

# L&G Engineering

Transportation Consultants

April 17, 2024

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

RE: County: Hidalgo  
TxDOT CSJ No. 0921-02-406  
Cesar Chavez Phase II: Business 83 to Nolana Loop  
Parcel No.: 82

Dear Commissioner Cantu:

Attached herewith is a counter-offer as submitted by Omar T. Garza and Frances Garza, owners of Parcel 82 on April 17, 2024. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer **be approved**. Also attached is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counteroffer is a valuation, legal and cost savings issue. More importantly, due to recent court awards on similar projects and the cost to litigate through the Special Commissioner's Hearing we recommend that the counter offer of **\$60,000.00** be accepted.

Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

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: 0921-02-406

County: Hidalgo

Highway: Cesar Chavez Rd

Project Limits: From Business 83 to Nolana Loop

Parcel No.: 82

Owner's Name: Omar T. Garza & Frances Garza

Approved Offer: \$44,427.00

Date Offer Sent: 11/10/2023

Owner's Counteroffer: \$60,000.00

Date Counteroffer Received: 4/17/2024

### Factors considered in evaluation:

1. Valuation Issues

- a.  Reconciliation of all available appraisals, including Owner's.
- b.  Other: Property owner believes 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: 06/2025  
Projected possession date, if settled is: 04/2024  
Projected possession date, if condemned is: 11/2024  
Letting date: 6/2025
- 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 82 is a partial acquisition containing 0.190 of an acre (8,270 sq. ft.) parcel of land situated in Hidalgo County, Texas and also being a part or portion of a certain 2.50 acre tract out of Lot 1, BLOCK 40, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION. On November 10, 2023, Acquisition Provider, L & G Engineering, made an offer of \$44,427.00 to property owners Omar T. Garza and Frances Garza, via certified mail. On April 17, 2024, Mr. and Mrs. Garza submitted a counter offer for \$60,000.00. In their counter offer they state that they feel their property is below market value. Based on the information provided within the the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement Not Be Approved. The difference between the approved value versus the property owner's counter offer (difference of \$15,573.00). We believe that the proposed counter offer offer is not within a reasonable range, thus resulting in a cost saving issue to the County.

This administrative settlement of \$ 15,573.00  is /  is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

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

4/23/24  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**COUNTY APPROVAL:**

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

\_\_\_\_\_  
Date

County: Hidalgo

ROW CSJ: 0921-02-406

Federal Project No.: N/A

Parcel ID: 82

Highway: Cesar Chavez Section II

Limits From: Business 83

Limits To: Nolana Loop

Novelia Sanchez

April 17, 2024

2100 W. Expressway 83

Mercedes, Texas 78570

Dear Novelia Sanchez,

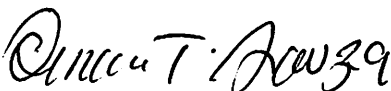
Thank you for your offer to purchase our property referred to above for a total sum of \$44,427.00. After reviewing your offer, we respectfully decline. Your offer is purchasing 8,270 SF of land @ \$4.25 / Square Foot. There are two subdivisions, Black Hills Estates and Oak Ridge Estates that sell land parcels @ \$8.17 / Square Foot. As you can see, your offer is well below market value. Furthermore, we have lived in our home since 1984 when there was minimal traffic, caliche roads and orange orchards. We have raised our children, grandchildren, horses, and dogs on our property over the last 40 years. Seeing any piece of our land purchased is heartbreaking for us, as we had no plans of moving or selling.

We understand that change is inevitable as the Rio Grande Valley has grown over the years. We are willing to sell the property above for \$60,000.00. We believe that our counteroffer is fair and reasonable and reflects the current market value of our property. We hope you accept our counteroffer.

Please let us know your response. You can reach us at 956-781-5456.

Sincerely,

Omar T. Garza & Frances Garza





# L&G Engineering

Transportation Consultants

November 6, 2023

County: Hidalgo  
CSJ: 0921-02-406  
Highway: Cesar Chavez Section II  
From: Business 83  
To: Nolana Loop  
Parcel: 82

RE: The purchase of a 0.190 of an acre (8,270 sf.) parcel of land situated in Hidalgo County, Texas, and also being a part or portion of a certain 2.50-acre tract out of Lot 1, Block 40, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, according to the plat or map thereof recorded in Volume 1, pages 24 - 26 of the Map Records of Hidalgo County.

