

# L&G Engineering

Transportation Consultants

January 10, 2023

The Honorable Eduardo "Eddie" Cantu  
Commissioner, Pct. 2  
c/o Armando Garza Jr.  
300 West Hall Acres  
Pharr, Texas 78577

RE: County: Hidalgo  
Hwy.: East Nolana Loop  
Limits: From: N. Raul Longoria To: N. Alamo Road  
ROW CSJ No. 0921-02-421  
Parcel No.: 7

Dear Commissioner Cantu:

Attached herewith is a counter-offer as submitted by Gar-Wil Land Holding, LLC (C/O Nelda Garcia-Managing Member) owners of Parcel 7 on January 5, 2023. L & G Engineering has reviewed the aforementioned and hereby recommends that counter-offer **be approved**. The property owner feels that their land is undervalued, but did not provide salient information. Also attached is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counter offer is within an acceptable range of value. Therefore, we recommend that the counteroffer of \$133,000.00 **be approved**.

Please review these documents and if you have any questions or need more information, please contact me at (956) 585-1909.

Sincerely,

Fernando "Fred" Herrera  
Right of Way Administrator

Attachments: As noted.  
cc: File



## HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

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ROW CSJ: 0921-02-421

Highway: East Nolana Loop

Parcel No.: 7

Owner's Name: Gar-Wil Land Holding, LLC.

Avalos

Approved Offer: \$118,500.00

Owner's Counteroffer: \$133,000.00

County: Hidalgo

Project Limits: From: N. Raul Longoria To: N. Alamo Road

Date Offer Sent: 12/8/2022

Date Counteroffer Received: 1/5/2023

### Factors considered in evaluation:

1. Valuation Issues

- a.  Reconciliation of all available appraisals, including Owner's.  
b.  Other: Property owner feels that their property is 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 \$20,000.00  
b.  Approximate additional cost to litigate through jury trial \$40,000.00  
c.  Other: \_\_\_\_\_

4. Timing Issues

- a.  Maintain project schedule: Yes  
Possession of this property is needed by: 3/2023  
Projected possession date, if settled is: 3/2023  
Projected possession date, if condemned is: 7/2023  
Letting date: 9/2023  
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 \_\_\_\_\_

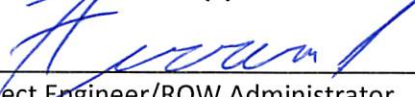
**Analysis and Conclusion:**

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

Parcel 7 is a partial acquisition being a 3.473 acre (151,299 sq. ft.) parcel of land situated in Lot 4, Block 43, of the Alamo Land and Sugar Company, recorded in Volume 1, Page 24, of the Hidalgo, County, Texas. On August 4, 2022, Acquisition Provider, L & G Engineering, mailed an initial offer letter of \$117,673.00 to Gar-Wil Land Holding, LLC. (property owners), via certified mail. Mrs. Nelda Gacia (owner-managing member) and I discussed the initial offer and she was not accepting the offer because she believes it's worth more. During our conversations and emails, I noticed a difference on the A-10 Form comparing to the easement report and requested an update for the appraisal report and the A-10 Form. The change was for the transposing numbers regarding the easement interest. (the total land value decreased by \$1.00. And the land value increased from \$117,673.00 to \$118,500.00 to the fee owner & the easement value decreased from \$3,628.00 to \$2,800.00 to STEC-MVEC) On December 8, 2022 I emailed the property owner's the updated information and on 1/5/2023 I received a counter offer from GAR-Wil Land Holding, LLC in the amount of \$133,000.00. After discussion and review by the evaluation team, it is the recommendation that the administrative settlement be approved. The difference between the approve value versus the property owner's counter offer is (a difference of \$14,500.00). The property owner did not provide salient information in the counter offer and the proposed consideration is a reasonable range for approval. Furthermore, accepting the counter offer would result in a cost savings to the County. We are recommending the property owners counter offer be approved and not pursue the acquisition by using the power of eminent domain.

This administrative settlement of \$ 133,000.00  is /  is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

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

1/10/23  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**COUNTY APPROVAL:**

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

\_\_\_\_\_  
Date

**TABULATION OF VALUES**

Parcel: 7 Update (2<sup>nd</sup>) Highway: East Nolana Loop ROW CSJ: 0921-02-361  
 Taking Type: Partial District: PHR  
 Size of Remainder: 16.527 Acres County: Hidalgo  
 Type of Property: Res-SFR Federal Project: N/A  
 Contract Fencing: N/A  
 Appraised by Leonel Garza III  
 Effective Date of Updated Appraisal 3/10/2022  
 2<sup>nd</sup> Updated Appraisal dated:10/19/2022

