

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

INVOICE#: 11329454
INVOICE DATE: 6/30/2023

BILL TO: 34
Hidalgo County Pct. #1
902 Joe Stephens
Weslaco, TX 78599

JOB: 180502
Mile 6 WA#2 - PO#815794
(From: Mile 14 1/2 to SH 107)

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of June 2023						
Work Authorization #2 - Engineering services for 19 Parcels including Right-of-Way Acquisition and Compensable Utility Management						
13002-ROW Mapping	30,185.43	30,185.43		30,185.43	100.0	-
13020-ROW Map/SUB	57,000.00	57,000.00		57,000.00	100.0	-
16403-Project Management	30,700.50	29,472.48		29,472.48	96.0	1,228.02
60001-ROW Admin Aqu	95,000.00	95,000.00		95,000.00	100.0	-
60002-Title Services	39,900.00	39,900.00		39,900.00	100.0	-
60003-Appraisal Serv	19,000.00	19,000.00		19,000.00	100.0	-
60004-Appraisal Rew	4,750.00	4,750.00		4,750.00	100.0	-
60005-Parcel Negotia	61,750.00	51,250.00		51,250.00	83.0	10,500.00
60006-Closing Servic	5,700.00	1,200.00		1,200.00	21.1	4,500.00
60030-Aprs1 Srv/SUB	42,750.00	42,750.00		42,750.00	100.0	-
60040-Aprs1 Rvw/SUB	12,350.00	12,350.00		12,350.00	100.0	-
60100-Comp Utily Mgt	35,685.33	35,685.33		35,685.33	100.0	-
Sub Total	434,771.26	418,543.24	0.00	418,543.24		16,228.02
Supplemental #1 to Work Authorization #2 - For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.						
13002-ROW Mapping	77,000.00	73,150.00		73,150.00	95.0	3,850.00
13020-ROW Map/SUB	153,000.00	121,500.00		121,500.00	79.4	31,500.00
16107-Coordination with TxDOT	130,000.00	117,000.00		117,000.00	90.0	13,000.00
16108-Hyrdologic Model and Report	75,000.00	75,000.00		75,000.00	100.0	-
16403-Project Management	152,840.00	137,556.00		137,556.00	90.0	15,284.00
60001-ROW Admin Aqu	305,000.00	274,500.00	30,500.00	305,000.00	100.0	-
60002-Title Services	128,100.00	63,000.00		63,000.00	49.2	65,100.00
60003-Appraisal Serv	83,500.00	16,000.00	22,000.00	38,000.00	45.5	45,500.00
60004-Appraisal Rew	21,750.00		3,000.00	3,000.00	13.8	18,750.00
60005-Parcel Negotia	198,250.00			0.00	0.0	198,250.00
60006-Closing Servic	18,300.00			0.00	0.0	18,300.00
60030-Aprs1 Srv/SUB	114,750.00	36,000.00	15,750.00	51,750.00	45.1	63,000.00
60040-Aprs1 Rvw/SUB	33,150.00		4,550.00	4,550.00	13.7	28,600.00
60100-Comp Utily Mgt	150,000.00	115,500.00	4,500.00	120,000.00	80.0	30,000.00
Sub Total	1,640,640.00	1,029,206.00	80,300.00	1,109,506.00		531,134.00
TOTAL:	2,075,411.26	1,447,749.24	80,300.00	1,528,049.24	73.6	547,362.02

ORIGINAL CONTRACT SUM	\$	434,771.26
CHANGE BY CHANGE ORDER	\$	1,640,640.00
CONTRACT SUM TO DATE	\$	2,075,411.26
TOTAL COMPLETED TO DATE	\$	1,528,049.24
LESS PREVIOUS INVOICES	\$	1,447,749.24
CURRENT PAYMENT DUE	\$	80,300.00


PROJECT MANAGER'S SIGNATURE



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/21/2023	6945

H

6/22

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

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

P.O. No.	Terms	Job
25	ROW	Mile 6 (WA 25)

