

L&G Engineering

Transportation Consultants

June 11, 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.: 78

Dear Commissioner Cantu:

Attached herewith is a counter-offer as submitted by Lucia D. Saldaña and Ana S. Quiroga, owners of Parcel 78 on June 11, 2024. L & G Engineering has reviewed the aforementioned and hereby recommends that counteroffer be **approved**. Attached also 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 Commissioners' Hearing we recommend that the counteroffer of **\$29,522.00** 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" Hererra
Right of Way Administrator

Attachments: As noted.

cc: File



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-406

Highway: Cesar Chavez Rd

Parcel No.: 78

Owner's Name: Lucia D. Saldaña and Ana S. Quiroga

Approved Offer: \$22,085.00

Owner's Counteroffer: \$29,522.00

County: Hidalgo

Project Limits: From Business 83 to Nolana Loop

Date Offer Sent: 11/17/2023

Date Counteroffer Received: 6/11/2024

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Property owner believes her property and improvements have been 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: 06/2024
Projected possession date, if settled is: 7/2024
Projected possession date, if condemned is: 12/2024
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 78 is a partial acquisition containing 0.075 of an acre (3,249 sq. ft.) parcel of land situated in Hidalgo County, Texas and also being a part or portion of a certain 10.0 acre tract out of Lot 1, Block 40, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION. On November 17, 2023, Acquisition Provider, L & G Engineering, made an offer of \$22,085.00 to property owners Lucia D. Saladaña and Ana S. Quiroga, via certified mail. On June 11, 2024, property owners submitted a counter offer for \$29,522.00. In their counter offer they state that their land and improvements have been undervalued, and also stated they have all supporting documentation where they paid much more for their fence than was appraised. (Please see supporting docs attached). Ms. Saldaña and Ms. Quiroga want to have the same fencing they now have after the "taking". Based on the information provided within the the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. The difference between the approved value versus the property owner's counter offer (difference of \$7,437.00) does not warrant the risk and added expenses associated with standard eminent domain proceedings. Accepting said counter offer will help avoid project time delays, and associated condemnation proceedings, thus resulting in a cost saving to the county.

This administrative settlement of \$ 29,522.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):


Project Engineer/ROW Administrator

6/11/24
Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

Lucia D. Saldaña & Ana S. Quiroga
1104 N. Cesar Chavez Road
Alamo, Texas 78516

Hidalgo County
Highway: Cesar Chavez Rd. Section II
Parcel No. 78

RE: Offer Letter Dated November 17, 2023
Attn: Ms. Novelia Sanchez – ROW Agent
L&G Engineering Transportation Consultants

Dear Ms. Sanchez,

In your letter dated November 17, 2023, the Texas Department of Transportation and the County of Hidalgo offered us \$22,085.00 for our land and improvements located in Parcel No. 78.

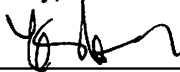
We agree with the future transportation improvement of the Cesar Chavez roadway and the anticipated betterment and safety of the vehicular travel.

However, we do not agree with the acquisition offer of \$22,085.00, and we reject the County's offer. Please note that Mr. Garza's appraisal report was prepared on September 5, 2023, approximately eight (9) months ago. Land values and cost of construction materials have gone up slightly and we do not see any additional cost for the fence that was recently installed in December of 22. We have gathered all of our receipts on what we have spent installing the fence that is up on our property, and the appraisal comes short of the value in the appraisal. We have also looked at other properties and feel that our property has been undervalued as well, they are not consistent with today's present costs. Our counter offer is the amount of:


- Land – and improvements.....**\$29,522.00**

Please consider and approve our counter offer mentioned above, so that we may proceed with this acquisition transaction.