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. 2	20%	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Gar-Will Land Holding, LLC. South Texas /Electric Cooperative,	Fee Simple	2.426 Acres Net Acquisition	\$118,500.00	No
	Easement	0.112 Acres	\$2,800.00	No
	Existing ROW	1.047 Acres	0.00	No

**I. Appraised Values**

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$121,300.00	\$0.00	\$0.00	\$0.00	\$121,300.00

**II. Improvements**

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category



**TABULATION OF VALUES (continued)**

Parcel: 7 Update (2<sup>nd</sup>)

Highway: East Nolana Loop

ROW CSJ: 0921-02-361

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

**V. Recapitulation**

Date:	3/10/2022 2 <sup>nd</sup> Updated Appraisal	3/10/2022 1 <sup>st</sup> Updated Appraisal	12/28/2020 Original appraisal	Recommended Value
Appraiser's Name:	Leonel Garza III	Leonel Garza III	Leonel Garza III	
Value of Whole Property	\$947,650.00	\$895,301.00	\$852,885.00	\$947,650.00
Parcel Area: 2.426 Ac. Net				
<b>VALUE FOR PARCEL</b>				
Land: per ac. \$50,000 Fee Land Unencumbered & 0.112 ac, Encumbered @ \$25,000 /ac,	\$115,700.00	\$114,045.00	\$109,170.00	\$115,700.00
Easement 0.112 Ac. @ \$25,000 Ac.	\$2,800.00	\$3,628.00	\$0.00	\$2,800.00
Improvements	\$0.00	\$0.00	\$0.00	\$0.00
Net Damages or (Enhancements)	\$0.00	\$0.00	\$0.00	\$0.00
OAS Value(s)	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL COMPENSATION</b>	\$121,300.00	\$121,301.00	\$109,170.00	\$121,300.00

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

**TABULATION OF VALUES (continued)**

Parcel: 7 Update (2<sup>nd</sup>)

Highway: East Nolana Loop

ROW CSJ: 0921-02-361

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

**Appraiser: Leonel Garza III**

**Effective Date of 2<sup>nd</sup> Updated Report: March 10, 2022**

**2<sup>nd</sup> Updated Report Dated: October 19, 2022**

**Review Appraiser: Harvey L. Heerssen**

**Effective Date of 2<sup>nd</sup> Updated Review: October 19, 2022**

**Parcel 7 has been updated a second time to correct the easement acreage taking to 0.1120 acres. The total acquisition now reflects a value of \$121,300.00**

Parcel 7 is a partial gross taking of 3.473 acres (151,299 sf.) situated in Lot 4, Block 43, of the Alamo Land and Sugar Company, recorded in Volume 1, Page 24, of the Hidalgo County Map Records, and being out of a calculated 20.0 acres tract of land described in an instrument to Rufina Garza from Veterans Land Board of the State of Texas, recorded in Document Number 455764, dated May 7, 1995, Official Records of Hidalgo County Texas.

The whole property of 20 gross acres is located at the southwest corner of East Nolan Loop (East Earling Road) and Cesar Chavez Road, San Juan, Texas. The whole tract is vacant land. The gross acquisition of .3.473 acres includes an amount of 1.047 acres within the existing right of way having no value. The acreage of 1.047 within the existing right of way is shown in the field notes for this parcel.

In this update, the appraiser has selected three (3) recent sales to value the whole tract at \$50,000 per acres. The highest and best use is for residential development purposes. 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 2 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' opinion and conclusions appear to be well supported by information contained within this updated appraisal report. It is recommended that the total 2<sup>nd</sup> updated value of \$121,300.00 be approved for continuing negotiations and acquisition.**

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

Retentions are not applicable as subject parcel is vacant land.

**TABULATION OF VALUES (continued)**

Parcel: 7 Update (2<sup>nd</sup>)

Highway: East Nolana Loop

ROW CSJ: 0921-02-361

**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)

\_\_\_\_\_  
10/20/2022  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**X. Approval of Values**

  
\_\_\_\_\_  
County/City Representative

\_\_\_\_\_  
11/21/2022  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 

**REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION**

Address of Property: SW Corner Nolana Loop & Cesar Chavez Road, District: 21  
 San Juan, Texas  
 Property Owner: Gar-Wil Land Holding, LLC Parcel: 7  
 Address of Property Owner: PO Box 553 San Juan, Texas ROW CSJ: 0921-02-361  
 Occupant's Name: Rufino Garza Federal Project No: N/A  
 Whole:  Partial:  Acquisition Highway: East Nolana Loop 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 \$121,300.00 as of March 10, 2022, based upon my independent appraisal and the exercise of my professional judgment;

That on March 10, 2022, I personally inspected in the field the property herein appraised; that I afforded Gar-Wil Land Holding, LLC, 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 March 10, 2022;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than L&G Consulting Engineers, Inc. and or the proper officials of 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 SB-18 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 .