Item	File#	Description	Rate	Amount
ROW Appraisal	6275	Mile 6 Parcel 40	2,250.00	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
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1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/21/2023	6946

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

Handwritten: H
6/22

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

P.O. No.	Terms	Job
25	ROW	Mile 6 (WA 25)

Item	File#	Description	Rate	Amount
ROW Appraisal	6276	Mile 6 Parcel 41	2,250.00	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
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1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/21/2023	6947

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

Handwritten: H
6/22

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

P.O. No.	Terms	Job
25	ROW	Mile 6 (WA 25)

Item	File#	Description	Rate	Amount
ROW Appraisal	6277	Mile 6 Parcel 42	2,250.00	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
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1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/21/2023	6948

Handwritten signature and date:
H
6/22

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

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

P.O. No.	Terms	Job
25	ROW	Mile 6 (WA 25)

Item	File#	Description	Rate	Amount
ROW Appraisal	6279	Mile 6 Parcel 44	2,250.00	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
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1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/21/2023	6949

Handwritten: FH
6/22

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

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

P.O. No.	Terms	Job
25	ROW	Mile 6 (WA 25)

Item	File#	Description	Rate	Amount
ROW Appraisal	6280	Mile 6 Parcel 45	2,250.00	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
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1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
6/21/2023	6950

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

Handwritten: #
6/21

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

P.O. No.	Terms	Job
25	ROW	Mile 6 (WA 25)

Item	File#	Description	Rate	Amount
ROW Appraisal	6281	Mile 6 Parcel 46 ✓	2,250.00	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 #
6/21/2023	6951

Handwritten: H
6/27

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

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

P.O. No.	Terms	Job
25	ROW	Mile 6 (WA 25)

Item	File#	Description	Rate	Amount
ROW Appraisal	6282	Mile 6 Parcel 47	2,250.00	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
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HLH APPRAISAL SERVICES
Specializing in Appraisal Review of Road and Drainage Projects

INVOICE NO. 1-REVISED

MILE 6 WEST ROAD
FROM STATE 107 TO MILE 14 1/2
RCSJ 0921-02-355

H
6/26/23

JUNE 26, 2023

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON THE MILE 6 WEST PROJECT FROM SH 107 TO MILE 14 ½ HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS BETWEEN L & G ENGINEERING ("Engineer") AND HLH APPRAISAL SERVICES, ("SUBCONSULTANT")

Parcel No. 40-	650.00
Parcel No. 41-	650.00
Parcel No. 42-	650.00
Parcel No. 44-	650.00
Parcel No. 45-	650.00
Parcel No. 46-	650.00
Parcel No. 47-	<u>650.00</u>
	\$4,550.00

TOTAL DUE -\$4,550.00



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

6/26/2023

Date



L&G Consulting Engineers, Inc.

July 3, 2023

Hon. David Fuentes
 Hidalgo County Commissioner, Pct. #1
Attn: Amy Saenz-Smith or Erica Espinoza
 1902 Joe Stevens
 Weslaco, TX 78596

RE: Mile 6 Project – WA#2
Limits: Mile 14 1/2 to SH 107
PO#815794 - L&G Project#180502

Dear Commissioner Fuentes:

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 during the month of June 2023.

The following is attached:

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

Work Authorization#2 – Engineering services for 19 Parcels including Right-of-Way map, Right-of-Way Acquisition and Compensable Utility Management

		% Complete
FC 13002 ~ RIGHT-of-WAY MAP		
A contract has been generated with Sub Quintanilla Headley & Associates (QHA) and scope of services was identified. L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G has completed its review of the final ROW map for the nineteen parcels.	L&G	100%
FC 13020 ~ RIGHT-of-WAY MAP / SUB		
QHA has acquired title reports for the nineteen parcels identified by L&G for ROW mapping. A final ROW map has been provided to L&G for the nineteen parcels. The ROW map is now complete.	QHA	100%
FC 16403 ~ PROJECT MANAGEMENT		
Management of the overall project with TxDOT, County and Subs continue on the project. L & G is advancing the project forward.	L&G	96%

