

March 3, 2025

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

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

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work. L&G Engineering will be invoicing this project for the month of February 2025.

The attached is the following:

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

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

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

FC 16403 ~ PROJECT MANAGEMENT		
ROW mapping, title, appraisal, appraisal review, and compensable utility management of the first 19 parcels have been completed. L&G will continue to submit weekly ROW reports to TxDOT and the Precinct, and hold monthly meetings with the Precinct to provide status updates on ROW Acquisition.	L&G	100%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. • Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. • L&G submitted the attached letter requesting release of ROW Acquisitions. The appraisers have been released. Title commitments have been received. All appraisals have been reviewed and received. We are negotiating with the property owners and utilities. 	L&G	100%
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • Received all 19 title commitments. Task is complete. 	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • Received all 19 appraisals and have been received. Task is complete. 	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> • Received all reviewed appraisals. Task is complete. 	L&G	100%
FC 60005 ~ PARCEL NEGOTIATION		
<ul style="list-style-type: none"> • All offers have been sent out sent out (19). 10 parcels (1,2,3,4,5,6, 10, 13,18, 19) in possession. 	L&G	89.8%
FC 60006 ~ CLOSING SERVICES		
<ul style="list-style-type: none"> • Parcels in possession 1, 2, 3, 4, 5, 6, 10, 13, 18, 19. 	L&G	52.6%
FC 60030 ~ APPRAISAL SERVICES / SUB		
<ul style="list-style-type: none"> • Task is complete. 	PAS	100%

FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • Task is complete. 	HLH	100%
FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT		
L&G has identified all the compensable utility lines from the rail road commission and with field visits to the project site. L&G has coordinated with the surveyor to identify compensable utility lines and to ensure they are identified in the PS&E. NAWSC has released their easement within parcel 4 and is scheduling Release of Easements for the remaining parcels. This task is complete for Parcels 2-20.	L&G	100%

Supplemental #1 to Work Authorization No. 2 – For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.


		% Complete
FC 13002 ~ RIGHT-of-WAY MAP		
Contract has been generated with Sub Quintanilla Headley & Associates (QHA) and scope of services was identified. L&G has provided QHA with the roadway schematic for their reference to the 51 parcels remaining for this CSJ. L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G has completed its review of the final ROW map for the 0921-02-448 CSJ limits.	L&G	96%
FC 13020 ~ RIGHT-of-WAY MAP / SUB		
QHA has begun to acquire title reports for the fifty-one parcels identified by L&G for ROW mapping. The ROW map has been revised for the additional parcels. Parcel sketches and field notes for 46 parcels have been completed.	QHA	90.2%
FC 16107 ~ COORDINATION WITH TxDOT		
L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G continues to participate in monthly calls with TxDOT PM and the RPIC to provide status updates on project development and schedule.	L&G	95%
FC 16108 ~ HYDROLOGIC MODEL & REPORT		
L&G has submitted a revised hydrologic report based on hydrologic and hydraulic analyses via HEC-RAS and HEC-HMS to address TxDOT comments. This report has been reviewed by TxDOT PM and the TxDOT Pharr District Subject Matter Expert. The report and associated models have been approved by TxDOT. This task is complete.	L&G	100%


FC 16403 ~ PROJECT MANAGEMENT		
Management of the title, appraisal, and appraisal review subs continue on the project. L&G will continue to submit weekly ROW reports to TxDOT and the Precinct, and hold monthly meetings with the Precinct to provide status updates on ROW Acquisition.	L&G	99%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. • Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. L&G submitted the attached letter requesting release of ROW Acquisitions. The appraisers have been released. • Offers are being sent out and negotiations continue.. 	L&G	100%
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • L & G received commitments for parcels 41, 47, 52-65. 	L&G	72.1%
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • Parcels submitted previously 35, 37, 38, 49, 50, 51, 52, 55, 56, 57, 58, 59, 60, 61, 62, 29, 30, 31, 36, 39, 63, 64, 65. None this month. 	L&G	55.1%
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> • Parcels 1, 22, 26, 28,29,30,35,36, 32, 33, 37, 38, 48, 50, 53, 54, 24, 25, 39, 63, 64, 65. 	L&G	48.3%
FC 60005 ~ PARCEL NEGOTIATION		
<ul style="list-style-type: none"> • Parcels 62 & 65 paid. 21 parcels in possession, total. 	L&G	66.6%
FC 60006 ~ CLOSING SERVICES		
<ul style="list-style-type: none"> • 21 parcels in possession month of Jan. 	L&G	34.4%
FC 60030 ~ APPRAISAL SERVICES / SUB		
<ul style="list-style-type: none"> • Parcels submitted last month 5,37,38,49,50,51,52,55,56,57,58,59,60,61,62, 29, 30, 31, 36, 39, 63, 64, 65. None this month. 	Leonel	90.2%
FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • Parcels 1, 22, 26, 28, 29, 30, 35, 36, 32, 33, 37, 38, 48, 50, 53, 54, 24, 25, 39, 63, 64, 65. 	HLH	82.4%

FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT		
L&G has identified all the compensable utility lines from the rail road commission and with field visits to the project site. L&G has coordinated with the surveyor to identify compensable utility lines and to ensure they are identified in the PS&E. NAWSC is scheduling Release of Easements. This task is complete for Parcels 1 & 21-65.	L&G	100%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,

For 
 Luana Gonzalez
 Project Manager


 Jordan B. Sinclair, P.E.
 Project Manager

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

INVOICE#: 11329999
INVOICE DATE: 2/28/2025

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

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

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of February 2025.						
Work Authorization #2 - Engineering services for 19 Parcels including Right-of-Way Acquisition and Compensable Utility Management						
13002-ROW Mapping	30,185.43	30,185.43		30,185.43	100.0	-
13020-ROW Map/SUB	57,000.00	57,000.00		57,000.00	100.0	-
16403-Project Management	30,700.50	30,700.50		30,700.50	100.0	-
60001-ROW Admin Aqu	95,000.00	95,000.00		95,000.00	100.0	-
60002-Title Services	39,900.00	39,900.00		39,900.00	100.0	-
60003-Appraisal Serv	19,000.00	19,000.00		19,000.00	100.0	-
60004-Appraisal Revw	4,750.00	4,750.00		4,750.00	100.0	-
60005-Parcel Negotia	61,750.00	55,450.00		55,450.00	89.8	6,300.00
60006-Closing Servic	5,700.00	3,000.00		3,000.00	52.6	2,700.00
60030-Aprsl Srv/SUB	42,750.00	42,750.00		42,750.00	100.0	-
60040-Aprsl Rvw/SUB	12,350.00	12,350.00		12,350.00	100.0	-
60100-Comp Utily Mgt	35,685.33	35,685.33		35,685.33	100.0	-
Sub Total	434,771.26	425,771.26	0.00	425,771.26		9,000.00
Supplemental #1 to Work Authorization #2 - For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.						
13002-ROW Mapping	77,000.00	73,920.00		73,920.00	96.0	3,080.00
13020-ROW Map/SUB	153,000.00	138,000.00		138,000.00	90.2	15,000.00
16107-Coordination with TxDOT	130,000.00	123,500.00		123,500.00	95.0	6,500.00
16108-Hyrdologic Model and Report	75,000.00	75,000.00		75,000.00	100.0	-
16403-Project Management	152,840.00	151,311.60		151,311.60	99.0	1,528.40
60001-ROW Admin Aqu	305,000.00	305,000.00		305,000.00	100.0	-
60002-Title Services	128,100.00	92,400.00		92,400.00	72.1	35,700.00
60003-Appraisal Serv	83,500.00	46,000.00		46,000.00	55.1	37,500.00
60004-Appraisal Revw	21,750.00	9,250.00	1,250.00	10,500.00	48.3	11,250.00
60005-Parcel Negotia	198,250.00	130,600.00	1,400.00	132,000.00	66.6	66,250.00
60006-Closing Servic	18,300.00	5,400.00	900.00	6,300.00	34.4	12,000.00
60030-Aprsl Srv/SUB	114,750.00	103,500.00		103,500.00	90.2	11,250.00
60040-Aprsl Rvw/SUB	33,150.00	24,050.00	3,250.00	27,300.00	82.4	5,850.00
60100-Comp Utily Mgt	150,000.00	150,000.00		150,000.00	100.0	-
Sub Total	1,640,640.00	1,427,931.60	6,800.00	1,434,731.60		205,908.40
TOTAL:	2,075,411.26	1,853,702.86	6,800.00	1,860,502.86	89.6	214,908.40

ORIGINAL CONTRACT SUM \$ 434,771.26
CHANGE BY CHANGE ORDER \$ 1,640,640.00
CONTRACT SUM TO DATE \$ 2,075,411.26
TOTAL COMPLETED TO DATE \$ 1,860,502.86
LESS PREVIOUS INVOICES \$ 1,853,702.86
CURRENT PAYMENT DUE \$ 6,800.00


PROJECT MANAGER'S SIGNATURE

HLH APPRAISAL SERVICES
Specializing in Appraisal Review of Road and Drainage Projects

INVOICE NO. 6

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

MARCH 6, 2024

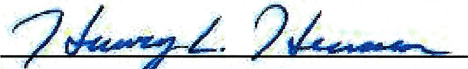
H
2/27/25

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

Parcel No. 29	650.00
Parcel No. 30	650.00
Parcel No. 35-	650.00
Parcel No. 36-	650.00
Parcel No. 64-	650.00
	3,250.00