Sincerely,



Lucia D. Saldaña



Ana S. Quiroga



Printed from Chase Personal Online

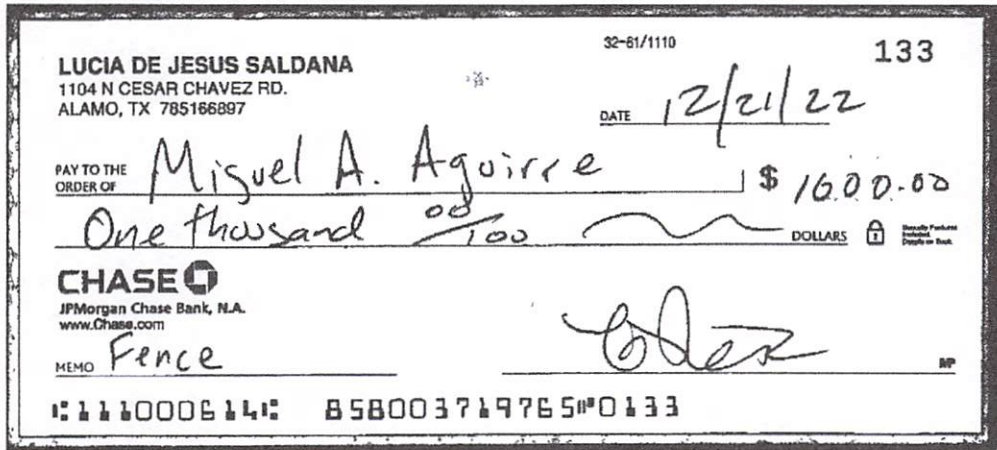
Check Details

Total: **-\$1,000.00**

Post date: Dec 21, 2022

Check #: 133

Front Back





Printed from Chase Personal Online

Check Details

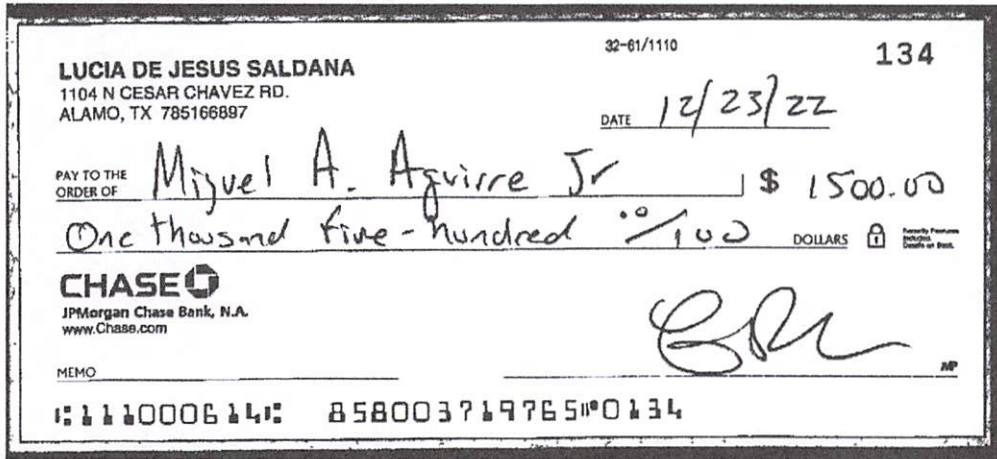
Total: **-\$1,500.00**

Post date: Dec 23, 2022

Check #: 134

Front

Back





Printed from Chase Personal Online

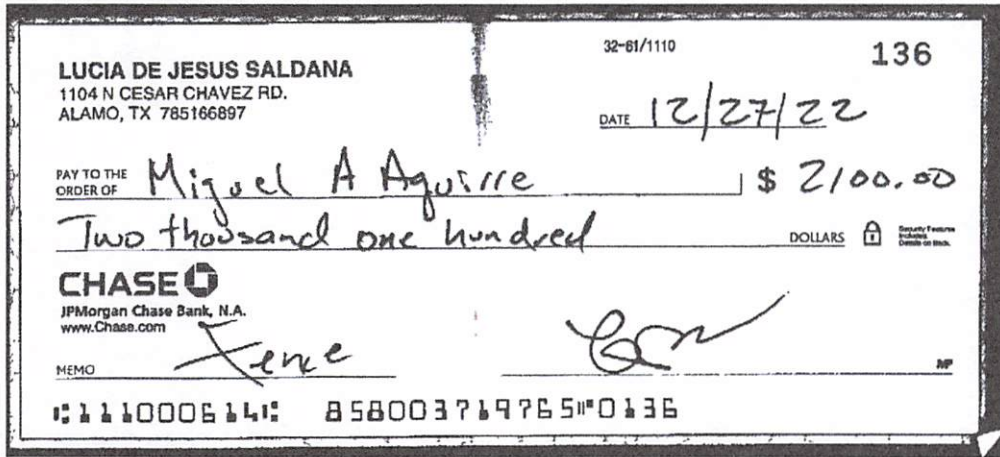
Check Details

Total: **-\$2,100.00**

Post date: Dec 28, 2022

Check #: 136

Front Back





Printed from Chase Personal Online

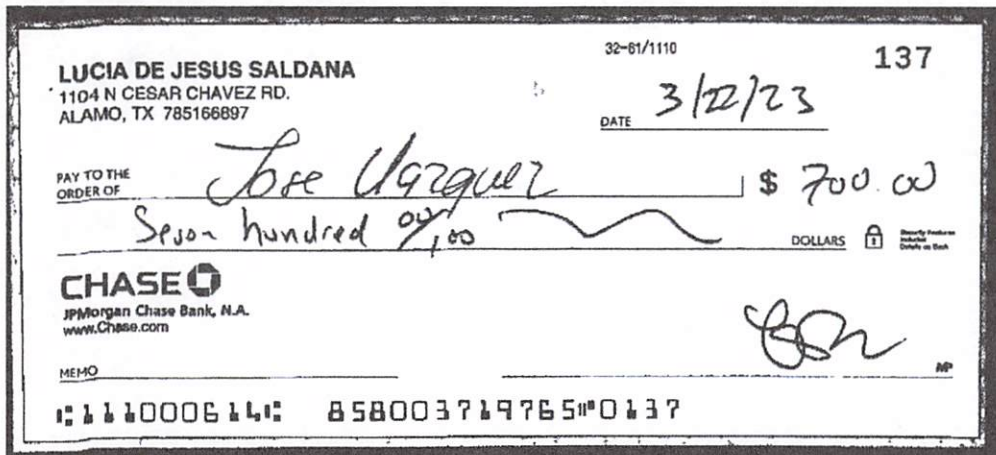
Check Details

Total: **-\$700.00**

Post date: Mar 22, 2023

Check #: 137

Front Back





Printed from Chase Personal Online

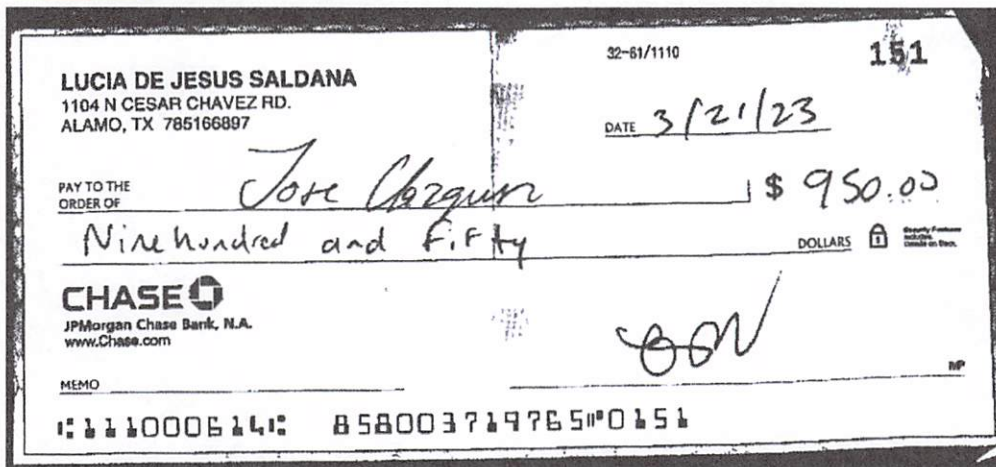
Check Details

Total: **-\$950.00**

Post date: Mar 21, 2023

Check #: 151

Front Back



12 MONTHS FINANCING* ON PURCHASES \$299 OR MORE + New Accounts Save Up to \$100†. Valid 3/21-5/8/24



behr semi transparent stain



Mcallen 10PM

78577

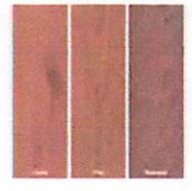
Home / Paint / Exterior Wood Coatings / Exterior Wood Stains

Internet # 310037651 Model # 507705 Store SKU # 639480

BEHR PREMIUM 5 gal. #ST-146 Cedar Semi-Transparent Waterproofing Exterior Wood Stain and Sealer

★★★★★ (3948) Questions & Answers (998)

Live Chat
Feedback



Shop All

Services

DIY

Me



[Share](#) [Print](#)

\$228⁰⁰



Pay **\$203.00** after **\$25 OFF** your total qualifying purchase upon opening a new card. [i](#)

