

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

INVOICE#: 11328712
INVOICE DATE: 9/30/2021

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 OCT 06 2021 *og*

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of September 2021. ✓						
Work Authorization #1 - To complete the TOWAcquisitionneeded (52 Parcls Total)						
13002-ROW Map Review	(a) 16,960.32	16,960.32 ✓		16,960.32 ✓	100.0	-
16401-ROW Acq Mngmnt	(b) 25,053.92	20,043.14 ✓	2,505.39 ✓	22,548.53 ✓	90.0	2,505.39 ✓
16405-Cord w/TxDOT for FPAA	(c) 15,426.16	15,426.16 ✓		15,426.16 ✓	100.0	-
16406-Cord w/TxDOT for Project Programming	(d) 13,698.72	13,698.72 ✓		13,698.72 ✓	100.0	-
16407-Monitor CAT 7	(e) 28,943.68	28,943.68 ✓		28,943.68 ✓	100.0	-
60001-ROW Acq. Admin	* 114,750.00	97,537.50 ✓	5,737.50 ✓	103,275.00 ✓	90.0	11,475.00 ✓
60002-Title Services	† 56,700.00	54,600.00 ✓		54,600.00 ✓	96.3	2,100.00 ✓
60003-Appraisal Srv	‡ 27,000.00	26,000.00 ✓		26,000.00 ✓	96.3	1,000.00 ✓
60004-Appraisal Rvw	() 6,750.00	6,500.00 ✓		6,500.00 ✓	96.3	250.00 ✓
60005-Parcel Negotia	# 108,000.00	80,000.00 ✓		80,000.00 ✓	74.1	28,000.00 ✓
60006-Closing Services	§ 8,100.00	0.00		0.00	0.0	8,100.00 ✓
60030-Aprsl Srv/SUB	¶ 60,750.00	58,500.00 ✓		58,500.00 ✓	96.3	2,250.00 ✓
60040-Aprsl Rvw/SUB	() 17,550.00	16,900.00 ✓		16,900.00 ✓	96.3	650.00 ✓
60080-ROW Acq. Admin	= 148,750.00	143,387.50 ✓	2,000.00 ✓	145,387.50 ✓	97.7	3,362.50 ✓
60090-Title Services	@ 15,000.00	13,800.00 ✓	1,200.00 ✓	15,000.00 ✓	100.0	-
60110-Aprsl Srv/SUB	! 68,750.00	36,000.00 ✓	12,375.00 ✓	48,375.00 ✓	70.4	20,375.00 ✓
60120-Aprsl Rvw/SUB	+ 20,000.00	11,050.00 ✓	3,450.00 ✓	14,500.00 ✓	72.5	5,500.00 ✓
60130-Parcel Neg/SUB	= 87,500.00	25,200.00 ✓	16,800.00 ✓	42,000.00 ✓	48.0	45,500.00 ✓
60140-Closng Srv/SUB	% 5,000.00	0.00		0.00	0.0	5,000.00 ✓
Sub Total	844,682.80	664,547.02	44,067.89	708,614.91	83.9	136,067.89

[Handwritten Signature]
 PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$	844,682.80 ✓
CHANGE BY CHANGE ORDER	\$	
CONTRACT SUM TO DATE	\$	844,682.80 ✓
TOTAL COMPLETED TO DATE	\$	708,614.91 ✓
LESS PREVIOUS INVOICES	\$	664,547.02 ✓
CURRENT PAYMENT DUE	\$	44,067.89 ✓

PO # 821432
1-1315-431-00-122-123-0-710
 Req # 421089
 \$ 44,067.89

INVOICE RECEIVED BY:
Iupita Garza ON 10/06/21
 GOODS/SERVICES RECEIVED BY:
Eddie Cantu ON 09/01-30/21

[Handwritten Signature]
 10/16/21



October 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 September 2021.

The following is attached:

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

Work Authorization #3 – To complete the ROW Acquisition needed (51 Parcels Total)

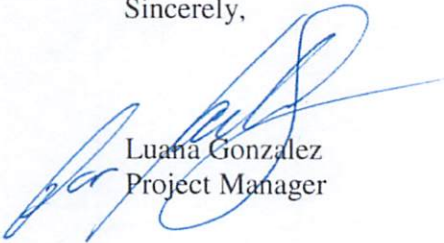
TASK		% COMPL
FC 13002 ~ ADMINISTRATIVE REVIEW OF THE FINAL ROW MAP & GEOMETIC ALIGNMENT CHECK		
Administrative review of the ROW map has begun.	L&G	100%
FC 16401 ~ ROW ACQUISITION SERVICES SUB-CONTRACT MANAGEMENT AND COORDINATION		
Brighton Group has begun their acquisition process by establishing their 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 between L & G & Brighton ongoing in order to coordinate acquisition.	L&G	90%
FC 16405 ~ COORDINATION W/TxDOT FOR FPAA AND ROW RELEASE		
Have been coordinating with TxDOT on the FPAA and release for acquisition.	L&G	100%
FC 16406 ~ COORDINATION w/TxDOT FOR PROJECT PROGRAMMING IN TOWIS DATABASE		
In constant contact with TxDOT on the TOWIS database.	L&G	100%