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. • L&G submitted the attached letter requesting release of ROW Acquisitions. The appraisers have been released. Title commitments have been received. All appraisals have been reviewed and received. We are negotiating with the property owners and utilities. 	L&G	100%
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • Received all 19 title commitments. Task is complete. 	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • Received all 19 appraisals and have been received. Task is complete. 	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> • Received all reviewed appraisals. Task is complete. 	L&G	100%
FC 60005 ~ PARCEL NEGOTIATION		
<ul style="list-style-type: none"> • All offers have been sent out sent out (19). 3,5,6,13 in possession. 	L&G	83.0%
FC 60006 ~ CLOSING SERVICES		
<ul style="list-style-type: none"> • In possession 3,5,6,13. 	L&G	21.1%
FC 60030 ~ APPRAISAL SERVICES / SUB		
<ul style="list-style-type: none"> • Task is complete. 	PAS	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • Task is complete. 	HLH	100%
FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT		
L&G has identified all the compensable utility lines from the rail road commission and with field visits to the project site. L&G is coordinating with the surveyor to	L&G	100%

<p>identify any compensable utility lines to ensure they are identified in the PS&E. Proof of interests and information is being requested to determine eligibility as well as DUL preliminary preparation. Conflict Analysis and updated Right of Way information is being reviewed to verify any additional conflicts. Coordination compensable efforts with NAWSC, HCID#9 have initiated. NAWSC has provided proof of interests and documents for review as part of the conflict analysis. DUL correspondence, estimates is being worked with NAWSC. A meeting with HCID#9 is being coordinated to address irrigation agreements. NAWSC's eligibility ratio has been re-evaluated and easement interests will be negotiated. HCID#9 will require JUA's for the proposed irrigation crossings that will be done as part of the PS&E. AEP Transmission is not in conflict, but will require JUA's on easement crossings. Coordination efforts on identifying any additional utilities. Currently working with NAWSC on release of easements and HCID#9 on preparation of JUA. NAWSC's approval on easements were presented to Board on 9/20/22 for releases. Meeting was held on 11/9/22 with NAWSC/Pct. #1 to discuss Easements and offers. A Plan of Action Meeting is being coordinated with Pct. #1 with regards to NAWSC's request. A resolution is being addressed with NAWSC and the County on the easements. A Meeting is pending with County/NAWSC. NAWSC is to submit correspondence on easement resolution and counter offers by the end of this month. NAWSC's proposal is being prepared for County's review on easement releases. A meeting is pending with HCID#9 to finalize pending items and AEP is reviewing JUA. Coordinating with AEP on status updates to complete documentation as well as NAWSC and HCID#9. NAWSC is scheduling Release of Easements next month. This task is complete for Parcels 2-20.</p>		
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Supplemental #1 to Work Authorization No. 2 – For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.


		<p style="text-align: center;">% Complete</p>
<p>FC 13002 ~ RIGHT-of-WAY MAP</p>		
<p>Contract has been generated with Sub Quintanilla Headley & Associates (QHA) and scope of services was identified. L&G has provided QHA with the roadway schematic for their reference to the 51 parcels remaining for this RCSJ. L&G has continues to coordinate with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G is reviewing the 90% ROW map for accuracy.</p>	<p>L&G</p>	<p>95%</p>
<p>FC 13020 ~ RIGHT-of-WAY MAP / SUB</p>		
<p>QHA has begun to acquire title reports for the fifty-one parcels identified by L&G for ROW mapping. The ROW map has been revised for the additional parcels. Parcel sketches and field notes for 45 parcels have been completed.</p>	<p>QHA</p>	<p>79.4%</p>
<p>FC 16107 ~ COORDINATION WITH TxDOT</p>		
<p>L&G continues to participate in monthly calls with TxDOT PM and project RPIC to provide status updates on project development and schedule.</p>	<p>L&G</p>	<p>90%</p>