[Apply for a Home Depot Consumer Card](#)

[Live Chat](#)
[Feedback](#)

Mcallen Store

✓ 20 in stock Aisle 09, Bay 004

Color/Finish: **Cedar**

Cedar ▼

Container Size: **5 Gallon**

8 Ounce 1 Quart 1 Gallon 5 Gallon

Transparency: **Semi-Transparent**

Semi-Transparent Solid Transparent

Pickup at **Mcallen**

Delivering to **78577**

Pickup
Today

Delivery
Thursday, Apr 4



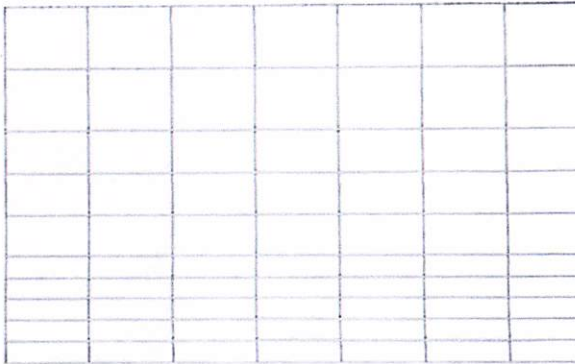
Services



My TSC Store: Mission TX

Search

4.9(327) SKU:3610325



\$29.99

Available Promotions

✓ Bulk Discount buy 25 get 5% off each [Learn More](#)

Size: 16x34



Color: Clear



Buy In Store: Mission TX [Search Stores](#)

✓ 116 In Stock

Pickup In Store: Mission TX

Curbside / Pickup in Store - Available for pickup **Today FREE**

Home Delivery



[Get the App](#) X

Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



INVOICE

2212-109467 PAGE 1 OF 1



Pharr Store
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

1/2/2023 12:30 PM

JOB ADDRESS
 Saldana
 1/22 1-5 pm
 1 cesar chavez
 58 1116
 tx
 21 3996

ACCOUNT	JOB
CASH	0
SOLD ON	12/19/2022 4:30:34 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH11
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	

BRCH:1000 *** INVOICE ***
 CASHIER: IZAMAR 2301-127561

1/22 1-5 PM

ACCT # : CASH
 JOB # : 0
 NAME : CASH SALES

1518216 1 X 8-16' #2 S4S YP/SPF
 -4 EACH @ 19.44EACH -77.76
 2014T8 1 X 4-8' #2 TREATED LUMBER
 -5 EACH @ 5.39EACH -26.95
 2016T8 1 X 6-8' #2 TREATED LUMBER
 -32 EACH @ 7.19EACH -230.08
 201646ECO 1 X 6 X 8 5/8" TREATED
 DOG EAR PICKET
 -13 EACH @ 4.79EACH -62.27
 2018 2 X 4-8' TREATED LUMBER
 -5 EACH @ 4.99EACH -24.95
 COMMENT OUTSIDE RETURN LEFTOVER
 MATERIAL NOT TAKING ANYTHING
 PAID CARD
 0 0.00 0.00

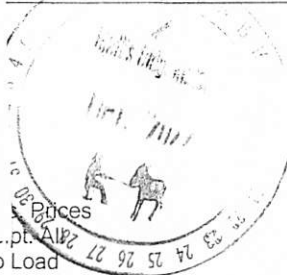
	D	T	Price	Per	Amount
Quote: 2212-080093					
EATED LUMBER	N	Y	5.9900	EACH	215.64
EATED LUMBER	N	Y	7.9900	EACH	23.97
EATED POST	N	Y	17.1900	EACH	257.85
EATED LUMBER	N	Y	11.7900	EACH	282.96
TREATED DOG EAR		Y	4.7900	EACH	1,269.35
CONCRETE MIX 80LB/BAG	N	Y	5.1900	EACH	77.85
EXT SCR STAR DR (STGD5)		Y	32.9900	EACH	98.97
EXT SCR STAR DR (STGD5)		Y	32.9900	EACH	32.99
EATED LUMBER	N	Y	14.7900	EACH	207.06
4S YP/SPF	N	Y	19.4400	EACH	311.04
BETTER SPF	N	Y	8.5200	EACH	119.28
LARGE - ZONE 1 (<8)	N	Y	45.0000	EACH	45.00
EATED LUMBER	N	Y	7.1900	EACH	431.40
EATED LUMBER	N	Y	5.3900	EACH	215.60
EDAR PICKET	N	Y	3.4900	EACH	1,221.50

SUBTOTAL -422.01
 SALES TAX HID 8.25% -34.82
 TOTAL -456.83
 AMT PAID -456.83
 CHANGE DUE 0.00

PAYMENT METHOD[S]:

REFUND-Visa -456.83
 ACCT:###9976 APPROVED:01666C
 Entry Mode: SWIPE

AL: VISA CREDIT
 SALE: 207.32
 Entry Mode: CHIP
 AID: A000000031010



HID 8.25%	SubTotal	4,810.46
	Sales Tax	396.86
	Deposit	
Please Pay This Amount		5,207.32

special orders are NOT REFUNDABLE. Need STORE COPY to Load

DELIVERY L: ___ D: ___
 T: ___ TIME: ___

Signature



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



INVOICE

2212-109467 PAGE 1 OF 1

SOLD TO	JOB ADDRESS
Sales	lucia saldana 12/20/22 1-5 pm 1104 n cesar chavez 956 358 1116 alamc tx 956 821 3996

ACCOUNT	JOB
CASH	0
SOLD ON	12/19/2022 4:30:34 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH11
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	

NEED STORE COPY TO LOAD <<< L: D: 12/20/22 1-5 PM
 DELIVERY T: TIME:

DELIVERY

Quantity	UM	Item	Description	D	T	Price	Per	Amount
36	EACH	20410	2 X 4-10' TREATED LUMBER	N	Y	5.9900	EACH	215.64
3	EACH	20412	2 X 4-12' TREATED LUMBER	N	Y	7.9900	EACH	23.97
15	EACH	20468	4 X 6-8' TREATED POST	N	Y	17.1900	EACH	257.85
24	EACH	20416	2 X 4-16' TREATED LUMBER	N	Y	11.7900	EACH	282.96
265	EACH	201648ECO	1 X 6 X 8 5/8" TREATED DOG EAR PICKET	N	Y	4.7900	EACH	1,269.35
15	EACH	851	QUIKRETE-CONCRETE MIX 80LB/BAG	N	Y	5.1900	EACH	77.85
3	EACH	6466674117	1-5/8 X 8 PGP EXT SCR STAR DR GLD 5# (L158STGD5)	N	Y	32.9900	EACH	98.97
1	EACH	6466674121	2-1/2 X 9 PGP EXT SCR STAR DR GLD 5# (L212STGD5)	N	Y	32.9900	EACH	32.99
14	EACH	20812	2 X 8-12' TREATED LUMBER	N	Y	14.7900	EACH	207.06
16	EACH	1518216	1 X 8-16' #2 S4S YP/SPF	N	Y	19.4400	EACH	311.04
14	EACH	1514212	1 X 4-12' #3 & BETTER SPF	N	Y	8.5200	EACH	119.28
1	EACH	1	DELIVERY CHARGE - ZONE 1 (<8)	N	Y	45.0000	EACH	45.00
60	EACH	2016T8	1 X 6-8' #2 TREATED LUMBER	N	Y	7.1900	EACH	431.40
40	EACH	2014T8	1 X 4-8' #2 TREATED LUMBER	N	Y	5.3900	EACH	215.60
350	EACH	2016	1 X 6 - 6' 5/8" CEDAR PICKET	N	Y	3.4900	EACH	1,221.50

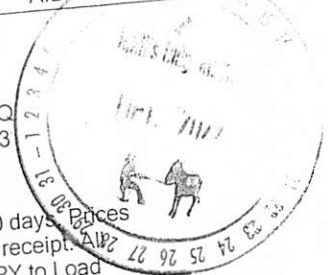
AL: MASTERCARD
 SALE: 5000.00
 Entry Mode: CHIP
 AID: A0000000041010

AL: VISA CREDIT
 SALE: 207.32
 Entry Mode: CHIP
 AID: A0000000031010

Payment Method(s)

MasterCard
 Visa

5,000.00 ####8287 002980
 207.32 ####4064 619103

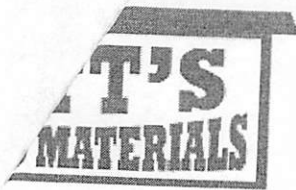


HID 8.25%	SubTotal	4,810.46
	Sales Tax	396.86
	Deposit	
Please Pay This Amount		5,207.32

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. special orders are NOT REFUNDABLE. Need STORE COPY to Load material!!!

DELIVERY

L: D: T: TIME:



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-114539

PAGE 1 OF 1

SOLD TO

JOB ADDRESS
 SALDANA/LUCIA D
 # 59

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/22/2022 11:20:37 AM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH11
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	HUGOM
MODIFIED BY	IZAMAR

>>>NEED STORE COPY TO LOAD<<<

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
6466652849	2 1/2" PRIMEGUARD TEN EXTERIOR SCREWS 5LB (PTN212S5)		1	1	0	EACH	32.9900	EACH	32.99
2351305215	2IN LG (7664CGR) GALVANIZED STAPLES 16GA 7/16CRN		1	1	0	EACH	79.9900	EACH	79.99
2048	2 X 4-8' TREATED LUMBER	N	10	10	0	EACH	4.9900	EACH	49.90
5643403261	COB LED HEAD LAMP WITH RED LED		1	1	0	EA	7.9900	EA	7.99
COMMENT	using credit 1141513								



Payment Method(s)

Cash #VISA 9976 67.42
 Debit 117.55 ##7966 042212

	SubTotal	170.87
HID 8.25%	Sales Tax	14.10
	Deposit	-184.97
Please pay this amount		0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature _____

Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-111843

PAGE 1 OF 1



Pharr Store
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

12/22/2022 11:20 AM

SRCH:1000 *** INVOICE ***
 CASHIER: IZAMAR 2212-114513

JOB ADDRESS
JCIA SALDANA 56-821-3996

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/21/2022 8:42:13 AM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH30
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	CASSY
MODIFIED BY	IZAMAR

Handwritten signature/initials

ACCT # : CASH
 JOB # : 0
 NAME : CASH SALES

351 QUIKRETE-CONCRETE MIX 80LB/BAG
 -12 EACH @ 5.19EACH -62.28
 COMMENT outside return leftover
 material taking 114509 paid
 card
 0 @ 0.00 0.00

	D	Ordered	Sold	Remain	UM	Price	Per	Amount
MIX 80LB/BAG	N	22		22	EACH	5.1900	EACH	114.18
	N	8		8	EACH	17.1900	EACH	137.52

SUBTOTAL -62.28
 SALES TAX HID 8.25% -5.14
 TOTAL -67.42
 AMT PAID -67.42
 CHANGE DUE 0.00

PAYMENT METHOD(S):
 CASH -67.42



Payment Method(s)

Visa 272.47 ##9976 06951C

SubTotal	251.70
HID 8.25% Sales Tax	20.77
Deposit	-272.47
Please pay this amount	0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2211-169259

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
SALDANA/LUCIA D # 59

ACCT NO.	JOB
CASH	0
ENTRY DATE	11/23/2022 2:08:59 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH30
CASHIER	BLANCA
SALESPERSON	
ORDER ENTRY	VICTOR
MODIFIED BY	BLANCA

>>>NEED STORE COPY TO LOAD<<<

466

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
2048	2 X 4-8' TREATED LUMBER ✓	N	11		11	EACH	4.9900	EACH	54.89
2515	4 X 8-3/8" SMART PANEL 8"OC ✓	N	2		2	EACH	38.7900	EACH	77.58
2016	1 X 6 - 6' 5/8" CEDAR PICKET ✓	N	6		6	EACH	3.5900	EACH	21.54
6466669181	2-1/2 X 9 PGP EXT SCREW STAR (GREEN)		1		1	EA	11.9900	EA	11.99



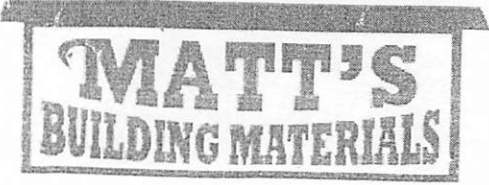
Payment Method(s)

Debit 179.70 ##7966 050915

	SubTotal	166.00
	Sales Tax	13.70
	Deposit	-179.70
Please pay this amount		0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature _____



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2211-169363

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
Cash Sales

ACCT NO.	JOB
CASH	0
ENTRY DATE	11/23/2022 2:27:43 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH11
CASHIER	CECI
SALESPERSON	
ORDER ENTRY	VICTOR
MODIFIED BY	CECI

>>>NEED STORE COPY TO LOAD<<<

466

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
51	QUIKRETE-CONCRETE MIX 80LB/BAG	N	1		1	EACH	5.2900	EACH	5.29



Payment Method(s)	SubTotal	Amount
h 5.73	5.29	
	HID 8.25%	0.44
	Sales Tax	
	Deposit	-5.73
	Please pay this amount	0.00

Our Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT CANCELABLE. Need STORE COPY to Load Material!!!