Total 5 Reviews @ \$650.00/Review Totals \$3,250

TOTAL DUE -\$3,250.00



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

3/6/2024

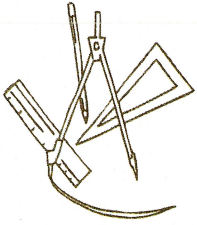
Date

Exhibit "C"
MILE 6 WA#2
(FROM MILE 14 1/2 TO SH 107)

TASK AND DESCRIPTION	FIRM	2018					2019					2020					2021					2022		2023								
		JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
W.A. No. 1: EA, Pub Inv, Schematic																																
Public Involvement																																
TxDOT Approval to Proceed	TxDOT																															
Advertise & Conduct Public Meeting	L&G																															
Schematic																																
Design Survey	L&G																															
Update Schematic	L&G																															
Hydrologic Map	L&G																															
TxDOT Review & Revisions	TxDOT																															
TxDOT Updated Schematic Approval	TxDOT																															
Environmental Re-Evaluation																																
Scoping Meeting & Documentation	L&G																															
Technical Report Submittals to TxDOT	L&G																															
Submit Re-evaluation Document	L&G																															
TxDOT Approval of Re-Evaluation	TxDOT																															
W.A. No. 2: ROW Map & Acquisition (Section 1)																																
ROW Map																																
Prepare ROW Map	L&G																															
TxDOT Review & Revisions	TxDOT																															
TxDOT ROW Map Approval	TxDOT																															
ROW Acquisition (65 Parcels)																																
ROW Release (Dependent on Availability of Funds)	TxDOT																															
Project Administration	L&G																															
Coordination with County & TxDOT	L&G																															
Title Commitments	L&G																															
Appraisal Reports	L&G																															
Appraisal Review Reports	L&G																															
Appraisal Update Reports	L&G																															
Approved Values by TxDOT	TxDOT																															
Acquisition Negotiation Offers	L&G																															
Title Curative Process	L&G																															
Title Commitment Updates	L&G																															
Payments for Parcels	L&G																															
L&G Condemnation Support Process	L&G																															
Eminent Domain Proceedings by County	County																															
Title Insurance Policies	L&G																															
Consumation of Outstanding Cases	L&G																															
W.A. No. 3: PS&E & Constr. Oversight(Section 1)																																
PS&E																																
Compensable Utility Oversight	L&G																															
Outfall Coordination with HCDD #1	L&G																															
30% PS&E Completion	L&G																															
60% PS&E Completion	L&G																															
90% PS&E Completion	L&G																															
95% PS&E Completion	L&G																															
100% Mylars	L&G																															
TxDOT (Austin) Plan Set Approval	L&G																															
Construction																																
Let Project (Est. Earliest Date: Sept 2021)	County																															
Construction Duration	County																															
Open To Traffic	County																															

■ L&G FUNCTION
■ ENVIRONMENTAL ASSESSMENT WORK
■ TXDOT FUNCTION
■ HIDALGO COUNTY FUNCTION

EST 18 MONTHS CONSTRUCTION



March 3, 2025

Hon. David L. Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Ms. Erica Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 6 Project – WA#3
Limits: SH 107 – Mile 14 ½ N
PO#829916 - L&G Project#180503

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work. Attached for your approval is our invoice for services rendered during the month of February 2025.

The following is attached:

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

Work Authorization#3 – Engineering Services for PS&E Development - Roadway, Irrigation Structures, Signal Design, Geotechnical, Pavement Design, and Permitted Utility Coordination.

		% Complete
FC 16004 – PS&E DEVELOPMENT (ROADWAY)		
L&G has reviewed TxDOT comments on the 90% submittal and is incorporating changes to the plan set where necessary. L&G continues to work towards the 95% submittal.	L&G	97%
FC 16005 – PS&E DEVELOPMENT FOR IRRIGATION STRUCTURES		
L&G continues to develop irrigation crossing details for irrigation structures identified during schematic development of the project. A meeting was held with HCCID9 to confirm active locations, sizes, and service points. A second meeting with HCCID9 was held to receive comments on the proposed irrigation crossings. L&G continues to work towards the 95% submittal.	L&G	97%

FC 16006 – PLANS SUBMITTED TO TXDOT		
L&G is preparing the 95% PS&E package, including all required supporting documents (forms, checklists, specification lists, general notes, and estimates), for the County's submittal to TxDOT.	L&G	85%
FC 16205 – PERMANENT MULTIWAY CONTROL SIGNS AND SIGNALS AND TEMPORARY SIGNAL DESIGNS		
TxDOT has agreed with the conclusions of the Traffic Signal Warrant Study. L&G continues coordination with ETSI for signal designs on this project. L&G has prepared PS&E design files for ETSI's use in developing temporary and permanent signal designs. L&G has reviewed ETSI's plans, specs, and estimates and has incorporated them into the 95% PS&E set.	L&G	90%
FC 16250 – PERMANENT MULTIWAY CONTROL SIGNS AND SIGNALS AND TEMPORARY SIGNAL DESIGNS / SUB		
ETSI has completed preliminary temporary and permanent signal designs for SH 107, Mile 16, Mile 15 ½, Mile 15, and Mile 14 ½ intersections. Quantities and General Notes have also been revised for inclusion in the 95% PS&E submittal.	ETSI	90%
FC 16308 – PERMITTED UTILITY COORDINATION TO ADJUST		
L&G has developed a utility contact list, initiated correspondence with the utility companies, and has sent out initial project advisory letters. Coordination efforts continue with utility companies and potential conflicts are being analyzed based on information received by the utility companies. Construction Phasing and utility adjustment schedules have been under reviewed to ensure adjustments do not delay construction phases. L&G has developed a Utility Conflict Matrix. This task is complete.	L&G	100%
FC 33001 – GEOTECHNICAL TESTING & PAVEMENT DESIGN FOR TXDOT		
This task is complete.	L&G	100%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,


Jordan B. Sinclair, P.E.
Project Manager

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

INVOICE #: 11329994
INVOICE DATE: 02/28/25

BILL TO: 34

Hidalgo County Pct. #1
 902 Joe Stephens
 Weslaco, TX 78596

JOB: 180503

Mile 6 WA#3 (14 1/2 to SH 107)
 PO#829916

<u>DESCRIPTION</u>	<u>CONTRACT</u>	<u>PREVIOUS APPLICATIONS</u>	<u>CURRENT COMPLETED</u>	<u>TOTAL COMPLETED</u>	<u>% COMPL</u>	<u>BALANCE TO FINISH</u>
Engineering services for the month of February 2025.						
Work Authorization #3 - Engineering Services for PS&E Development Roadway, Irrigation Structures, Signals, Geotechnical, Pavement Design, and Permitted Utilities Coordination						
16004-PS&E Roadway	1,023,084.00	971,929.80	20,461.68	992,391.48	97.0	30,692.52
16005-PS&E Outfalls	136,416.00	129,595.20	2,728.32	132,323.52	97.0	4,092.48
16006-Plans to TxDot	67,500.00	57,375.00		57,375.00	85.0	10,125.00
16205-Signal Designs	3,052.07	2,289.05	457.81	2,746.86	90.0	305.21
16250-Signal Designs	46,947.93	28,168.75	14,084.38	42,253.13	90.0	4,694.80
16308-Permitted Utili	144,000.00	144,000.00		144,000.00	100.0	
33001-Geotech Testin	90,000.00	90,000.00		90,000.00	100.0	
TOTALS:	1,511,000.00	1,423,357.80	37,732.19	1,461,089.99	96.7	49,910.01

ORIGINAL CONTRACT SUM \$ 1,511,000.00
 CHANGE BY CHANGE ORDER \$ 0.00
 CONTRACT SUM TO DATE \$ 1,511,000.00
 TOTAL COMPLETED TO DATE \$ 1,461,089.99
 LESS PREVIOUS INVOICES \$ 1,423,357.80

PROJECT MANAGER'S SIGNATURE



CURRENT PAYMENT DUE \$ 37,732.19

ETSI GROUP LLC

5300 Hollister, Suite 220
Houston, Texas 77040
Tel. (713) 956-9601
TAX ID: 88-3569149

INVOICE

INVOICE NUMBER: G2021-1-2
INVOICE DATE: 02/28/2025
FOR SERVICES PROVIDED FROM: 7/1/2022
TO: 2/28/2025

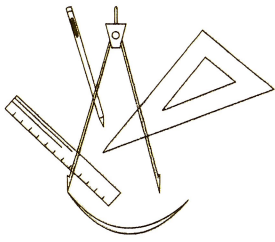
TO:
Mr. Jacinto Garza, P.E.
President
L & G Engineering
2100 W. Expressway 83
Mercedes, Texas 78570

PROJECT NAME:
FLASHING BEACON DESIGN
ALONG MILE 6 WEST: FROM
MILE 14.5 NORTH TO SH 107
PRECINCT 1, HIDALGO COUNTY, TEXAS

TASK NO.	DESCRIPTION OF SERVICES PROVIDED	% COMPLETE	TOTAL FEE	AMOUNT EARNED
1	GENERAL NOTES	90.00	\$769.90	\$692.91
2	BASIS OF ESTIMATE	90.00	\$1,157.93	\$1,042.14
3	CONDITION DIAGRAM	90.00	\$5,311.70	\$4,780.53
4	PROPOSED SIGNAL LAYOUTS	90.00	\$14,204.32	\$12,783.89
5	SIGNAL PHASING, TIMING	90.00	\$1,563.76	\$1,407.38
6	ELECTRICAL SCHEDULES	90.00	\$6,123.42	\$5,511.08
7	INTERSECTION MARKINGS, CURB CHAIR RAMPS	90.00	\$2,315.66	\$2,084.09
8	STANDARD SHEETS LIST	90.00	\$2,112.74	\$1,901.47
9	SPECIFICATIONS	90.00	\$2,590.40	\$2,331.36
10	COORDINATION AND MEETINGS	90.00	\$2,435.34	\$2,191.81
11	TEMPORARY SIGNALS	90.00	\$7,627.76	\$6,864.98
	<u>Expenses:</u>	90.00	\$735.00	\$661.50
	Total	90.00%	\$46,947.93	\$42,253.13
Amount Invoiced Previously				\$28,168.75
Total Due this Invoice				\$14,084.38

PLEASE MAKE CHECKS PAYABLE TO:
ETSI GROUP LLC
Attn: Harry Simeonidis
P.O. Box 550344
Houston, TX 77255-0344

THANK YOU FOR GIVING US THE OPPORTUNITY TO SERVE YOU



March 3, 2025

Transportation Consultants

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

RE: Mile 6 Project – WA#6
Limits: Mile 11 to Mile 14 1/2
PO#882106 - L&G Project#180506

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of February 2025.