Omar T. Garza & Francis Garza  
1219 W. Business Highway 83  
Alamo, Texas 78516

Dear Mr. Omar T. Garza & Mrs. Francis Garza:

Enclosed for your review and further processing are the following:

- Initial Offer Letter
- Metes and Bounds and Plat (proposed right of way to be acquired highlighted in yellow, located within appraisal report)
- Appraisal Report prepared by: Leonel Garza, III dated 9/5/2023
- Acknowledgement of Receipt of Appraisal Report
- Land Owner Bill of Rights
- Title Commitment
- Sample Deed
- Brochures ("State Purchase of Right of Way")

Please return the signed Acknowledgement of Receipt to our office at L&G Engineering, 900 S. Stewart Road, Suite 10, Mission, Texas 78572.

Should you have any questions or need additional information, please do not hesitate to contact me at (956) 585-1909.

Sincerely,

Fernando Herrera,  
Right of Way Administrator



# L&G Engineering

Transportation Consultants

November 6, 2023

Via Certified Mail, Return Receipt Requested,

No. 7022 2410 0002 7168 3979

County: Hidalgo

Federal Project No.: N/A

Highway: Cesar Chavez Section II

ROW CSJ: 0921-02-406

Parcel ID: 82

From: Business 83

To: Nolana Loop

Omar T. Garza & Francis Garza  
1219 W. Business Highway 83  
Alamo, Texas 78516

Dear Mr. Omar T. Garza & Mrs. Francis Garza:

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") and Hidalgo County (the "County") follow 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, Novelia Sanchez, a portion of your property located on Cesar Chavez 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 **\$44,427.00** for the Property, which includes **\$41,028.00** for the Property to be purchased and **\$3,399.00** for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of the property to be acquired, as determined in accordance with State law, less oil, gas, and sulfur, 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 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 State to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are 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 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.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
A. Fencing – Chain Link with barbwire	\$1.00
B. Fencing – Wood fencing	\$1.00
C. Fencing – Ranch Style	\$1.00

If you wish to accept the offer based upon this appraisal, please contact Novelia Sanchez, 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 the 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's 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 that 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 that 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.

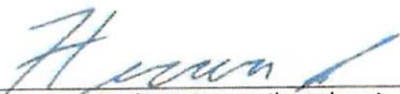
Please see the enclosed copy of the proposed instrument that will convey the Property and any improvement owned by you on the Property to the Department. Additionally, please see the enclosed copy of the Texas Landowner Bill of Rights.

Also enclosed 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 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 Ms. Novelia Sanchez at the telephone number provided above regarding any questions you may have.

Please see the enclosed copy of the Texas Landowners' 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 signatories

**ENCLOSURES:**  
Appraisal Report(s)  
Landowner Bill of Rights  
"Right of Way Purchase" Brochure

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

Address of Property: 1146 N Cesar Chavez Road, San Juan, Texas  
 Property Owner: Omar T. Garza & Francis Garza  
 Address of Property Owner: 1219 W Business Highway 83, Alamo,  
 Texas 78516

District: Pharr  
 Parcel: 82  
 ROW CSJ: 0921-02-406

Occupant's Name: Omar T. Garza & Francis Garza  
 Whole:  Partial:  Acquisition

Federal Project No: N/A  
 Highway: Cesar Chavez Road Ph II 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 \$44,427 as of January 26, 2023, based upon my independent appraisal and the exercise of my professional judgment;

That on January 26, 2023, I personally inspected in the field the property herein appraised; that I afforded Omar T. Garza & Francis Garza, 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 15, 2023;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of L&G Engineering Transportation Consultants Inc., Hidalgo County Precinct No. 2 and or the Texas Department of Transportation, 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 SB18 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
2. If so, is the denial of direct access material? 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 \$ 0.00

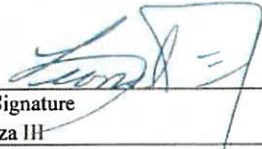
I certify to the best of my knowledge and belief:

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 IH  
 Certification Number  
 TX-1328375 G  
 Date: September 5, 2023