Signature _____



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-118035

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
QUIROGA/ANA

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/26/2022 5:21:39 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH11
CASHIER	ANETTE
SALESPERSON	
ORDER ENTRY	DAISEY
MODIFIED BY	ANETTE

>>>NEED STORE COPY TO LOAD<<<

466

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
1514210	1 X 4-10' #3 & BETTER SPF ✓	N	20		20	EACH	7.1000	EACH	142.00
3861334347	GATE KIT BLACK		1		1	CD	29.9900	CD	29.99



Payment Method(s)		SubTotal	171.99
Visa	186.18 ##9976 04755C	Sales Tax	14.19
		Deposit	-186.18
		Please pay this amount	0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature _____

MATT'S BUILDING MATERIALS

Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-118439

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
QUIROGA/JOSE M

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/27/2022 9:43:56 AM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH30
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	CASSY
MODIFIED BY	IZAMAR

>>>NEED STORE COPY TO LOAD<<<

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
2351305157	1-1/2LG (7648CGR) GALVANIZED STAPLES 16GA 7/16CRN			1	0	EACH	74.9900	EACH	74.99



Payment Method(s)	SubTotal	Per
ebit 81.18 ##2149 B02600	HID 8.25%	74.99
	Sales Tax	6.19
	Deposit	-81.18
	Please pay this amount	0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!!

Signature _____



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-119134

PAGE 1 OF 1

SOLD TO
sh Sales

JOB ADDRESS
SALINAS/GILBERTO

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/27/2022 12:37:04 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH30
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	GRIFFS
MODIFIED BY	IZAMAR

>>NEED STORE COPY TO LOAD<<<

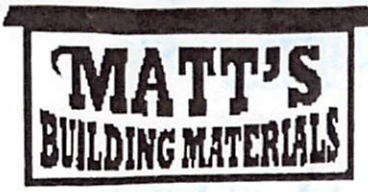
	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
8	2 X 4-8' TREATED LUMBER	N	10		10	EACH	4.7900	EACH	47.90
10	2 X 4-10' TREATED LUMBER	N	10		10	EACH	5.9900	EACH	59.90
4T10	1 X 4-10' #2 TREATED LUMBER	N	10		10	EACH	6.7900	EACH	67.90

Payment Method(s)
 190.20 ##3365 01605G

HID 8.25%	Sale
	Deposit
Please pay this amount	

Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-111843

PAGE 1 OF 1

Pharr Store
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

12/22/2022 11:20 AM

BRCH:1000 *** INVOICE ***
 CASHIER: IZAMAR 2212-114513

ACCT # : CASH
 JOB # : 0
 NAME : CASH SALES

851 QUIKRETE-CONCRETE MIX 80LB/BAG
 -12 EACH @ 5.19EACH -62.28
 COMMENT outside return leftover
 material taking 114509 paid
 card
 0 @ 0.00 0.00

SUBTOTAL -62.28
 SALES TAX HID 8.25% -5.14
 TOTAL -67.42
 AMT PAID -67.42
 CHANGE DUE 0.00

PAYMENT METHOD(S):
 CASH -67.42

JOB ADDRESS
 JCIA SALDANA
 6-821-3996

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/21/2022 8:42:13 AM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH30
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	CASSY
MODIFIED BY	IZAMAR

	D	Ordered	Sold	Remain	UM	Price	Per	Amount
MIX 80LB/BAG	N	22		22	EACH	5.1900	EACH	114.18
	N	8		8	EACH	17.1900	EACH	137.52



Payment Method(s)
 Visa 272.47 ##9976 06951C

SubTotal	251.70
Sales Tax	20.77
Deposit	-272.47
Please pay this amount	0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-119134

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
SALINAS/GILBERTO

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/27/2022 12:37:04 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH30
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	GRIFFS
MODIFIED BY	IZAMAR

>>>NEED STORE COPY TO LOAD<<<

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
2048	2 X 4-8' TREATED LUMBER	N	10		10	EACH	4.7900	EACH	47.90
20410	2 X 4-10' TREATED LUMBER	N	10		10	EACH	5.9900	EACH	59.90
2014T10	1 X 4-10' #2 TREATED LUMBER	N	10		10	EACH	6.7900	EACH	67.90



Payment Method(s)

Visa 190.20 ##3365 01605G

HID 8.25%	Sale
	Deposit
Please pay this amount	

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature _____

MATT'S BUILDING MATERIALS

Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-118439

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
QUIROGA/JOSE M

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/27/2022 9:43:56 AM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH30
CASHIER	IZAMAR
SALESPERSON	
ORDER ENTRY	CASSY
MODIFIED BY	IZAMAR

>>>NEED STORE COPY TO LOAD<<<

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
2351305157	1-1/2LG (7648CGR) GALVANIZED STAPLES 16GA 7/16CRN			9	9	EACH	74.9900	EACH	74.99



Payment Method(s)

Debit 81.18 ##2149 B02600

	SubTotal	74.99
	Sales Tax	6.19
	Deposit	-81.18
Please pay this amount		0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature _____



Pharr Store
 Matt's Building Materials
 404 E Expy 83
 PO BOX 1663
 Pharr TX 78577
 956-787-5561

CUSTOMER COPY



ORDER

2212-118035

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
QUIROGA/ANA

ACCT NO.	JOB
CASH	0
ENTRY DATE	12/26/2022 5:21:39 PM
CUST PICKUP	
BRANCH	1000
CUSTOMER PO#	
STATION	PH11
CASHIER	ANETTE
SALESPERSON	
ORDER ENTRY	DAISEY
MODIFIED BY	ANETTE

>>>NEED STORE COPY TO LOAD<<<

466

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
1514210	1 X 4-10' #3 & BETTER SPF ✓	N	20		20	EACH	7.1000	EACH	142.00
3861334347	GATE KIT BLACK		1		1	CD	29.9900	CD	29.99



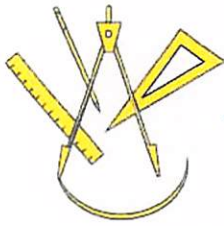
Payment Method(s)

Visa 186.18 ##9976 04755C

SubTotal	171.99
Sales Tax	14.19
Deposit	-186.18
Please pay this amount	0.00

Return Policy: NOT RESPONSIBLE for material left over 30 days. Prices subject to change. Merchandise not refundable without this receipt. All special orders are NOT REFUNDABLE. Need STORE COPY to Load Material!!