The following is attached:

- L&G Invoice
- Exhibit C – Work Schedule

Work Authorization#6 – Engineering services required for on-going PS&E Development, Right-Of-Way Acquisition Services, etc.

		% Complete
FC 16003 ~ PARTIAL PS&E DEVELOPMENT FOR IRRIGATION STRUCTURE, SIPHON, AND IRRIGATION BYPASS		
<p>A coordination meeting was held with the irrigation district. Comments, on the proposed irrigation crossings, have been received from the irrigation district. L&G is coordinating with the irrigation district to complete the comments. Coordination continues with the irrigation district. Follow up meetings were held to discuss the Irrigation District’s comments.</p> <p>The updated irrigation layouts were submitted to the irrigation district for their review and additional coordination meetings are on-going. Coordination continues with the irrigation district on their crossings. Follow up discussions have were held with the irrigation district to discuss the updated irrigation layouts. Coordination continues with the Irrigation district. The updated irrigation layouts were submitted to the irrigation district for their review and approval. In our follow up discussions the irrigation district; they are requesting that additional structures, that do not currently exist in the field, be added to several crossings. We are in discussions with TxDOT to ensure that the new structures that they are requesting are viable items to be added to the crossings. A coordination meeting was held with the irrigation district. L&G Engineering continues to coordinate with TxDOT as well.</p>	L&G	80%

L&G Engineering has updated the irrigation siphon crossing with the latest comments from the irrigation district. The updated sheets have been submitted to the irrigation district for their review.		
FC 16004 ~ PARTIAL PS&E DEVELOPMENT ROADWAY		
<p>The 60% PS&E was submitted to the County for submittal to TxDOT on April 11, 2024. The county submitted the 60% PS&E to TxDOT on May 1, 2024. L&G has not received any comments from TxDOT on the submittal as of June 27, 2024. L&G continues to develop the plan set. L&G continues to work on the 90% PS&E submittal. Coordination continues with the drainage district on their ditch/outfall crossings. L&G Engineering received comments from TxDOT on the 60% PS&E on July 31, 2024. L&G has begun to review and respond to the comments that were provided. L&G Engineering continues to review the comments provided by TxDOT and update the sheets as necessary. Updates to the drainage system are ongoing. Adjustments to the U&D sheets' callouts continues.</p> <p>Updates continue to the plan sheets. Quantities for the drainage are being calculated. P&P sheets are being updated.</p> <p>L&G continues to develop the plan sheets for the 90% submittal. Item quantities continue to be collated for the entire project. L&G to begin an internal QC/QA of the plan set soon.</p> <p>L&G Engineering has begun an internal QC/QA of the plan set.</p> <p>L&G Engineering has completed the internal QC/QA of the plan set and has begun to address the comments, as necessary.</p>	L&G	80%
FC 16006 ~ PARTIAL ENGINEERING FEE TO CREATE 1 SET OF PLANS AND SUBMIT TO TxDOT		
No Update/No Invoice: TxDOT provided comments on the 60% PS&E submittal. L&G has incorporated TxDOT's comments into the plan set as necessary.	L&G	62%
FC 16250 ~ PERMANENT MULTIWAY CONTROL SIGNS AND SIGNALS AND TEMPORARY SIGNAL DESIGNS		
This Task Has Not Begun	ETSI	0%
FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST UTILITIES ON ROADWAY		
<p>L&G Continues to coordinate with all the affected utility companies. Preliminary plan sheets are being sent to the utility companies for their review and utility mark up. A utility conflict matrix is being developed for all compensable utilities. A utility conflict matrix has been created for the permitted utilities.</p> <p>Coordination continues with the utility companies as we continue to receive information.</p>	L&G	70%
FC 16403 ~ PROJECT MANAGEMENT		
Overall project management is being completed as a function of the coordination efforts with ROW acquisition needs and oversight of compensable utilities coordination.	L&G	70%

Monthly meetings with TxDOT and the County are on-going. Coordination meetings with the Irrigation District were held to discuss their structures. Coordination meetings with HCDD.		
Monthly meetings with TxDOT and the County are on-going. Coordination meetings with the Irrigation District and Drainage District continue.		
FC 16404 ~ BID DOCUMENTS TO LOCAL LET AT COUNTY AND TxDOT APPROVAL		
No Update/No Invoice: L&G continues to develop the plans for submittal to TxDOT.	L&G	20%
FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION		
<ul style="list-style-type: none"> Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. Appraisals are being prepared for county approval. Communication is continuing with property owners and subs, easement owners. Negotiators are meeting with property owners to answer questions and comments. 	L&G	92%
FC 60002 ~ TITLE SERVICES (29 PARCELS & 7 EASEMENTS)		
<ul style="list-style-type: none"> This task is complete. 	L&G	100.0%
FC 60003 ~ APPRAISAL SERVICES (29 PARCELS & 7 EASEMENTS)		
<ul style="list-style-type: none"> (appraisals have been ordered) 	L&G	0%
FC 60004 ~ APPRAISAL REVIEW (29 PARCELS & 7 EASEMENTS)		
This Task Has Not Begun	L&G	0%
FC 60005 ~ PARCEL NEGOTIATIONS (29 PARCELS & 7 EASEMENTS)		
This Task Has Not Begun	L&G	0%
FC 60006 ~ CLOSING SERVICES (29 PARCELS & 7 EASEMENTS)		
This Task Has Not Begun	L&G	0%
FC 60030 ~ APPRAISAL SERVICES / SUB (29 PARCELS & 7 EASEMENTS)		
<ul style="list-style-type: none"> (appraisals have been ordered) 	LEONEL	0%

FC 60040 ~ APPRAISAL REVIEW / SUB (29 PARCELS & 7 EASEMENTS)		
This Task Has Not Begun	HLH	0%
FC 60101 ~ COMPENSABLE UTILITIY MANAGEMENT		
<ul style="list-style-type: none"> • Project Files have been created and a list of compensable utilities is setup. • Preliminary Coordination efforts and proof of interests, etc. being analyzed. • On-going Coordination with utilities on eligibility ratio to establish DUL Setup for Agreements. • DUL packages are in the process of being prepared for compensable utilities. 	L&G	43%

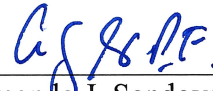
Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Fernando Herrera Jr.
Right of Way Administrator

Sincerely,



Armando J. Sandoval, P.E.
Project Manager

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

INVOICE#: 11330000
INVOICE DATE: 2/28/2025

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

JOB: 180506
Mile 6 WA#6 Project
(From: Mile 11 to Mile 14 1/2)
PO#882106

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of February 2025.						
Work Authorization #6 - Engineering services required for on-going PS&E Development, Right-of-Way Acquisition Services, ect.						
16003-PS&E Development Irrigation Structures (18% of Estimate)	28,398.00	20,446.56	2,271.84	22,718.40	80.0	5,679.60
16004-PS&E Development Roadway (12% of Total Estimate)	192,656.00	148,345.12	5,779.68	154,124.80	80.0	38,531.20
16006-Plans to TxDot (18% of Total Estimate)	12,056.00	7,474.72		7,474.72	62.0	4,581.28
16250-Permanent Multiway control signs and Signals and Temporary	40,412.59			0.00	0.0	40,412.59
16308-Permitted Utilities (18% of Total Estimate)	25,843.00	17,314.81	775.29	18,090.10	70.0	7,752.90
16403-Project Management (18% of Total Estimate)	44,488.00	27,582.56	3,559.04	31,141.60	70.0	13,346.40
16404-Bid Documents to local Let @ County (22% of Total Estimate)	19,753.00	3,950.60		3,950.60	20.0	15,802.40
Right-of-Way Acquisition Services						
60001-ROW Admin Acquisition (32% of Total Estimate)	160,200.00	144,180.00	3,204.00	147,384.00	92.0	12,816.00
60002-Title Services (32% of Total Estimate)	60,900.00	60,900.00		60,900.00	100.0	-
60003-Appraisal Services (32% of Total Estimate)	31,625.00			0.00	0.0	31,625.00
60004-Appraisal Review (32% of Total Estimate)	7,950.00			0.00	0.0	7,950.00
60005-Parcel Negotiations (32% of Total Estimate)	180,000.00			0.00	0.0	180,000.00
60006-Closing Services (32% of Total Estimate)	8,700.00			0.00	0.0	8,700.00
60030-Appraisal Services/SUB (32% of Total Estimate)	73,125.00			0.00	0.0	73,125.00
60040-Appraisal Review/SUB (32% of Total Estimate)	27,750.00			0.00	0.0	27,750.00
60101-Compensable Utility Management (19% of Total Estimate)	26,620.00	10,648.00	798.60	11,446.60	43.0	15,173.40
Sub Total	940,476.59	440,842.37	16,388.45	457,230.82		483,245.77
TOTAL:	940,476.59	440,842.37	16,388.45	457,230.82	48.6	483,245.77

