: 09/18/20

PAGE NO: 1 Of 1

PO TYPE:

VENDOR: 280046

REQ: 00421089

PHONE: (956) 565-9813

Fax: (956) 565-6746

EMAIL:

SHIP TO: HIDALGO CO. PCT 2

300 WEST HALL ACRES, SUITE G
PHARR TX 78577

L & G CONSULTING ENGINEERS, INC.
2100 W. EXPRESSWAY 83
MERCEDDES TX 78570

CONTACT: EDDIE CANTU

(956) 787-1891

SITE: COMMISSIONER, PRECINCT 2

CONTRACT NO: C-15-336-09-29

SPECIAL INSTRUCTIONS:

VENDOR NOTES

1. Do not add to, or alter this Purchase Order. This Order is not renewable.
2. TAX EXEMPTION: This Purchase Order may be accepted in lieu of Exemption Certificate.
3. This Order is also placed F.O.B. Destination. Vendor must repay all shipping costs.
4. Invoice each Purchase Order singly. Original invoices are required customer copy may be accepted. Out number must appear on all invoices, bills of lading, and packages.
5. Payment will be made only for bona fide and full completed orders, unless otherwise attached.

QTY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
		DO NOT DUPLICATE ORDER		
		C-15-336-09-29 TXDOT-PCT 2 ELDORA ROAD (JACKSON RD TO I RD) PROJECT - ROW ACQUISITION SERVICES		
1.00	LOT	CC WORK AUTHORIZATION NO. 3 FOR ENGINEER TO COMPLETE THE ROW ACQUISITION NEEDED FOR THE PCT 2 ELDORA ROAD PROJECT FROM JACKSON RD TO I RD	844,682.8000	844,682.80
		TOTAL:		844,682.80
		***** For Hidalgo County use only 13-1315-431-00-122-123-0-841		844,682.80

SCANNED
SEP 23 2020

P2 ADMIN
2020 SEP 23 AM 3:35

Authorized by: _____

Martha L Salazar