Signature



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: 78

RE: The purchase of a 0.075 of an acre (3,249 sf.) parcel of land situated in Hidalgo County, Texas, and also being a part or portion of a certain 10.0-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.

Lucia D. Saldaña & Ana S. Quiroga
1104 N. Cesar Chavez Road
Alamo, Texas 785169

Dear Ms. Lucia D. Saldaña & Ms. Ana S. Quiroga:

Enclosed for your review and further processing are the following:

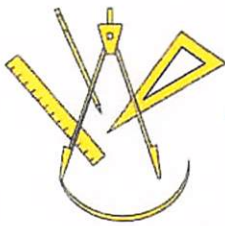
- Initial Offer Letter
- Metes and Bounds and Plat (proposed right of way to be acquired highlighted in yellow, located within appraisal report)
- Appraisal Report prepared by: Leonel Garza, III dated 9/5/2023
- Acknowledgement of Receipt of Appraisal Report
- Land Owner Bill of Rights
- Title Commitment
- 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 3962**

County: Hidalgo
Federal Project No.: N/A
Highway: Cesar Chavez Section II

ROW CSJ: 0921-02-406
Parcel ID: 78
From: Business 83
To: Nolana Loop

Lucia D. Saldaña & Ana S. Quiroga
1104 N. Cesar Chavez Road
Alamo, Texas 78516

Dear Ms. Lucia D. Saldaña & Ms. Ana S. Quiroga:

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 **\$22,085.00** for the Property, which includes **\$20,469.00** for the Property to be purchased and **\$1,616.00** 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 – Wood	\$1.00
B. Fencing – Chain Link with wood posts	\$1.00
C. Pavement – Asphalt	\$1.00
D. Landscaping – Irrigated raised garden	\$1.00
E. Landscaping – Bushes	\$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

County: Hidalgo
C.C.S.J.:0921-02-405
R.C.S.J.:0921-02-406
Highway: Cesar Chavez Road

January 27, 2021
Revised June 28, 2021
Parcel 78
Page 1 of 4

EXHIBIT "A"

Property Description
Parcel 78

DESCRIPTION of a 0.075 of an acre (3,249 square feet) parcel of land situated in Hidalgo County, Texas and also being a part or portion of a certain 10.0 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 (M.R.H.C.), described in a deed dated September 20, 2017 from David T. Dick to Quinta Quisal, L.L.C. and recorded in document number 2855437 of the Official Records of Hidalgo County (O.R.H.C.), and said 0.075 of an acre parcel (3,249 square feet) being more particularly described by metes and bounds as follows:

Note: All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment), English units. All distances and coordinates are surface and may be converted to grid by dividing by a combined scale factor of 1.000040;

COMMENCING at a 1/2 inch iron rod found for the southeast corner of said 10.0 acre tract and the southeast corner of said Lot 1, thence as follows;

N 81° 25' 43" W, along the south line said 10.0 acre tract and the south line of said Lot 1, a distance of 1,279.32 feet to a 5/8 inch iron rod with cap stamped RPLS 4856 set on the proposed east right of way line of Cesar Chavez Road for the southeast corner and **POINT OF BEGINNING** of herein described parcel, having surface coordinates of N=16,601,940.35, E=1,105,255.42, 40.00 feet right to centerline station 251+59.41.

1. **THENCE**, N 81°25'43" W, along the south line of said 10.0 acre tract and the south line of said Lot 1, a distance of 9.24 feet to a 5/8 inch rod with cap stamped RPLS 4856 set on the existing east right of way line of Cesar Chavez Road for the southwest corner of this parcel.

2. **THENCE**, N 08°23'39" E, along the existing east right of way line of Cesar Chavez Road, a distance of 332.96 feet to a 1/2 inch iron rod found on the north line of said 10.0 acre tract for the northwest corner of this parcel.

3. **THENCE**, S 81°25'43" E, along the north line of said 10.0 acre tract, a distance of 10.27 feet to a 5/8 inch iron rod with cap stamped RPLS 4856 set on the proposed east right of way line of Cesar Chavez Road for the northeast corner of this parcel, 40.00 feet right to centerline station 254+92.37.

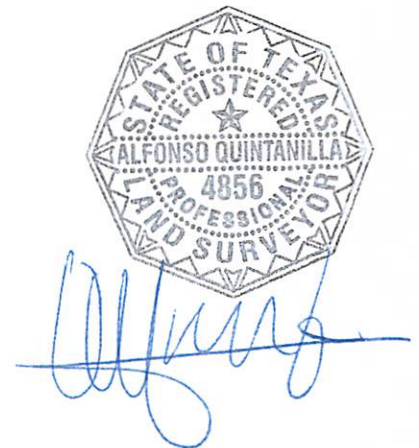
4. **THENCE**, S 08°34'17" W, along the proposed east right of way line of Cesar Chavez Road, a distance of 332.96 feet to the **POINT OF BEGINNING**, and containing 0.075 of an acre (3,249 square feet) of land, more or less.

Reference is made to the parcel plat of even date accompanying this metes and bounds description.

I do hereby certify that this metes and bounds description conforms to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Land Surveyors.

Alfonso Quintanilla, R.P.L.S. # 4856
Quintanilla, Headley and Associates, Inc.
124 E. Stubbs Street
Edinburg, Texas 78539
Phone (956) 381-6480

Date: January 27, 2021
Revised: June 28, 2021



RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
QUINTA QUISAL, LLC



SCALE: 1" = 50'

AMENDED MORNINGSUN SUBDIVISION
RECORDED IN VOLUME 21, PAGE 23,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

AMENDED MORNINGSUN
SUBDIVISION
VOL. 21, PAGE 23,
M.R.H.C.T.

ALAMO LAND AND
SUGAR CO.'S SUBD.
VOL. 1, PGS. 24-26
M.R.H.C.T.

PROPOSED BASELINE CESAR CHAVEZ ROAD
(70.00' R.O.W.)