ORIGINAL CONTRACT SUM	\$	940,476.59
CHANGE BY CHANGE ORDER		
CONTRACT SUM TO DATE	\$	940,476.59
TOTAL COMPLETED TO DATE	\$	457,230.82
LESS PREVIOUS INVOICES	\$	440,842.37
CURRENT PAYMENT DUE	\$	16,388.45

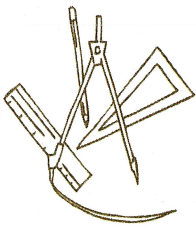
PROJECT MANAGER'S SIGNATURE



PROJECT DEVELOPMENT SCHEDULE
MILE 6 W
(FROM MILE 14 1/2 N TO MILE 11 N)
Length = 3.5 Miles

TASK AND DESCRIPTION	FIRM	Pre 2020	2020	2021	2022	2023	2024		2025												2026																	
							DEC	JAN	FEB	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Q1	Q2	Q3	Q4													
Funding Agreements w/ TxDOT																																						
PE, PS&E & ROW Acquisition AFA (SH 107 to US 83)	TxDOT	Aug-06																																				
ROW & Utilities AFA (SH 107 to Mile 11 N)	TxDOT		Aug-20																																			
Construction & CE AFA (Mile 14 1/2 N to Mile 11 N)	TxDOT																																					
Phase II : PS&E, ROW Map & Comp. Utilities (FROM MILE 14-1/2 TO MILE 11)																																						
Compensable Utilities (Mile 11 North to Mile 14 1/2 N)																																						
Compensable Utility Management	L&G																																					
ROW Mapping (Mile 11 North - Mile 14 1/2 N) (Estimated 88 Parcels and Easements)																																						
ROW Map	L&G																																					
PS&E (Mile 11 to Mile 14 1/2 N)																																						
Outfall Coordination/Design with HCDD#1	L&G																																					
Geotechnical & Pavement Design	L&G			Aug-21																																		
30% PS&E Completion (July 28, 2023)	L&G																																					
60% PS&E Completion (April 10, 2024)	L&G																																					
90% PS&E Completion	L&G																																					
95% PS&E Completion	L&G																																					
100% PS&E Completion	L&G																																					
TxDOT Plan Set Approval	TxDOT								60%			90%	90%					95%	95%	100%																		
LET Date (MPO FY 2028)																																						
Phase III: ROW Acquisition																																						
ROW Acquisition (Est. 88 Parcels)																																						
ROW Release (Dependent on Availability of Funds)	TxDOT			May-21																																		
Project Administration	L&G																																					
Compensable Utility Oversight	L&G																																					
Coordination with County & TxDOT	L&G																																					
Title Commitments	L&G																																					
Appraisal Reports	L&G																																					
Appraisal Review Reports	L&G																																					
Appraisal Update Reports	L&G																																					
Approved Values by TxDOT/County	TxDOT																																					
Acquisition Negotiation Offers	L&G																																					
Title Curative Process	L&G																																					
Title Commitment Updates	L&G																																					
Payments for Parcels	L&G																																					
L&G Condemnation Support Process	L&G																																					
Eminent Domain Proceedings by County	County																																					
Title Insurance Policies	L&G																																					
Consumation of Outstanding Cases	L&G																																					

■ L&G FUNCTION
■ TXDOT FUNCTION
■ HIDALGO COUNTY FUNCTION
■ OTHERS



March 3, 2025

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

RE: Mile 10 Project – WA#2
Limits: Mile 6 to FM 1015
PO#860539 - L&G Project#180702

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of February 2025.

The following is attached:

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

Work Authorization #2 – Engineering Services required for PS&E Development and Right-of-Way Map

		% Complete
FC 12001 ~ ADDITIONAL WORK ASSOCIATED WITH EA CLEARANCE		
This task is complete.	L&G	100%
FC 13002 ~ COMPLETE ROW MAP ROADWAY		
UPDATE: Contract has been generated with Sub ROWSS and scope of services was identified. ROWSS was provided with a final schematic and proposed ROW files for their reference. L&G has reviewed the 100% map, parcel sketches and field notes for completeness. This task is complete.	L&G	100%
FC ~13020 ~ COMPLETE ROW MAP ROADWAY / SUB		
UPDATE: The surveyor has completed the recovery of existing ROW and establishing a baseline. The surveyor has completed ROW research and appraisal district record retrieval for the roadway parcels and the preliminary ROW map and parcel sketches have been updated based on title reports. A 100% ROW Map, parcel sketches and field notes that address L&G's comments has been completed. This task is complete.	ROWSS	100%

FC 15006 ~ ADDITIONAL FIELD SURVEYS		
NO UPDATE: L&G has reviewed the H&V Control as well as the existing ROW/Existing centerline and created a proposed centerline for the proposed PS&E from various meetings and submittals by ROWSS. Contracts have been generated with our subcontractor and L&G has provided all the Proposed Alignments for ROWSS to continue the finalizing the Design Surveys for Construction. L&G continues to work with the surveyor to tie down the project corridor.	L&G	98.8%
FC 15060 ~ ADDITIONAL FIELD SURVEYS / SUB		
NO UPDATE: Surveyor has re-established road benchmarks and surveyed all visible utilities along the project route. The 2D/3D survey has been updated to include the full outfall 1 and outfall 4 limits. SUE Level A data sheets are 95% complete.	ROWSS	98.8%
FC 16004 ~ PS&E DEVELOPMENT ROADWAY		
UPDATE: L&G has completed the proposed alignment with field verifications and is proceeding to complete the Plans, Specifications and Estimates. Preliminary title sheet, index of sheets, typical sections, summary sheets, sequence of construction outline, culvert layouts and P&Ps have been produced. TxDOT forms and checklist have been completed and the 60% PS&E package has been submitted to County and TxDOT for review. L&G continues to finalize plans.	L&G	82%
FC 16005 ~ PS&E DEVELOPMENT OUTFALLS		
UPDATE: L&G has completed the proposed alignment with field verifications and is proceeding to complete the Plans, Specifications and Estimates. Preliminary typical sections, P&Ps, summary sheets, and sequence of construction outline have been produced. TxDOT forms and checklist have been completed and the 60% PS&E package has been submitted to County and TxDOT for review. L&G continues to finalize plans.	L&G	82%
FC 16006 ~ ENGINEERING FEE TO CREATE 1 SET OF PLANS AND SUBMIT TO TxDOT		
NO UPDATE: L&G has prepared a 60% PS&E package including all the requisite forms, estimates, checklists, and ROW & utility information. 60% PS&E was submitted to TxDOT in August 2024 for review.	L&G	45%
FC 16101 ~ HYDROLOGIC MODEL & REPORT FOR ROADWAY		
The hydrologic report has been approved by TxDOT. This task is complete.	L&G	100%
FC 16205 ~ SIGNAL DESIGN, FLASHING BEACON DESIGN & TEMPORARY TRAFFIC SIGNAL DESIGNS		
UPDATE: Contracts have been secured with ETSI and digital files have been submitted for Traffic Engineers to create their sheets. Basis of estimate and general notes for traffic items have been incorporated into the 60% PS&E package. L&G's coordination with SUB continues.	L&G	63%

FC 16250 ~ SIGNAL DESIGN, FLASHING BEACON DESIGN & TEMPORARY TRAFFIC SIGNAL DESIGNS / SUB		
NO UPDATE: Proposed signal layouts, intersection design details for pedestrian / bicyclist features have been drafted. General notes and basis of estimate has been prepared for the 60% PS&E package.	ETSI	50.9%
FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST UTILITIES ON THE ROADWAY		
UPDATE: L&G has identified permitted utilities within the project limits and has reflected utilities in the preliminary plans and utility conflict matrix. Letters to the affected utility companies have been sent out and early coordination activities are underway. Meetings are being scheduled with the permitted utilities to confirm locations of utilities. L&G continues to coordinate with utility companies and local planning departments to preserve and maintain the project corridor.	L&G	92%
FC 16403 ~ PROJECT MANAGEMENT		
UPDATE: The project contracts and management with the client and subcontracts have been generated as well as numerous meetings with client and stakeholders. SLOA to begin ROW acquisition has been requested from TxDOT. L&G continues to provide schedule and status updates to County and TxDOT monthly.	L&G	92%
FC 16404 ~ LOCAL LET/BID DOCUMENTS		
This Task has not begun.	L&G	0%
FC 33001 ~ GEOTECHNICAL AND PAVEMENT DESIGN FOR APPROVAL BY TxDOT		
L&G has completed the geotechnical analysis and pavement design. The signed and sealed report submitted to TxDOT has been approved. This task is complete.	L&G	100%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Jordan B. Sinclair, P.E.
Project Manager