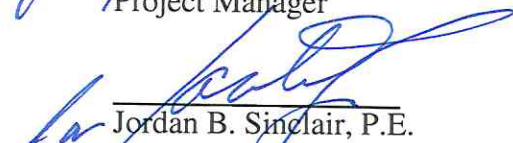
FC 16108 ~ HYDROLOGIC MODEL & REPORT		
L&G has submitted a revised hydrologic report based on hydrologic and hydraulic analyses via HEC-RAS and HEC-HMS to address TxDOT comments. This report has been reviewed by TxDOT PM and the TxDOT Pharr District Subject Matter Expert. The report and associated models have been approved by TxDOT. This task is complete.	L&G	100%
FC 16403 ~ PROJECT MANAGEMENT		
L&G continues to hold monthly status update calls with TxDOT PM and project RPIC. L&G is also coordinating with the Precinct to provide monthly status reports on ROW mapping and acquisition. L&G continues to provide weekly ROW reports to TxDOT and the Precinct.	L&G	90%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. L&G submitted the attached letter requesting release of ROW Acquisitions. The appraisers have been released. We are expecting commitments very soon. We are in communications with the ROW mapping process that includes the surveyors. A progress report has been prepared for the 51 parcels. • L & G is reviewing the latest submittal by surveyor of the ROW map for accuracy. We have received the final ROW map and has been sent to appraiser to begin the appraisal process. Commitments are being submitted. 	L&G	100%
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • L & G received commitments for parcels 35 through 51 (except 41, 47). 	L&G	49.2%
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • Parcels submitted previously 1,21,27,28,32,33,34,43,48,53,54, 22,23,24,25,26. This month 40,41,42,44,45,46,47. 	L&G	45.5%
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> • Parcels 40,41,42,44,45,46,47. 	L&G	13.8%
FC 60005 ~ PARCEL NEGOTIATION		
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"> • Parcels submitted previously 1, 21, 27, 28, 32, 33, 34, 43, 48, 53, 54, 22, 23, 24, 25, 26. This month 40, 41, 42, 44, 45, 46, 47. 	Leonel	45.1%
FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • Parcels 40,41,42,44,45,46,47. 	HLH	13.7%
FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT		
<p>L&G has initiated the coordination efforts on identifying all the compensable utility lines. Preliminary analysis in regards to potential conflicts and proof of interests are being verified in an effort to begin DUL/SUA compensable utility process. NAWSC has provided proof of interests, etc. and additional information is being received from other utilities to compile a list of utilities that will be proceeding with the compensable utility process and initiate agreements. DUL correspondence is being prepared on utilities that will seek compensable utility process. AEP Transmission is being verified and a JUA is being discussed since Aerial Transmission line is not in conflict.</p> <p>On-going coordination efforts continue with other municipalities and meetings are being scheduled. NAWSC's, HCID#9, AEP Transmission's eligibility ratio is being reviewed and analyzed. NAWSC's eligibility ratio has been re-evaluated and easement interests will be negotiated. Coordination with AEP, HCID#9 on agreements/JUA's. On-going coordination efforts continue in an effort to complete JUA's and releases. Right of Way Map is being reviewed to confirm any additional utility information and provide to AEP, NAWSC, and HCID#9. Coordination with NAWSC on release of easements. AEP has been submitted JUA for review. Coordination efforts continue with AEP, NAWSC, and a meeting with HCID#9 is being scheduled to finalize pending items. NAWSC's easements are being reviewed as part of the Right of Acquisition to comply with previous resolution. NAWSC's proposal is being prepared for County's review on easement releases. A meeting is pending with HCID#9 to finalize pending items and AEP is reviewing JUA. Coordinating with AEP on status updates to complete documentation as well as NAWSC and HCID#9. Update: NAWSC is being addressed with regards to their easement rights on the remaining section. AEP is being worked on with the JUA as well as purchasing of their easements on the remaining section. We are completing documents with NAWSC and approval of pending proposal is scheduled for June 15, 2023. A follow-up meeting is pending along with release of easements, etc.</p>	L&G	80%

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


 Jordan B. Sinclair, P.E.
 Project Manager