EXIST. 6" WATERLINE (N.A.W.S.C.)
N 08°23'39" E 332.96'

MATCHLINE @ STA 253+00



EXISTING RIGHT OF WAY

EXISTING R.O.W.
60.00'
30.00'
30.00'

EXISTING RIGHT OF WAY N 81°25'43" W 9.24'

GILBERTO GONZALEZ
GENERAL WARRANTY DEED
DOC. No. 2552308
O.R., H.C., TX.
SEPTEMBER 24, 2014
9.06 ACRE CALL (DEED)

P.O.B.
PARCEL 78
SET
E=1105255.42
N=16601940.35
STA. 251+59.41
40.00' RT.

S 08°34'17" W 332.96'

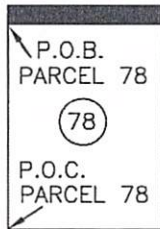
EXIST. IRRIGATION LINE

PROPOSED R.O.W. LINE

QUINTA QUISAL, LLC
WARRANTY DEED WITH VENDOR'S LIEN
DOC. No. 2855437
O.R., H.C., TX.
SEPTEMBER 20, 2017
10.00 ACRE CALL (DEED)

30' EASEMENT TO HIDALGO COUNTY IRRIGATION
DISTRICT NO. 2, RECORDED IN VOLUME 19,
PAGE 201, AND VOLUME 25, PAGE 312, DEED
RECORDS HIDALGO COUNTY, TEXAS.

LOT 8, BLOCK 40,
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION
RECORDED IN VOLUME 1, PAGES 24-26,
MAP RECORDS, HIDALGO COUNTY, TEXAS.



PARENT TRACT INSET
(NOT TO SCALE)

EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF
HIDALGO COUNTY IRRIGATION DISTRICT No. 2 (APPLY-BLANKET)
Easement as reserved in Deed granted to Harold A. Kohnert and
wife, Arjyra W. Kohnert, by Falcon Properties, Inc., dated April
16, 1955, filed for record in the Office of the County Clerk of
Hidalgo County, Texas in Volume 828, Page 391, Deed Records
Hidalgo County, Texas. (APPLY-BLANKET)

Easement as reserved in Deed granted to Talbert M. Dick, by
W.H. Dotson and wife, Carrie A. Dotson, dated December 13,
1960, filed for record in the Office of the County Clerk of
Hidalgo County, Texas in Volume 994, Page 653, Deed Records
Hidalgo County, Texas. (APPLY-BLANKET)

LOT 1, BLOCK 40,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
RECORDED IN VOLUME 1, PAGES 24-26,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

FND. 1/2"
IRON ROD
P.O.C.
PARCEL 78

- LEGEND
- = GAS METER
 - = FIRE HYDRANT
 - = PALM TREE
 - = TREE
 - = GUY WIRE
 - = ELECT PED
 - = POWER POLE
 - = MAILBOX
 - = SIGN
 - = WATER METER
 - = SERVICE POLE
 - = TEL PED
 - = TEL MARKER
 - = GATEWELL/STANDPIPE
 - = IRR. VALVE
 - = GAS MARKER
 - = STREET LIGHT
 - = VENT PIPE
 - = LAMP POST
 - = IRR. CONTROL VALVE

I, Alfonso Quintanilla, Registered Professional Land
Surveyor No. 4856, in the State of Texas, do hereby
certify that this plat delineates the results of a survey
made on the ground under my supervision.

Reference is made to the metes and bounds description
of even date accompanying this plat.

NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE
COORDINATE SYSTEM NAD83. TEXAS SOUTH ZONE (4205)
- SET: INDICATES A 5/8" IRON ROD WITH A PLASTIC CAP
STAMPED RPLS 4856 SET, UNLESS OTHERWISE NOTED.

REVISED: JUNE 28, 2021

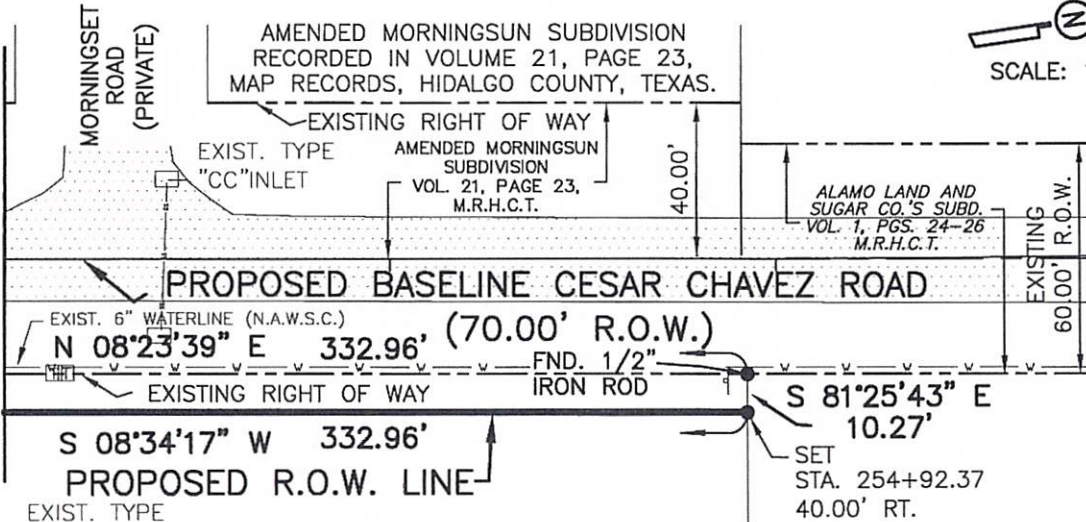
STATE TEXAS	PLAT OF SURVEY CESAR CHAVEZ RD.	COUNTY HIDALGO
ACCOUNT	C.C.S.J. No. 0921-02-405 R.C.S.J. No. 0921-02-406	DATE OF SURVEY: JAN. 27, 2021
EXISTING 10.00 AC. (CALL)	TAKING 0.075 AC. 3249 S.F.	REMAINING 9.925 AC.
PARCEL 78 PAGE 3 OF 4		
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.		
CONSULTING ENGINEERS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00	LAND SURVEYORS PHONE 956-381-6480 FAX 956-381-0527 ALFONSOQ@QHA-ENG.COM	