To the best of my knowledge, the value does not include any items which are not compensable under State law.	
<b>Brian Cade</b> <small>Digitally signed by Brian Cade          DN: cn=Brian Cade, o=ROV Appraisal Services, ou,          email=brian@rovappraisals.com, c=US          Date: 2023.09.07 14:24:18 -0500</small>	<b>9/7/2023</b>
Reviewing Appraiser	Date



### TABULATION OF VALUES

Parcel: 82 Highway: Cesar Chavez Road Ph II ROW CSJ: 0921-02-406  
 Taking Type: Partial District: Pharr  
 Size of Remainder: None County: Hidalgo  
 Type of Property: Residential Federal Project: N/A  
 Contract Fencing: N/A  
 Appraised by: Leonel Garza III  
 Date Appraised: 9/5/2023

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	100.00%	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Omar T. Garza & Francis Garza	Fee Simple	0.190 of an acre/ 8,270 square feet	\$35,148.00	N

#### I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$35,148.00	\$5,880.00	\$0.00	\$3,399.00	\$44,427.00

#### II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Fencing	Chain Link With Barbwire	\$5,382.00	\$1.00	N/A
B.	Fencing	Wood Fencing	\$413.00	\$1.00	N/A
C.	Fencing	Ranch Style	\$85.00	\$1.00	N/A



**TABULATION OF VALUES (continued)**

Parcel: 82

Highway: Cesar Chavez Road Ph II

ROW CSJ: 0921-02-406

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

**V. Recapitulation**

<b>Date:</b>	9/5/2023			<b>Recommended Value</b>
<b>Appraiser's Name:</b>	Leonel Garza III			
<b>Value of Whole Property</b>	\$622,707.00			\$622,707.00
<b>Parcel Area: 0.190 ac.</b>				
<b>VALUE FOR PARCEL</b>				
<b>Land: per_sf. \$4.25</b>	\$35,148.00			\$35,148.00
<b>Easement</b>	\$0.00			\$0.00
<b>Improvements</b>	\$5,880.00			\$5,880.00
<b>Net Damages or (Enhancements)</b>	\$3,399.00			\$3,399.00
<b>OAS Value(s)</b>	\$0.00			\$0.00
<b>TOTAL COMPENSATION</b>	\$44,427.00			\$44,427.00

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

**TABULATION OF VALUES (continued)**

Parcel: 82

Highway: Cesar Chavez Road Ph II

ROW CSJ: 0921-02-406

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

Appraiser: Leonel Garza III  
Effective Date of Valuation: January 26, 2023  
Report Dated: September 5, 2023  
Review Appraiser: Brian Cade  
Effective Date of Review: September 7, 2023  
TxDOT Review Appraiser: N/A  
Report Received at TxDOT:

Parcel 82 appears to be a parcel taking of 0.190 of an acre (8,270) sf. parcel of land being a part or portion of a certain 2.50 acres more or less, to be carved out of the North 5 acres of the West 15 acres of the North 20 acres of Lot 1, Block 40, Alamo Land & Sugar Company's Subdivision of lands in Porcion 72, Los Torritos, Santa ana and El Gato Grants, Hidalgo County, Texas.

This parcel is located at the Southeast corner of Cesar Chavez Road and Sioux Road within the Alamo ETJ Area. The whole property containing a single family residence is owned by Omar T. Garza & Francis Garza. The highest and best use is for Interim Single-Family Residential Use with a Future Commercial Use.

Three (3) recent comparable sales are utilized to value the whole property at \$4.25 per sf. The part taken is properly valued as a pro-rata part of the whole property unit value. There are no market damages to the remainder land.

A breakdown of the total compensation is as follows: Land owned by Omar T. Garza & Francis Garza to be \$35,148.00, improvements owned by Omar T. Garza & Francis Garza are \$5,880.00 and the cost to cure damages is \$3,399.00 totaling \$44,427.00.

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 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 appraisal report. It is recommended that the total value of \$44,427.00 be approved for negotiations and acquisition.

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

Retentions of \$1.00 are applied to each site improvement to encourage retention and removal.