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

INVOICE #: 11329995
INVOICE DATE: 02/28/25

BILL TO: 34

Hidalgo County Pct. #1
 902 Joe Stephens
 Weslaco, TX 78596

JOB: 180702

Mile 10 WA#2 Project
 (From:Mile 6 to FM 1015)
 PO#860539

<u>DESCRIPTION</u>	<u>CONTRACT</u>	<u>PREVIOUS APPLICATIONS</u>	<u>CURRENT COMPLETED</u>	<u>TOTAL COMPLETED</u>	<u>% COMPL</u>	<u>BALANCE TO FINISH</u>
Engineering services for the month of February 2025.						
Work Authorization#2 - Engineering Services required for PS&E Development and Right-of-Way Map						
12001-EA Reports	35,500.00	35,500.00		35,500.00	100.0	
13002-ROW Mapping	96,000.00	94,656.00	1,344.00	96,000.00	100.0	
13020-ROW Map/Sub	259,200.00	255,600.00	3,600.00	259,200.00	100.0	
15006-Field Surveys	65,410.00	64,625.08		64,625.08	98.8	784.92
15060-Fld Srvys/SUB	20,990.00	20,739.70		20,739.70	98.8	250.30
16004-PS&E Roadway	1,584,000.00	1,283,040.00	15,840.00	1,298,880.00	82.0	285,120.00
16005-PS&E Outfalls	329,472.00	266,872.32	3,294.72	270,167.04	82.0	59,304.96
16006-Plans to TxDot	132,000.00	59,400.00		59,400.00	45.0	72,600.00
16180-Hydrologic Mod	60,000.00	60,000.00		60,000.00	100.0	
16205-Signal Design	112,869.72	67,721.83	3,386.09	71,107.92	63.0	41,761.80
16250-Sgnl Dsgn/SUB	139,130.28	70,817.31		70,817.31	50.9	68,312.97
16308-Permitted Utili	151,200.00	134,568.00	4,536.00	139,104.00	92.0	12,096.00
16403-Project Mngmnt	300,000.00	267,000.00	9,000.00	276,000.00	92.0	24,000.00
16404-Local Let/Bid	60,000.00				0.0	60,000.00
33001-Geotechnical	42,000.00	42,000.00		42,000.00	100.0	
TOTALS:	3,387,772.00	2,722,540.24	41,000.81	2,763,541.05	81.6	624,230.95

ORIGINAL CONTRACT SUM \$ 3,387,772.00
 CHANGE BY CHANGE ORDER \$ 0.00
 CONTRACT SUM TO DATE \$ 3,387,772.00
 TOTAL COMPLETED TO DATE \$ 2,763,541.05
 LESS PREVIOUS INVOICES \$ 2,722,540.24


 PROJECT MANAGER'S SIGNATURE

CURRENT PAYMENT DUE \$ 41,000.81

R. O. W. SURVEYING SERVICES, L.L.C.

February 26, 2025

Jacinto Garza, President/CEO
L & G Engineering
Attn: **Jordan Sinclair, P.E.**
2100 W. Expressway 83
Mercedes, Texas 78570

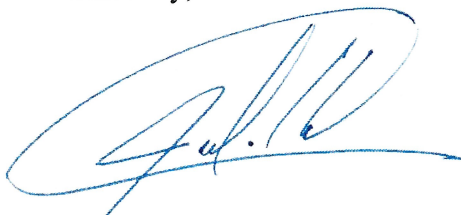
RE: Invoice #R25-010
Mile 10 Road Project WA# 2
Work Authorization #59 (L&G Job No. _____)
Limits: From Mile 6 Road to FM 1015 Road

Dear Mr. Sinclair:

Attached for your approval is our invoice for services rendered for the month of February, 2025. Additional attachment is the progress report.

Thank you for your business. Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 424-3335.

Sincerely,



Julio Cerda, P.E.
President/CEO

R. O. W. SURVEYING SERVICES, L.L.C.

Progress Report as of February, 2025:

PHASE 1: FC130 ROW Map

- A. *ROW Map, Parcel Description, Metes & Bounds Description, and Title Reports (72 Parcels)*
Activities: 100% completed.

Function Code C150:

PHASE 1: Field Surveying (Control Hz & Vt)

- A. *Primary Project Control*
Completed 95% of establishing primary controls.
- B. *Secondary Project Control*
Completed 95% of establishing secondary controls.

PHASE 2 - DTM Topography & Cross Sections (Total Length including side streets, drain, and irrigation crossings = 4.88 Miles)

- C. *Setting Benchmarks*
1. Setting Benchmarks @ 1,000' (ft) intervals
Re-established road benchmarks (100% completed).
 2. Topography & Cross Section Survey
Activities: Cross sections have been done on 100%.
 3. Locate Visible Utilities
Activities: All visible utilities have been surveyed along project route. (100% Completed).
 5. Right of Entry, ROW Research, Appraisal District Records
Activities: 100% completed
 6. Proposed Centerline on Existing Pavement Pre-Construction for Utilities
Activities: 100% completed
 7. Profile and Cross Section Intersecting Streets
Activities: 100% completed
 11. Additional Field Surveying:
 - a. Irrigation Lines
Activities: 100% completed
 - c. Driveways and Turnouts
Activities: 100% completed
 14. Provide Temporary Signs, Traffic control, flags, safety equipment, etc.
Activities: Survey crews are setting up signs on streets when they are working along the road. (100% Completed).
 15. Ties to Existing Bridges/Culverts that may be in Conflict w/New Construction
Activities: 100% completed.

R. O. W. SURVEYING SERVICES, L.L.C.

16. Inventory Signs, Mailboxes, & Driveways
Activities: 100% complete.
17. Survey Controlled Data Sheets per TxDOT guidelines
Activities: 100% completed

18. Recover and Establish Existing CL & ROW
Activities: 100% completed
19. Coordinate with the Engineer for Existing CL Staking
Activities: 100% completed

20. Right-Of-Way Re-staking (Pre-Construction)
Activities: 100% completed

21. SUE Level A Data Sheets
Activities: 95% completed

Final Reports & Deliverables

- A. CADD file (2D &3D) for limits of Project
2D and 3D files continue to be updated and submitted for review (100% completed).

- B. Final Report and Deliverables
Reports continue to be updated and submitted for review (100% completed).

Project Management & Oversight

- A. Meeting & Coordination with Engineers
Continue coordination with Project Manager on progress of project. (100% completed).

- B. QC/QA Survey. (100% completed).

R. O. W. Surveying Services, L.L.C.

900 S. Stewart Road, Suite 13
 Mission, Texas 78572
 TBPLS Reg. # 10193886
 956-424-3335

INVOICE

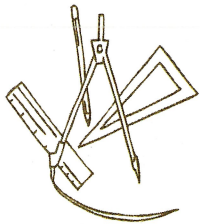
INVOICE NUMBER : R25-010
 Date: February 26, 2025
 Our Order No.: R23029

BILL TO:
 Jacinto Garza, P.E.
 L & G Engineering
 Attn: **Jordan Sinclair, P.E.**
 2100 W. Expressway 83
 Mercedes, Texas 78570

L&G Job No.: _____

RE: Mile 10 Road Project WA#2 (Work Authorization No. 59)
Limits: From Mile 6 Road to FM 1015
Hidalgo County Precinct No. 1