RIGHT OF WAY SKETCH

SHOWING PROPERTY OF
QUINTA QUISAL, LLC

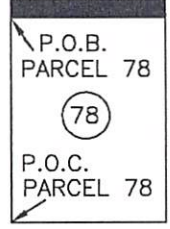


MATCHLINE @ STA 253+00



QUINTA QUISAL, LLC
WARRANTY DEED WITH VENDOR'S LIEN
DOC. No. 2855437
O.R., H.C., TX.
SEPTEMBER 20, 2017
10.00 ACRE CALL (DEED)
LOT 1, BLOCK 40,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
RECORDED IN VOLUME 1, PAGES 24-26,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

FERNANDO POLANCO, III
GENERAL WARRANTY DEED
WITH VENDOR'S LIEN
DOC. No. 1947460
O.R., H.C., TX.
NOVEMBER 18, 2008
5.38 ACRE CALL (DEED)



PARENT TRACT INSET
(NOT TO SCALE)

- LEGEND
- = GAS METER
 - = FIRE HYDRANT
 - = PALM TREE
 - = TREE
 - = GUY WIRE
 - = ELECT PED
 - = POWER POLE
 - = MAILBOX
 - = SIGN
 - = WATER METER
 - = SERVICE POLE
 - = TEL PED
 - = TEL MARKER
 - = GATEWELL/STANDPIPE
 - = IRR. VALVE
 - = GAS MARKER
 - = STREET LIGHT
 - = VENT PIPE
 - = LAMP POST
 - = IRR. CONTROL VALVE

EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2 (APPLY-BLANKET)
Easement as reserved in Deed granted to Harold A. Kohnert and wife, Arjyra W. Kohnert, by Falcon Properties, Inc., dated April 16, 1955, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 828, Page 391, Deed Records Hidalgo County, Texas. (APPLY-BLANKET)
Easement as reserved in Deed granted to Talbert M. Dick, by W.H. Dotson and wife, Carrie A. Dotson, dated December 13, 1960, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 994, Page 653, Deed Records Hidalgo County, Texas. (APPLY-BLANKET)



I, Alfonso Quintanilla, Registered Professional Land Surveyor No. 4856, in the State of Texas, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision.

Reference is made to the metes and bounds description of even date accompanying this plat.

NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NAD83. TEXAS SOUTH ZONE (4205)
 2. SET: INDICATES A 5/8" IRON ROD WITH A PLASTIC CAP STAMPED RPLS 4856 SET, UNLESS OTHERWISE NOTED.
- REVISED: JUNE 28, 2021

STATE TEXAS	PLAT OF SURVEY CESAR CHAVEZ RD.	COUNTY HIDALGO
ACCOUNT	C.C.S.J. No. 0921-02-405 R.C.S.J. No. 0921-02-406	DATE OF SURVEY: JAN. 27, 2021
EXISTING 10.00 AC. (CALL)	TAKING 0.075 AC. 3249 S.F.	REMAINING 9.925 AC.
PARCEL 78 PAGE 4 OF 4		

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

TABULATION OF VALUES

Parcel: 78 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)
Lucia D. Saldana & Ana S. Quiroga	Fee Simple	0.075 of an acre/ 3,249 square feet	\$10,559.00	N

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$10,559.00	\$9,910.00	\$0.00	\$1,616.00	\$22,085.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Fencing	Wood	\$4,225.00	\$1.00	N/A
B.	Fencing	Chain Link With Wood Posts	\$3,472.00	\$1.00	N/A
C.	Pavement	Asphalt	\$780.00	\$1.00	N/A
D.	Landscaping	Irrigated Raised Garden	\$1,333.00	\$1.00	N/A
E.	Landscaping	Bushes	\$100.00	\$1.00	N/A

TABULATION OF VALUES (continued)

Parcel: 78

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
Total			\$0.00	\$0.00	

V. Recapitulation

Date:	9/5/2023			Recommended Value
Appraiser's Name:	Leonel Garza III			
Value of Whole Property	\$1,127,740.00			\$1,127,740.00
Parcel Area: 0.075 ac.				
VALUE FOR PARCEL				
Land: per_sf. \$3.25	\$10,559.00			\$10,559.00
Easement	\$0.00			\$0.00
Improvements	\$9,910.00			\$9,910.00
Net Damages or (Enhancements)	\$1,616.00			\$1,616.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$22,085.00			\$22,085.00

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

TABULATION OF VALUES (continued)

Parcel: 78

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 78 appears to be a parcel taking of 0.075 of an acre (3,249) sf. parcel of land being a part or portion of a certain 10-acre tract of land being the South 330 feet of Lot 1, Block 40, Alamo Land and Sugar Company Subdivision, Volume 1, Page 24-26, Hidalgo County, Texas

This parcel is located along the east side of Cesar Chavez Road within the Alamo ETJ Area. The whole property containing a single family residence is owned by Lucia D. Saldana & Ana S. Quiroga. The highest and best use is for Interim Single-Family Residential Use with a Future Commercial Use.

For valuation purposes, a larger economic unit of 9.77 acres is established by the appraiser based on current trends along Cesar Chavez Road. All improvements on the economic unit and within the acquisition are owned by Lucia D. Saldana & Ana S. Quiroga.

Three (3) recent comparable sales are utilized to value the whole property at \$3.25 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 Lucia D. Saldana & Ana S. Quiroga to be \$10,559.00, improvements owned by Lucia D. Saldana & Ana S. Quiroga are \$9,910.00, the net damages or enhancements are \$1,422.00 and the cost to cure damages is \$194.00 totaling \$22,085.00.

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 \$22,085.00 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: 78

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=bcade@rgvappraisal.com, c=US
Date: 2023.09.07 14:22:38 -0500

9/7/2023

Reviewing Appraiser

Date

Contract Reviewing Appraiser (if applicable)

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values



County/City Representative

9/27/23

Date

ROW Staff Representative

Date

APPROVED BY
COMMISSIONERS COURT
ON: 9/17/23 



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 1104 N Cesar Chavez, Alamo, Texas
Property Owner: Lucia D. Saldana & Ana S. Quiroga
Address of Property Owner: 1104 N Cesar Chavez, Alamo, Texas
78516

District: Pharr
Parcel: 78
ROW CSJ: 0921-02-406

Occupant's Name: Lucia D. Saldana & Ana S. Quiroga
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 \$22,085 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 Lucia D. Saldana & Ana S. Quiroga, 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 82nd 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 III
 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.
 Digitally signed by Brian Cade
 DN: cn=Brian Cade, o=RGV Appraisal Services, ou,
 email=brian@rgvappraisals.com, c=US
 Date: 2023.09.07 14:22:02 -0500
Brian Cade
 Reviewing Appraiser
 9/7/2023
 Date