FC 16407 ~ MONITOR AVIALABLE CAT 7 FUNDS IN AFA vs. EXPENDITURES		
The monitoring of CAT 7 in the AFA vs Expenditures has ended.	L&G	100%
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. • Negotiations have begun, some offers accepted and curing title. • TxDOT resumed closings of all parcels. 	L&G	90%
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • Received 26 commitments 	L&G	96.3%
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • Received all appraisals. 	L&G	96.3%
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> • Received all reviews. 	L&G	96.3%
FC 60005 ~ PARCEL NEGOTIATIONS		
<ul style="list-style-type: none"> • Negotiations are ongoing with the property owners and lien holders, etc. 	L&G	74.1 %
FC 60006 ~ CLOSING SERVICES		
This task has not begun, though several parcels are due to acquired.	L&G	0%
FC 60030 ~ APPRAISAL SERVICES / SUB		
<ul style="list-style-type: none"> • Received all appraisals. 	Leonel	96.3%
FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • Received all reviews this month. 	HLH	96.3%
FC 60080 ~ ROW ADMIN ACQUISITION		
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	Brighton	97.7%

Engineering are ongoing. Status reports updated weekly & communication with PO's continues. In continued contact with Project Manager.		
FC 60090 ~ TITLE SERVICES		
<ul style="list-style-type: none"> Received 23 commitments so far. This month 1, 23`came in. 	Brighton	100.0%
FC 60110 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> This task has begun. Parcels 18, 19, 21 appraisals so far this month. 	Brighton	70.4%
FC 60120 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> In receipt of 20 reviews so far this project. 	Brighton	72.5%
FC 60130 ~ PARCEL NEGOTIATIONS		
<ul style="list-style-type: none"> Offer packages have been sent this month for Par cels 9, 10, 12, 13, 15, and 20. 	Brighton	48.0%
FC 60140 ~ CLOSING SERVICES		
This task has not begun. TxDOT has implemented a hold on closings till Sept. 1.	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,



Luana Gonzalez
Project Manager



BRIGHTON GROUP

Invoice

Date 9/25/21 Invoice # 21-09-010

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 September 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	\$138,387.50	\$2,000.00	97%	\$3,362.50
Title Services	\$15,000.00	\$13,800.00	\$1,200.00	100%	\$0.00
Appraisal Svs.	\$68,750.00	\$36,000.00	\$12,375.00	70%	\$20,375.00
Appraisal Rvw.	\$20,000.00	\$11,050.00	\$3,450.00	73%	\$5,500.00
Negotiations	\$87,500.00	\$25,200.00	\$16,800.00	48%	\$45,500.00
Closing Services	\$5,000.00	\$0.00	\$0.00	0%	\$5,000.00
Contract Balance:					\$79,737.50

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 continues.

Title Commitments: Brighton Group is now in receipt of title commitments for parcels 1 thru 25.

Appraisal Services: Brighton Group has contracted Garza & Associates for appraisal services. Inspections by Leonel Garza, III and staff continue. Brighton Group is in receipt of 20 appraisal reports to date. Appraisals have been completed for the following parcels 18, 19, and 21. Appraisal updated were provided for the following parcels 9, 10, 12, 13, and 15. These parcels were updated for the separation of value of HCID #2 easement.

Appraisal Review Services: Brighton Group has contracted HLH Appraisal Services for appraisal review services. Appraisal reviews by Harvey L. Heerssen continue. Brighton Group is in receipt of 20 review reports to date. Appraisal reviews have been completed for the following parcels 18, 19, and 21. Appraisal review updates were provided for the following parcels 9, 10, 12, 13, and 15. These parcels were updated for the separation of value of HCID #2 easement.

Negotiations: Brighton has prepared initial offer packages to commence acquisition with land owners. Packages were mailed via certified return mail receipt. Offer packages have been mailed for the following parcels 9, 10, 12, 13, 15, and 20.

Total for This Billing Period

\$35,825.00 ✓



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
MERCEDAS 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 1 / 1315-431-00-122-123-0-841 710		844,682.80

SCANNED
SEP 23 2020

P2 ADMIN
2020 SEP 23 PM 3:35

Authorized by: _____

Martha L Salazar