**TABULATION OF VALUES (continued)**

Parcel: 82

Highway: Cesar Chavez Road Ph II

ROW CSJ: 0921-02-406

**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.

**Brian Cade**

Digitally signed by Brian Cade  
DN: cn=Brian Cade, o=RGV Appraisal  
Services, ou,  
email=brian@rgvappraisals.com, c=US  
Date: 2023.09.07 14:25:05 -05'00'

9/7/2023

Reviewing Appraiser

Date

Contract Reviewing Appraiser (if applicable)

Date

Division Reviewing Appraiser (if applicable)

Date

**X. Approval of Values**

*Brian B2*

9/27/23

County/City Representative

Date

ROW Staff Representative

Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 11/7/23 *[Signature]*

# LOT PRICING

LAST UPDATED: 08/16/2023

LOT #	DIMENSIONS	PRICE
1	80x111	N/A
2	53x111	N/A
3	53x111	N/A
4	53x111	N/A
5	53x111	N/A
6	53x111	N/A
7	53x111	N/A
8	53x111	N/A
9	53x111	N/A
10	53x111	N/A
11	53x111	N/A
12	53x111	N/A
13	53x111	N/A
14	53x111	N/A
15	53x111	N/A
16	53x111	\$56,000
17	53x111	\$56,000
18	53x114	\$56,000
19	53x114	\$56,000
20	53x114	\$56,000
21	90x76x136	\$56,000
22	120x066x34	\$56,000
23	106x121x137	N/A
24	115x71x116	\$56,000
25	53x115	\$56,000
26	53x115	\$56,000
27	53x115	\$56,000
28	53x115	\$56,000
29	53x115	\$56,000
30	53x115	\$56,000

LOT #	DIMENSIONS	PRICE
44	53x112	\$56,000
45	53x112	\$56,000
46	53x112	\$56,000
47	53x112	\$56,000
48	53x112	\$56,000
49	53x112	\$56,000
50	53x112	\$56,000
51	53x112	\$56,000
52	53x112	\$56,000
53	53x112	N/A
54	53x112	N/A
55	53x112	\$56,000
56	53x112	\$56,000
57	53x112	\$56,000
58	53x112	\$56,000
59	53x112	\$56,000
60	53x114	\$56,000
61	53x112	\$56,000
62	53x112	\$56,000
63	53x112	\$56,000
64	53x112	\$56,000
65	53x112	\$57,000
66	53x111	N/A
67	53x112	N/A
68	53x112	N/A
69	53x112	N/A
70	53x112	N/A
71	53x112	N/A
72	53x112	N/A
73	53x112	N/A

LOT #	DIMENSIONS	PRICE
87	53x112	\$56,000
88	53x112	\$56,000
89	53x112	\$56,000
90	53x112	\$56,000
91	53x112	\$56,000
92	53x112	\$56,000
93	53x112	N/A
94	53x112	N/A
95	53x112	N/A
96	53x112	\$56,000
97	53x112	\$56,000
98	53x112	\$56,000
99	53x112	\$57,000
100	53x112	N/A
101	53x112	N/A
102	53x112	\$56,000
103	53x112	N/A
104	53x112	N/A
105	53x114	N/A
106	53x112	N/A
107	53x112	\$56,000
108	53x112	\$56,000
109	53x112	\$56,000
110	53x112	N/A
111	53x112	N/A
112	53x112	N/A
113	53x112	\$56,000
114	53x112	\$56,000
115	53x112	N/A
116	53x112	\$57,000



**\$59,900**



**PENDING**

**02 E Sioux Rd**

San Juan, TX 78589

San Juan Neighborhood

Estimated payment \$388/month

**0.16**

Acres

**\$374,375**

Price / Acre

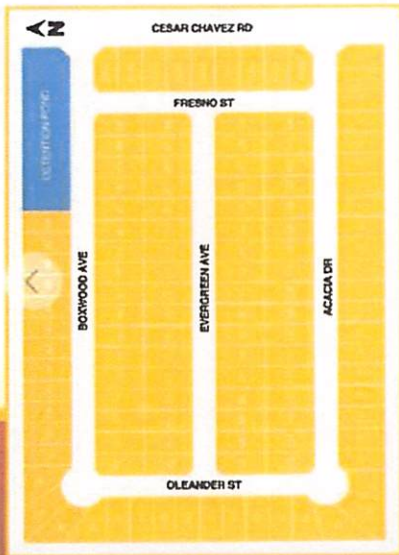
**6,970**

Sq Ft Lot

### About This Lot

Black Hills Estates is San Juan, Tx Newest Subdivision!