Task and Description	Contract Amount	Invoice to Date	Paid to Date	Current Amount Due	Contract Balance	Amount
Function Code 130-Phase I (ROW MAP) Lump Sum Per Parcel						
A. ROW Map, Parcel Description, Metes & Bounds Description, and Title Reports (72 Parcels @ \$3,600.00/parcel)	\$259,200.00	\$259,200.00	\$255,600.00	\$3,600.00	\$0.00	100.00%
Sub-Total FC 130:	\$259,200.00	\$259,200.00	\$255,600.00	\$3,600.00	\$0.00	100.00%
Function Code 150						
Phase 1 - FC 150 Field Surveying (Control Hz & Vt)						
A. Primary Project Control						
a. Establish Primary Control	\$1,073.00	\$1,019.35	\$1,019.35	\$0.00	\$53.65	95.00%
B. Secondary Project Control						
a. Set Additional Secondary Control Points as Needed	\$599.00	\$569.05	\$569.05	\$0.00	\$29.95	95.00%
b. Horizontal Values Established with RTK or VRS	\$599.00	\$569.05	\$569.05	\$0.00	\$29.95	95.00%
c. Vertical Values Established with Digital Level	\$599.00	\$569.05	\$569.05	\$0.00	\$29.95	95.00%
Phase 2 - DTM Topography and Cross Sections						
C. Setting Benchmarks						
1. Setting Benchmark	\$930.00	\$930.00	\$930.00	\$0.00	\$0.00	100.00%
2. Topographic & Cross Sections	\$1,094.00	\$1,094.00	\$1,094.00	\$0.00	\$0.00	100.00%
3. Locate Visible Utilities	\$1,094.00	\$1,094.00	\$1,094.00	\$0.00	\$0.00	100.00%
5. Right of Entry, ROW Research, Appraisal Distrist Records	\$930.00	\$930.00	\$930.00	\$0.00	\$0.00	100.00%
6. Proposed Centerline on Existing Pavement Pre-Construction for Utilities	\$1,219.00	\$1,219.00	\$1,219.00	\$0.00	\$0.00	100.00%
7. Profile and Cross Section Intersecting Streets	\$1,094.00	\$1,094.00	\$1,094.00	\$0.00	\$0.00	100.00%
SUE	\$1,219.00	\$1,219.00	\$1,219.00	\$0.00	\$0.00	100.00%
11. Additional Field Surveying						
a. Irrigation Lines	\$1,219.00	\$1,219.00	\$1,219.00	\$0.00	\$0.00	100.00%
c. Driveways and Turnouts	\$1,094.00	\$1,094.00	\$1,094.00	\$0.00	\$0.00	100.00%
14. Provide temp. signs, traffic control, flags, safety equip. etc.	\$1,094.00	\$1,094.00	\$1,094.00	\$0.00	\$0.00	100.00%
15. Ties to Existing Bridges/Culverts that may be in conflict w/New Constuction	\$1,094.00	\$1,094.00	\$1,094.00	\$0.00	\$0.00	100.00%
16. Inventory Signs, Mailboxes, & Driveways	\$1,094.00	\$1,094.00	\$1,094.00	\$0.00	\$0.00	100.00%
17. Survey Control Data Sheets per TxDOT	\$289.00	\$289.00	\$289.00	\$0.00	\$0.00	100.00%
18. Recover and Establish Existing CL and ROW						
19. Coordinate with Engineer for Existing CL Staking	\$125.00	\$125.00	\$125.00	\$0.00	\$0.00	100.00%
20. Right of Way Restaking (Pre Construction)	\$125.00	\$125.00	\$125.00	\$0.00	\$0.00	100.00%
21. SUE Level A Data Sheets (10 holes per mile) 30 Pot holes	\$2,136.00	\$2,029.20	\$2,029.20	\$0.00	\$106.80	95.00%
Phase 1 - Final Report & Deliverables						
A. CADD file (2D & 3D) for limits of project	\$328.00	\$328.00	\$328.00	\$0.00	\$0.00	100.00%
B. Final Report and Deliverables	\$578.00	\$578.00	\$578.00	\$0.00	\$0.00	100.00%
Project Management and Oversight						
A. Meeting and Coordination w/ Engineers	\$600.00	\$600.00	\$600.00	\$0.00	\$0.00	100.00%
B. QC/QA Survey	\$764.00	\$764.00	\$764.00	\$0.00	\$0.00	100.00%
Sub-Total FC 150 Roadways:	\$20,990.00	\$20,739.70	\$20,739.70	\$0.00	\$250.30	98.81%
GRAND TOTAL:	\$280,190.00	\$279,939.70	\$276,339.70		\$250.30	99.91%
			Grand TOTAL DUE:	\$3,600.00		



March 3, 2025

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

RE: Mile 10 Project – WA#3
Limits: Mile 6 to FM 1015
PO#886545 - L&G Project#180703

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and request for payment. Attached for your approval is our invoice for services rendered during the month of February 2025.

The following is attached:

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

Work Authorization#3 – To provide Engineering services required for Right-of-Way Acquisition, Re-Evaluation of Environmental Document, Project Management and Compensable Utility Management

		% Complete
FC 12001 ~ Re-EVALUATION OF EA		
L&G has reviewed the project to determine the need for the Re-Evaluation; however, due to the project going through the right of way acquisition, this task will not commence until a later date.	L&G	5%
FC 16403 ~ PROJECT MANAGEMENT		
Contracts have been issued to all subconsultants on this work authorization. L&G continues to coordinate with all the stakeholders involved. L&G continues to provide schedule and status updates to County and TxDOT monthly. The Right-of-Way coordination for release of acquisition is on-going.	L&G	37%
FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (72 ROADWAY PARCELS)		
<ul style="list-style-type: none">• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State	L&G	66%

<p>work hours with available personnel to answer questions about the project.</p> <ul style="list-style-type: none"> • Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. • L & G has consulted with the subcontractors concerning the project. • Subs are working on the project. Receiving title commitments and L & G is reviewing them. • Working (strenuously) with County in an effort to obtain release from TxDOT. 		
FC 60002 ~ TITLE SERVICES (72 ROADWAY PARCELS)		
<ul style="list-style-type: none"> • Title commitments (26) have been received this month. 	L&G	54.2%
FC 60003 ~ APPRAISAL SERVICES (72 ROADWAY PARCELS)		
This task has not begun	L&G	0%
FC 60004 ~ APPRAISAL REVIEW (72 ROADWAY PARCELS)		
This task has not begun	L&G	0%
FC 60005 ~ PARCEL NEGOTIATIONS (72 ROADWAY PARCELS)		
This task has not begun	L&G	0%
FC 60006 ~ CLOSING SERVICES (72 ROADWAY PARCELS)		
This task has not begun	L&G	0%
FC 60030 ~ APPRAISAL SERVICES / SUB (72 ROADWAY PARCELS)		
This task has not begun	LEONEL	0%
FC 60040 ~ APPRAISAL REVIEW / SUB (72 ROADWAY PARCELS)		
This task has not begun	HLH	0%
FC 60007 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (6 OUTFALL PARCELS)		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. • Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. • L & G has consulted with the subcontractors concerning the project. • Subs are working on the project. L & G is coordinating on the outfall parcels with HCDD and Pct. • Working (strenuously) with County in an effort to obtain release from TxDOT. 	L&G	66%

FC 60008 ~ TITLE SERVICES (6 OUTFALL PARCELS)		
This task has not begun	L&G	0%
FC 60009 ~ APPRAISAL SERVICES (6 OUTFALL PARCELS)		
This task has not begun	L&G	0%
FC 60011 ~ APPRAISAL REVIEW (6 OUTFALL PARCELS)		
This task has not begun	L&G	0%
FC 60012 ~ PARCEL NEGOTIATIONS (6 OUTFALL PARCELS)		
This task has not begun	L&G	0%
FC 60013 ~ CLOSING SERVICES (6 OUTFALL PARCELS)		
This task has not begun	L&G	0%
FC 60090 ~ APPRAISAL SERVICES / SUB (6 OUTFALL PARCELS)		
This task has not begun	LEONEL	0%
FC 600110 ~ APPRAISAL REVIEW / SUB (6 OUTFALL PARCELS)		
This task has not begun	HLH	0%
FC 60014 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (44 EASEMENTS)		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. • Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. • Subs are working on the project. L & G is working with easement holders. • Working (strenuously) with County in an effort to obtain release from TxDOT. 	L&G	66%
FC 60015 ~ APPRAISAL SERVICES (44 EASEMENTS)		
This task has not begun	L&G	0%
FC 60016 ~ APPRAISAL REVIEW (44 EASEMENTS)		
This task has not begun	L&G	0%
FC 60017 ~ PARCEL NEGOTIATIONS (44 EASEMENTS)		
This task has not begun	L&G	0%
FC 600150 ~ APPRAISAL SERVICES / SUB (44 EASEMENTS)		
This task has not begun	LEONEL	0%
FC 600160 ~ APPRAISAL REVIEW / SUB (44 EASEMENTS)		
This task has not begun	HLH	0%

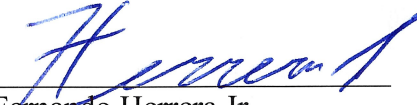
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
<ul style="list-style-type: none"> • Project Setup has initiated and preliminary coordination efforts have begun in an effort to verify conflict analysis. • Project Coordination is on-going with each utility on Eligibility Ratio, Proof of Interests, etc. in an effort to establish utilities that will seek Compensable Utility Process. • On-going coordination efforts and meetings are being scheduled. 	L&G	28%

Supplemental No. 1 to Work Authorization No. 3 – Engineering services to complete the ROW Map for an additional 105 Easement Parcels.


FC 130 ~ REDUCE RIGHT-of-WAY MAP COSTS (TOTAL REVISED PARCELS REDUCE FROM 74 TO 71) – (3 PARCEL REDUCTION) RDWY		
Upon completion of the ROW Map the total roadway parcel count was reduced from the originally estimated 74 to 71. This task is complete.	L&G	100%
FC 130 ~ REVISE ROW MAP TO ADD AND INCLUDE ESTIMATED 105 PARCELS OF COMPENSABLE EASEMENTS / SUB		
Upon completion of the ROW Map 105 easement parcels were identified. The final ROW map was completed and submitted to TxDOT as part of the release for ROW acquisition request.	ROWSS	100%
FC 16403 ~ PROJECT MANAGEMENT		
L&G has coordinated with TxDOT and the surveyor to finalize a ROW Map reflecting 71 roadway parcels and 105 easement parcels. This map has been submitted to TxDOT as part of a request to be released for ROW acquisition. L&G continues to work with the County to obtain the release for ROW acquisition by TxDOT. L&G has met with City of Weslaco and Precinct 1 to provide a status update on this phase of project development.	L&G	85%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,