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;

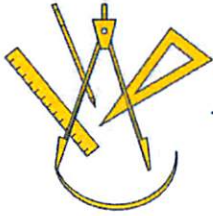
That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value 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: October 19, 2022

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

*Harvey L. Heerssen* 10/20/2022  
 Reviewing Appraiser Date





# L&G Engineering

## Transportation Consultants

December 8, 2022

County: Hidalgo  
Federal Project No.: N/A  
Highway: East Nolana Loop

ROW CSJ: 0921-02-421  
Parcel ID: 7  
From: FM 1426 (Raul Longoria Road)  
To: FM 907 (Alamo Road)

*Via Electronic Mail*

Gar-Wil Land Holding, LLC.  
P.O. Box 553  
San Juan, Texas 78589-0553

Dear Sir/Madam,

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") and Hidalgo County ("County") follows 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, Robert A. Casarez, a portion of your property located East Earling 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 **\$118,500.00** for your property, which includes **\$118,500.00** 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 Department/County 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.

N/A	<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
		\$
		\$
		\$
		\$
		\$

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 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 to the Department/County.

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 Fernando Herrera, Jr. 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,



\_\_\_\_\_  
Right of Way Manager or other signatory

ENCLOSURES:

Appraisal Report(s)

Landowner Bill of Rights

Brochure ("*Right of Way Purchase*")

Form ROW-N-IOLPT (Rev.11/20) Page 2 of 2

**Via Electronic Mail**

January 5, 2023

L&G Engineering  
Transportation Consultants  
900S. Stewart Rd., Ste. 10  
Mission, Texas 78572

**ATTN: Mr. Fernando Herrera, Jr.  
Right of Way Administrator/  
Robert A. Casarez  
County Negotiator**

**Re: A 3.473 acre parcel of land situated in Lot 4, Blk. 43,  
of the Alamo Land and Sugar Company recorded in  
Volume 1, Page 2, Hidalgo County, Texas**

Dear Mr. Herrera/Mr. Casarez

The Gar-Wil Land Holding, LLC is in receipt of the offer dated December 8, 2022 to purchase a parcel of our land located on East Earling Rd.

As you may well know, the value on all properties, both residential and commercial have really increased in the last year and will continue to increase in the future.

I work with real estate closing here in the office, and I have closed transactions where our clients have purchased acreages of land around our area anywhere from \$50,000.00 per acre to \$75,000.00 per acre.

Therefore, we are hereby making a counteroffer in the amount of \$133,000.00 as a reasonable, just, and adequate compensation for the value of the above-described tract of land.

As I mentioned in a previous letter, this parcel of land is leased out at the present time and lessee has paid the rental due from September 1, 2022 to September 1, 2023. We will not be liable for any damages that may be caused to the lessee on your part.

Hoping that you may be able to agree to this fair counteroffer, we trust that we may have an amicable settlement.

Sincerely,

GAR-WIL Land Holding, LLC  
A Texas Limited Liability Company

By: Nelda Garcia  
Nelda Garcia, Managing Member  
P. O. Box 553, San Juan, Texas 78589  
(956) 929-4414 Cell/(956) 787-6261-Office

**RECEIVED**  
1-5-2023



Erika Zamora &lt;erika.zamora@co.hidalgo.tx.us&gt;

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**Re: Parcel 7 - Counter Offer - Nolana Loop Project**

1 message

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**Eduardo Cantu** <eduardo.cantu@co.hidalgo.tx.us>  
To: Erika Zamora <erika.zamora@co.hidalgo.tx.us>  
Cc: "garzajr, armando" <armando.garzajr@co.hidalgo.tx.us>

Fri, Jan 13, 2023 at 8:20 PM

Approved at \$133,000

Thank you,

Eddie Cantu  
956-454-7247

On Jan 13, 2023, at 4:11 PM, Erika Zamora <erika.zamora@co.hidalgo.tx.us> wrote:

Good afternoon Commish,

Attached please find the revised counter offer submitted for Parcel 7 on the Pct 2 Nolana Loop Road Project. The engineer has submitted a recommendation to accept the counteroffer.

The approved offer was **\$118,500.00**. The Owners First Counteroffer was **\$349,500.00** and revised counteroffer is **\$133,000.00**. Resulting in a difference of **\$14,500.00**.

Please review and let me know if you approve so I can proceed to place on the agenda for court approval.

Respectfully,

*Erika Zamora*

*Director of Administration*

Hidalgo County Precinct 2

Commissioner Eduardo "Eddie" Cantu

300 W Hall Acres, Suite G

Pharr, TX 78577

Ph: (956)292-7000 Ext 2015

<Parcel 7 - Gar-Wil Land Holding 1.10.23.pdf>