This community features 87 single family lots to choose from. Located on Sioux Rd in between Raul



# LOTS STARTING — IN THE 50's

- Min Living Sq Ft 1,200
- Minimum 1 Car Garage
- Stucco or Brick Homes
- Roof 30 Year Shingles

*Oak Ridge* >  
— ESTATES —



Call Us To Reserve!  
(956) 627-3589

SELS 71 & 72

ASSUMPTION WARRANTY DEED  
DOC. No. 867906  
O.R., H.C., TX.  
APRIL 28, 2000  
1.00 ACRE CAL

STA. 106+90.90  
30.00' LT.

DOC. No. 3031643  
O.R., H.C., TX.  
JULY 17, 2019  
1.12 ACRE CALL (DEED)

15' UTILITY EASEMENT  
TO CITY OF SAN JUAN  
DOC. No. 1027198  
O.R.H.C.T

EXIST. SAN. SEWER M.H. TOP=100.66  
FL=100.66  
S 08°34'17" W 30.00'  
S 81°25'43" E 95.08'  
S 08°34'17" W 30.00'  
S 81°25'43" E 95.08'

15' R.O.W. EASEMENT TO  
NORTH ALAMO WATER SUPPLY CO.  
DOC. No. 649245  
O.R.H.C.T

20' R.O.W. EASEMENT  
TO CITY OF SAN JUAN  
DOC. No. 653414  
O.R.H.C.T SET

P.O.B. STA. 264+40.91  
PARCEL 72 70.18' LT.  
SET  
E=1105353.74  
N=16603191.44  
STA. 264+11.30  
40.00' LT.

SET  
STA. 265+20.90  
69.92' LT.  
P.O.B. PARCE  
SET  
E=110  
N=166  
STA. 2  
40.03'  
EXISTING

CITY OF SAN JUAN  
WARRANTY DEED  
DOC. No. 1034872  
O.R.H.C.T  
N 8° 34' 17.29" E 411.41'

EXIST. 2" WATERLINE (N.A.W.S.C.)  
CHAINLINK FENCE

S 08°34'17" W 32.01'  
EXIST. 6" WATERLINE (N.A.W.S.C.)  
PI 264+11

SIoux ROAD  
CALICHE ROAD  
PC 105+90  
PC 105+90.33

N 81°25'43" W 30.00'  
S 08°34'46" W 30.00'  
S 08°34'46" W 30.00'

262+00 263+00 264+00 265+00 266+00

EXIST. 6" WATERLINE (N.A.W.S.C.)  
WOOD FENCE

EXIST. SAN. SEWER M.H. TOP=99.30  
FL=99.30  
UTILITY EASEMENT  
(G. 23A, M.R.)

N 08°34'17" E 145.76'  
EXIST. TYPE "CC" INLET 4"x4"  
TOP=98.27  
36" RCP W FL=91.80  
36" RCP N FL=91.83

P.O.B. PARCEL 82 SET  
E=1105432.85  
N=16603179.55  
STA. 264+11.34  
40.00' RT. SET  
STA. 264+41.76  
69.81' RT.

N 08°32'02" E 30.00'  
S 36°26'50" W 42.44'  
S 36°26'50" W 42.44'

P.O.B. PARCEL 94 SET  
E=1105451.53  
N=16603298.09  
STA. 265+31.58  
EXIST. TYPE 40.06' RT.  
"CC" INLET 4"x4"  
TOP=96.78  
36" RCP N/S FL=91.36

SET  
STA. 265+01.76  
70.27' RT.