 Fernando Herrera Jr.
 Right of Way Administrator

Sincerely,


 Jordan Sinclair, P.E.
 Project Manager

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

INVOICE#: 11330001
INVOICE DATE: 2/28/20025

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

JOB: 180703
Mile 10 Project - WA#3
(From: Mile 6 to FM 1015)
PO#886545

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of February 2025.						
Work Authorization #3 - Right-of-Way Acquisition, Compensable Utilities Easements, Outfalls & Re-Evaluation of EA						
12001-Re-Evaluation EA	45,000.00	2,250.00		2,250.00	5.0	42,750.00
16403-Project Management	300,000.00	99,000.00	12,000.00	111,000.00	37.0	189,000.00
Right-of-Way Acquisition for 72 Roadway Parcels)						
60001-ROW Admin. Acquisitions	320,400.00	192,240.00	19,224.00	211,464.00	66.0	108,936.00
60002-Title Services	151,200.00	81,900.00		81,900.00	54.2	69,300.00
60003-Appraisal Services	72,000.00			0.00	0.0	72,000.00
60004-Appriaisal Review	18,000.00			0.00	0.0	18,000.00
60005-Parcel Negotiation	374,400.00			0.00	0.0	374,400.00
60006-Closing Services	32,400.00			0.00	0.0	32,400.00
60030-Appraisal Services/SUB	162,000.00			0.00	0.0	162,000.00
60040-Appraisal Review/SUB	57,600.00			0.00	0.0	57,600.00
Right-of-Way Acquisition for 6 Outfalls						
60007-ROW Admin. Acquisitions	26,700.00	16,020.00	1,602.00	17,622.00	66.0	9,078.00
60008-Title Services	12,600.00			0.00	0.0	12,600.00
60009-Appraisal Services	6,000.00			0.00	0.0	6,000.00
60011-Appriaisal Review	1,500.00			0.00	0.0	1,500.00
60012-Parcel Negotiation	31,200.00			0.00	0.0	31,200.00
60013-Closing Services	2,700.00			0.00	0.0	2,700.00
60090-Appraisal Services/SUB	13,500.00			0.00	0.0	13,500.00
600110-Appraisal Review/SUB	4,800.00			0.00	0.0	4,800.00
Right-of-Way Acquisition for 44 Compensable Utilities Easements						
60014-ROW Admin. Acquisitions	195,800.00	117,480.00	11,748.00	129,228.00	66.0	66,572.00
60015-Appraisal Services	16,500.00			0.00	0.0	16,500.00
60016-Appriaisal Review	15,400.00			0.00	0.0	15,400.00
60017-Parcel Negotiation	220,000.00			0.00	0.0	220,000.00
600150-Appraisal Services/SUB	49,500.00			0.00	0.0	49,500.00
600160-Appraisal Review/SUB	17,600.00			0.00	0.0	17,600.00
60101-Comp. Utility Management	194,400.00	44,712.00	9,720.00	54,432.00	28.0	139,968.00
Sub Total	2,341,200.00	553,602.00	54,294.00	607,896.00		1,733,304.00
Supplemental No. 1 to Work Authorization #3 - Complete ROW Map for an Additional 105 Easement Parcels						
13002-Reduce Right-of-Wap Costs from ;	-19,200.00		-19,200.00	-19,200.00	100.0	-
13020-Revise ROW Map to add 105 Easemr	185,400.00		185,400.00	185,400.00	100.0	-
16403-Project Management	69,200.00		58,820.00	58,820.00	85.0	10,380.00
Sub Total	235,400.00	0.00	225,020.00	225,020.00		10,380.00
TOTAL:	2,576,600.00	553,602.00	279,314.00	832,916.00	32.3	1,743,684.00

ORIGINAL CONTRACT SUM	\$	2,341,200.00
CHANGE BY CHANGE ORDER	\$	235,400.00
CONTRACT SUM TO DATE	\$	2,576,600.00
TOTAL COMPLETED TO DATE	\$	832,916.00
LESS PREVIOUS INVOICES	\$	553,602.00
CURRENT PAYMENT DUE	\$	279,314.00


PROJECT MANAGER'S SIGNATURE

R. O. W. SURVEYING SERVICES, L.L.C.

February 26, 2025

Jacinto Garza, President/CEO
L & G Engineering
Attn: Jordan Sinclair, P.E.
2100 W. Expressway 83
Mercedes, Texas 78570

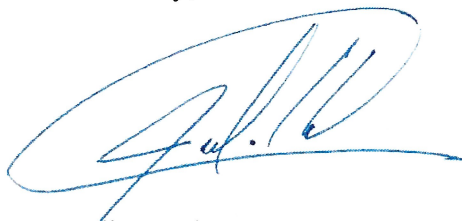
RE: Invoice #R25-011
Mile 10 Road Project Supplemental WA# 3
Work Authorization #64 (L&G Job No. _____)
Limits: From Mile 6 Road to FM 1015 Road

Dear Mr. Sinclair:

Attached for your approval is our invoice for services rendered for the month of February, 2025. Additional attachment is the progress report.

Thank you for your business. Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 424-3335.

Sincerely,



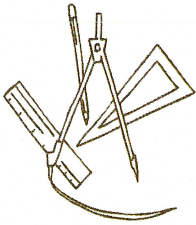
Julio Cerda, P.E.
President/CEO

R. O. W. SURVEYING SERVICES, L.L.C.

Progress Report as of February, 2025:

PHASE 1: FC130 ROW Map

- A. *ROW Map, Parcel Description, Metes & Bounds Description, and Title Reports (105 Parcels)*
Activities: 100% completed.



March 3, 2025

Hon. David L. Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Ms. Katia Garcia
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 1 East Project – WA#1
Limits: (From Bus 83 N to Mile 8)
PO#868315 - L&G Project #230101

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of February 2025.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

Work Authorization #1 – Engineering services required for the preparation of the Re-Evaluation Document, Public Involvement, Schematic and Hydraulic Design

		% Complete
FC 13002 ~ UPDATE THE RIGHT-OF-WAY MAP		
UPDATE: Contract has been generated with Sub, Melden & Hunt, and scope of services was identified. Design files have been transferred and shared between the firms. A kick-off meeting with the surveyor was held to establish priorities and schedule. L&G has coordinated with City of Mercedes, HCDD1, and developer to receive plat drawings reflected dedicated ROW and drainage easements. L&G has reviewed the map updates submitted by the surveyor and coordinated with TxDOT for Parcel IDs and RCSJ. This task is complete.	L&G	100%
FC 13020 ~ UPDATE THE RIGHT-of-WAY MAP /SUB		
UPDATE: ROW Map has been updated to reflect ROW dedicated by plat and drainage easements to be utilized by the Mile 1 E project. The map has also been updated for ownership changes. This task is complete.	M&H	100%

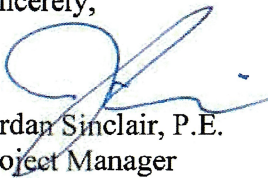
FC 15004 ~ ADDITIONAL SURVEY WORK (TOPO & 9 BENCHMARKS)		
UPDATE: Contract has been generated with Sub, Melden & Hunt, and scope of services was identified. Design files have been transferred and shared between the firms. A kick-off meeting with the surveyor was held to establish priorities and schedule. Control from adjacent projects have been acquired and shared with the surveyor for review of vertical datum. Updated 2D/3D topo files and TIN have been reviewed. This task is complete.	L&G	100%
FC 15007 ~ SUB-SURFACE UTILITY ENGINEERING (SUE) 25 POT HOLES / MILE (ROADWAY AND OUTFALLS)		
UPDATE: Contract has been generated with Sub, Melden & Hunt, and scope of services was identified. A meeting was held to identify the utilities that need tied down vertically. The surveyor's 3D survey file showing (X,Y,Z) has been reviewed.	L&G	80%
FC 15040 ~ ADDITIONAL SURVEY WORK (TOPO & 9 BENCHMARKS) / SUB		
UPDATE: Rights-of-Entry have been requested and additional survey was acquired to cover the full project ROW width. Control from adjacent projects have been checked against the project datum and 5 benchmarks have been set (4 benchmarks along the formally proposed south outfall were eliminated from this task). 2D/3D survey files and TIN have been updated. This task is complete.	M&H	78.7%
FC 15070 - SUB-SURFACE UTILITY ENGINEERING (SUE) 25 POT HOLES / MILE (ROADWAY AND OUTFALLS) / SUB		
UPDATE: 3D survey file showing SUE locations (X,Y,Z) has been submitted for L&G's use.	M&H	80%
FC 16004 ~ PS&E DEVELOPMENT ROADWAY		
The 30% PS&E package has been submitted to TxDOT. This task continues under work authorization #2.	L&G	100%
FC 16005 ~ PS&E DEVELOPMENT OUTFALL		
The 30% PS&E package has been submitted to TxDOT. This task continues under work authorization #2.	L&G	100%
FC 16204 ~ TRAFFIC SIGNAL DESIGNS, WARRANTS AND FLASHING BEACONS		
L&G has reviewed the final warrant study report to confirm it has addressed all comments. The final report has been submitted to TxDOT. This task is complete.	L&G	100%
FC 16240 ~ TRAFFIC SIGNAL DESIGNS, WARRANTS AND FLASHING BEACONS / SUB		
The final, signed & sealed report addressing all comments has been submitted to TxDOT. This task is complete.	ETSI	100%

FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST		
This task continues under work authorization #2.	L&G	100%
FC 16309 ~ COORDINATE RAILROAD EXHIBIT A IDENTIFYING RAILROAD SIGNALS AND MAST ARM DESIGNS		
The development of this exhibit will continue under work authorization #2 as coordination with UP / Benesch progresses.	L&G	100%
FC 16311 ~ COORDINATE PERMIT ASSOCIATED WITH THE JACK AND BORE AGREEMENT		
Through re-design of the project's storm sewer system, L&G has eliminated the need for a storm drain crossing at the Railroad.	L&G	100%
FC 16312 ~ COORDINATE A CONSTRUCTION MAINTENANCE AGREEMENT FOR THE PLANKING AND ARMS		
L&G has drafted a preliminary railroad Exhibit A for the preliminary maintenance agreement with Union Pacific. L&G continues to coordinate with Benesch for on-site meeting and next steps. This task will continue under work authorization #2.	L&G	100%
FC 16403 ~ PROJECT MANAGEMENT		
This task will continue under work authorization #2.	L&G	100%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. Project files have been created and are maintained in the office. Personnel are available daily for project meetings determined by the County. An initial property owner list has been developed. L&G have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. Offers are being presented to property owners.	L&G	99%
FC 60002 ~ TITLE SERVICES		
L&G has received title commitments for all 13 parcels tasked under this work authorization. This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
All 13 roadway parcel appraisals and 7 easement parcel appraisals included in this work authorization have been completed.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
Five appraisal reviews have been completed this month.	L&G	87.7%
FC 60005 ~ PARCEL NEGOTIATION		
Nine offer packages were sent out this month.	L&G	37.0%
FC 60006 ~ CLOSING SERVICES		
This task has not begun.	L&G	0%