**PRELIMINARY**  
**SUBJECT TO REVISION**

OMAR T. GARZA AND WIFE,  
FRANCIS GARZA  
WARRANTY DEED  
VOL. 1692, PG. 896  
O.R., H.C., TX.  
OCTOBER 16, 1980  
2.5 ACRE CALL (DEED)

2-13-24

82

CURVE C15

24" PALM TREE

361.02'

391.02'

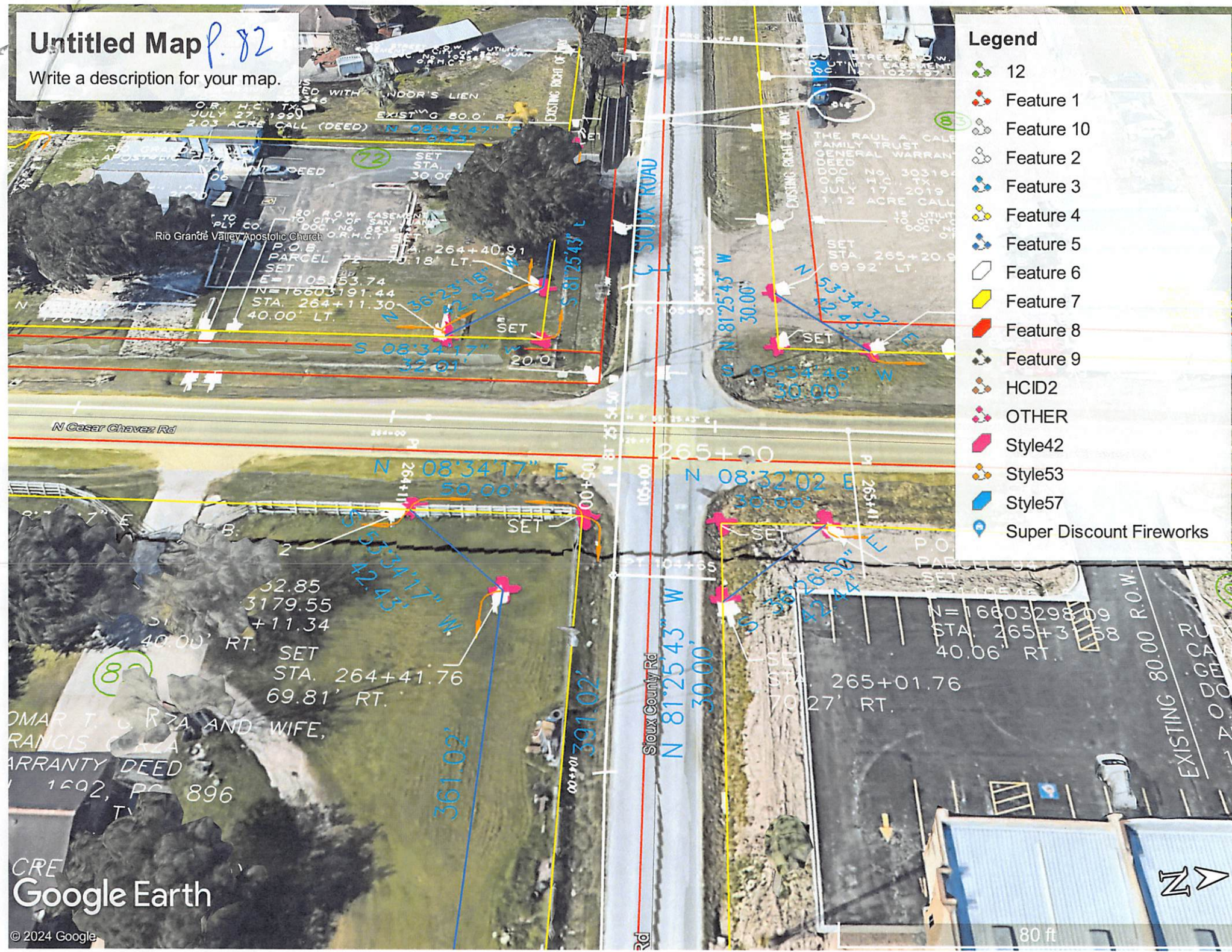
EXISTING 80.00' R.O.W.

# Untitled Map P. 82

Write a description for your map.

## Legend

- 12
- Feature 1
- Feature 10
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- Feature 7
- Feature 8
- Feature 9
- HCID2
- OTHER
- Style42
- Style53
- Style57
- Super Discount Fireworks



CRE  
Google Earth

80 ft



# Untitled Map

Write a description for your map.

## Legend

- 12
- Feature 1
- Feature 10
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- Feature 7
- Feature 8
- Feature 9
- HCID2
- OTHER
- Style42
- Style53
- Style57
- Super Discount Fireworks



Google Earth

© 2024 Google

90 ft

## NEGOTIATOR'S REPORT

Owner(s): Omar T, Garza & Francis Garza

Address: 1219 W. Business Highway 83

Alamo, Texas 78516

Telephone No.:

Person(s) Contacted:

Where Contacted: Onsite Visit

Offer: \$44,427.00

Parcel No.: 82

District: PHARR

Federal Project No.:

ROW CSJ: 0921-02-406

Highway No.:

Date: 12/22/2023

Time: 10:15 am

Counteroffer:

**On December 22, 2023- I went by the property and left my business card on the iron gate. We will try to go by this afternoon again to see if we can make contact with PO.**

**1/2/2024: We went by and met with both property owners Mr. and Mrs. Garza, and their daughter. After discussing the initial offer and questions regarding the take, they did state they wanted to submit a counter offer. They will prepare today and we can pick up tomorrow.**

**1/3/2024: I called Mrs. Garza and she stated they would call me to go pick up after lunch.**

**1/8/2024: We went to pick up counter offer and informed property owner we would review and wait for their supporting documentation (estimates) to submit to the precinct for review.**

**1/15/2024: After reviewing appraisal and parcel survey, it was noted that the area they counter offered on was already existing roadway. We called and let them know we needed to meet.**

**2/13/2024: We were finally able to meet with PO, and explained the situation to her. She stated she still wanted to counter for the price of the land and hopefully get another entrance through Sioux Road. We asked her to submit her counter offer when ready and we would submit to precinct for their review. We also mentioned we would inquire about a second driveway entrance through Sioux road with the project engineer.**

Negotiator's Name and Signature: \_\_\_\_\_

Novelia Sanchez





### NEGOTIATOR'S REPORT

Owner(s): Omar Toren & Frances Garza  
Address: 1219 W. Business Highway 83  
Alamo, Texas 78516  
Telephone No.: 956-789-2345 (Mr. Omar T.)  
Person(s) Contacted:

Parcel No.: 82  
District: PHARR  
Federal Project No.:  
ROW CSJ: 0921-02-406  
Highway No.:  
Date:  
Time:  
Counteroffer:

Where Contacted:

Offer:

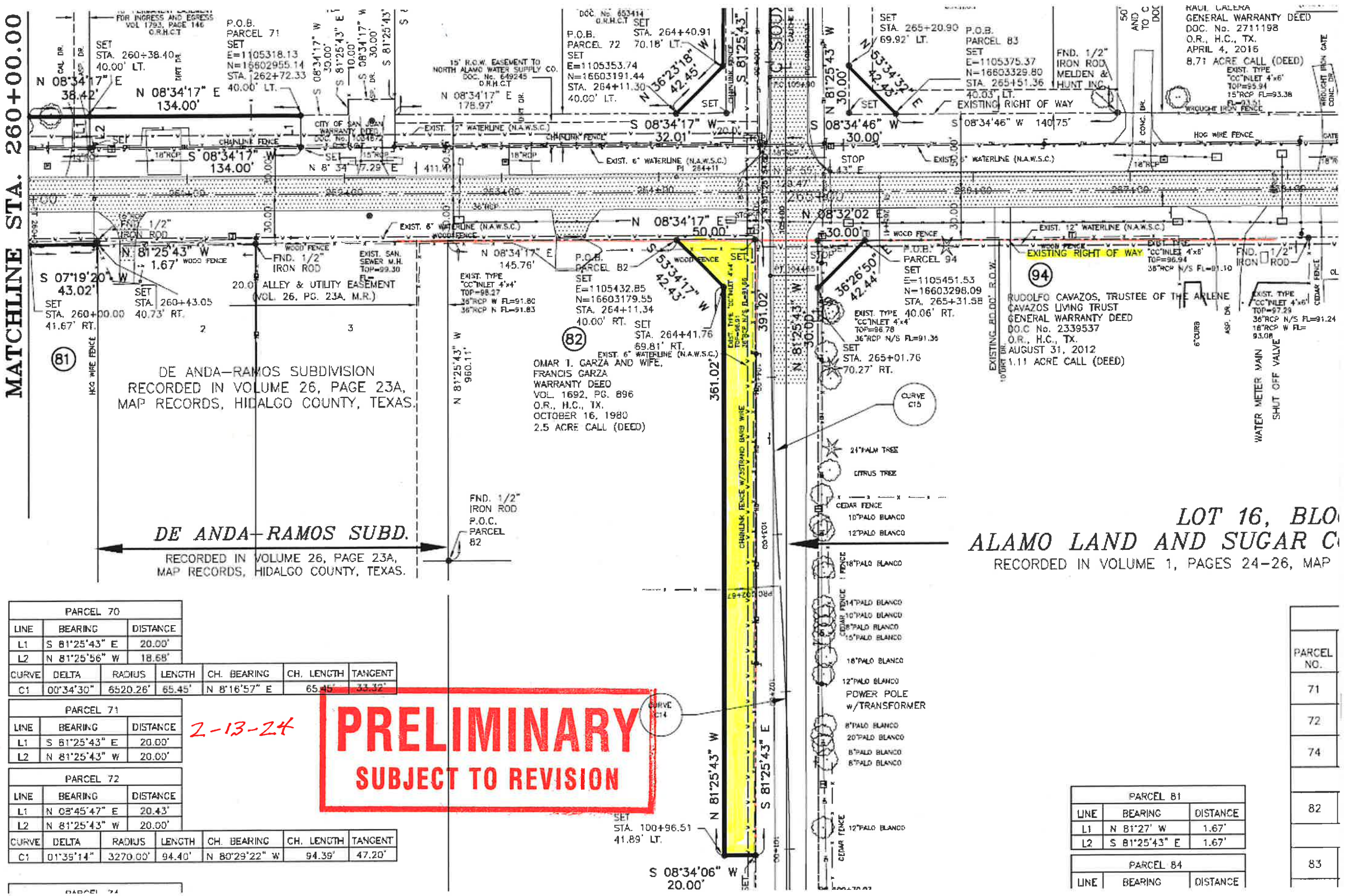
**On December 12, 2022: Property owner called in and he stated he wanted a call back from us. I called Mr, Omar T., and he told me that he wanted to call me back about 4:15 pm. (Novie)  
12/15/2022 Spoke with Mr. Toren and he stated he wanted to be present when his property gets appraised.  
2/27/2023: Mr. Toren, called in requesting a call back. I called him back and he just wanted to inform me that he received the info letter. He also wanted to know our starting point for this project. I gave him the information and he thanked me.  
1/26/2024- Mr. Toren called in an has accepted the offer. Did speak to him about the abstract judgment against previous owner similar name. Will get with Sierra Title and circle back to him.**

**Action Taken:**

Negotiator's Name and Signature: \_\_\_\_\_  
Novelia Sanchez



MATCHLINE STA. 260+00.00



DE ANDA-RAMOS SUBDIVISION  
RECORDED IN VOLUME 26, PAGE 23A,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

DE ANDA-RAMOS SUBD.  
RECORDED IN VOLUME 26, PAGE 23A,  
MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 16, BLOCK  
ALAMO LAND AND SUGAR CO.  
RECORDED IN VOLUME 1, PAGES 24-26, MAP

PARCEL 70		
LINE	BEARING	DISTANCE
L1	S 81°25'43" E	20.00'
L2	N 81°25'56" W	18.68'

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	TANGENT
C1	00°34'30"	6520.26'	65.45'	N 8°16'57" E	65.45'	33.32'

PARCEL 71		
LINE	BEARING	DISTANCE
L1	S 81°25'43" E	20.00'
L2	N 81°25'43" W	20.00'

PARCEL 72		
LINE	BEARING	DISTANCE
L1	N 08°45'47" E	20.43'
L2	N 81°25'43" W	20.00'

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	TANGENT
C1	01°35'14"	3270.00'	94.40'	N 80°29'22" W	94.39'	47.20'

PARCEL 81		
LINE	BEARING	DISTANCE
L1	N 81°27' W	1.67'
L2	S 81°25'43" E	1.67'

PARCEL 84		
LINE	BEARING	DISTANCE
L1	N 81°27' W	1.67'
L2	S 81°25'43" E	1.67'

PARCEL NO.
71
72
74
82
83

**PRELIMINARY  
SUBJECT TO REVISION**

2-13-24