FC 60030 ~ APPRAISAL SERVICES / SUB		
All 13 roadway parcel appraisals and 7 easement parcel appraisals included in this work authorization have been completed.	LEONEL	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
Five appraisal reviews have been completed this month.	HLH	93.9%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
This task will continue under work authorization #2.	L&G	100%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Jordan Sinclair, P.E.
Project Manager

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

INVOICE#: 11329993
INVOICE DATE: 2/28/2025

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

JOB: 230101
Mile 1 E Rd Project WA#1
(From: Bus 83 North to Mile 8 N)
PO#868315

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of February 2025.						
Work Authorization #1 - Partial Engineering services required for the Update of Phase I Environmental, Schematic Design, Public Involvement, Surveys for Roadways, Outfalls and Right-of-Way Mapping.						
13002-Update ROW Mapping (100% of Total Estimate)	20,000.00	18,000.00	2,000.00	20,000.00	100.0	-
13020-Update ROW Map/SUB (100% of Total Estimate)	20,000.00	14,000.00	6,000.00	20,000.00	100.0	-
15004-Addtnl Srvy Wrk (TOPO & 9 Bnchmrks) (100% of Total Est)	37,420.00	34,800.60	2,619.40	37,420.00	100.0	-
15007-Sub-Surface Utility Engineering (100% of Total Estimate)	12,850.00	8,352.50	1,927.50	10,280.00	80.0	2,570.00
15040-Addtnl Srvy Wrk (TOPO & 9 Bnchmrks)/SUB (100% of Estimat	37,420.00	29,434.00	7,986.00	37,420.00	100.0	-
15070-Sub-Surface Utility Eng/SUB (100% of Total Estimate)	12,150.00		9,720.00	9,720.00	80.0	2,430.00
16004-PS&E Development Roadway (27% of Total Estim)	184,000.00	184,000.00		184,000.00	100.0	-
16005-PS&E Development Outfalls (26% of Total Estimate)	49,162.19	49,162.19		49,162.19	100.0	-
16204-Signal Designs, Warrants (100% of Total Estimate)	24,909.96	24,909.96		24,909.96	100.0	-
16240-Signal Designs, Warrants/SUB (100% of Total Estimate)	25,090.04	25,090.04		25,090.04	100.0	-
16308-Permitted Utilities (33% of Total Estimate)	45,900.00	45,900.00		45,900.00	100.0	-
16309-Coord. w/RR Exhibit A (33% of Total Estimate)	30,000.00	30,000.00		30,000.00	100.0	-
16311-Coord. Permit Assoc. w/Jack & Bore (33% of Total Estim	22,500.00	22,500.00		22,500.00	100.0	-
16312-Coord. Const. Maintenance Agreem. (33% of Total Estimate)	22,500.00	22,500.00		22,500.00	100.0	-
16403-Project Management (10% of total Estimate)	28,203.33	28,203.33		28,203.33	100.0	-
60001-ROW Admin Acquisition (40% of Total Estimate)	89,000.00	86,330.00	1,780.00	88,110.00	99.0	890.00
60002-Title Services (40% of Total Estimate)	27,300.00	27,300.00		27,300.00	100.0	-
60003-Appraisal Services (40% of Total Estimate)	15,625.00	11,125.00	4,500.00	15,625.00	100.0	-
60004-Appraisal Review (40% of Total Estimate)	5,700.00	3,450.00	1,550.00	5,000.00	87.7	700.00
60005-Parcel Negotiations (40% of Total Estimate)	100,000.00		32,000.00	32,000.00	32.0	68,000.00
60006-Closing Services (40% of Total Estimate)	3,900.00			0.00	0.0	3,900.00
60030-Appraisal Services/SUB (40% of Total Estimate)	37,125.00	25,875.00	11,250.00	37,125.00	100.0	-
60040-Appraisal Review/SUB (40% of Total Estimate)	13,200.00	9,600.00	2,800.00	12,400.00	93.9	800.00
60101-Compensable Utility Management (33% of Total Estimate)	72,000.00	72,000.00		72,000.00	100.0	-
Sub Total	935,955.52	772,532.62	84,132.90	856,665.52		79,290.00
TOTAL:	935,955.52	772,532.62	84,132.90	856,665.52	91.5	79,290.00

ORIGINAL CONTRACT SUM	\$ 935,955.52
CHANGE BY CHANGE ORDER	
CONTRACT SUM TO DATE	\$ 935,955.52
TOTAL COMPLETED TO DATE	\$ 856,665.52
LESS PREVIOUS INVOICES	\$ 772,532.62
CURRENT PAYMENT DUE	\$ 84,132.90


PROJECT MANAGER'S SIGNATURE

HLH APPRAISAL SERVICES
Specializing in Appraisal Review of Road and Drainage Projects

INVOICE NO. 9 REVISED
MILE 1 ROAD EAST
RCSJ 0921-02-524

FEBRUARY 19, 2025

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON MILE 1 ROAD EAST, HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF WORK AUTHORIZATION No. 1 BETWEEN L & G ENGINEERING ("Engineer") AND HLH APPRAISAL SERVICES, ("SUBCONSULTANT")

Parcel No. 5	800.00
Parcel No. 6	800.00
Parcel No.EE1	400.00
Parcel No;EE2	400.00
Parcel No.EE3	<u>400.00</u>
	2,800.00

FOUR (4) REVIEWS @ \$800/400 REVIEW TOTALS \$2,800.00

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

2/19/2025

Date

Invoice

MELDEN & HUNT, INC.
 Consulting Engineers
 115 West McIntyre
 Edinburg, Texas 78541

L & G Engineering
 c/o Jacinto Garza, CEO, President
 2100 W. Expressway 83
 Mercedes, TX 78570

February 20, 2025
 Project No: 21453.07
 Invoice No: 0091499

Project 21453.07 L&G:Mile 1 E (Bus.83 North to Mile 8 N)

Surveying Services
 COUNTY/CITY: Hidalgo County
 CONTROL: CSJ:0921-02-254
 HIGHWAY: Mile 1
 LIMITS: FROM BUS 83 TO MILE 8 N
 Progress Report for Survey Services completed from 9/2023 thru 4/30/24:
 100% completion of all Original Parcels
 90% completion of (2) Easement Parcels
 Topo - ground work completed. Turned in 100%. Currently under Review.
Professional Services from May 01, 2024 to February 20, 2025
 Fee

Billing Phase	Revised Fee	Percent Complete	Previously Invoiced Amount	Earned this Billing Period
Task 1-16 Parcels	20,000.00	100.00	14,000.00	6,000.00
Task 2-Addtl Topo & Imprvmts-reduced 35%	17,303.00	100.00	18,634.00	(1,331.00) *
5 Benchmarks	6,000.00	100.00	10,800.00	(4,800.00) *
SUE Level A Work	12,150.00	80.00	0.00	9,720.00
Total Fee	55,453.00			9,589.00
			Previous Fee Billing	43,434.00
			Current Fee Billing	9,589.00
			Total Fee	53,023.00
			*adjustment to correct previously invoiced amount to match revised fee	
			Total this Invoice	\$9,589.00



GARZA & ASSOCIATES

1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
9/30/2024	8712

H 2/21/25

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

ROW CSJ No.	Construction CSJ No.

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

Work Authorization No.	Terms	Job
33	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	QTY	Amount
ROW Appraisal	6887	Mile 1 East Project Parcel 8	2,250.00	1	2,250.00

If you should have any questions regarding this invoice, please contact our office.			Total		\$2,250.00
Phone # 956-687-7295	mvgarza@garza-associates.com				



GARZA & ASSOCIATES

1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
9/30/2024	8713

H 2/21/25

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

ROW CSJ No.	Construction CSJ No.

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

Work Authorization No.	Terms	Job
33	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	QTY	Amount
ROW Appraisal	6888	Mile 1 East Project Parcel 9	2,250.00	1	2,250.00

If you should have any questions regarding this invoice, please contact our office. Phone # 956-687-7295 mvgarza@garza-associates.com			Total	\$2,250.00
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1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
11/5/2024	8740

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

<i>Make Checks Payable To: Leonel Garza Jr. & Associates, LLC</i>		
P.O. No.	Terms	Job
33	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	Amount
ROW Appraisal	6893	Mile 1 East Project Parcel 13A	2,250.00	2,250.00

If you should have any questions regarding this invoice, please contact our office. Phone # 956-687-7295 mvgarza@garza-associates.com			Total	\$2,250.00
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1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
1/23/2025	8809

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

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

P.O. No.	Terms	Job
33	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	Amount
ROW Appraisal	7074	Mile 1 East Project Easement EE4	1,125.00	1,125.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295

mvgarza@garza-associates.com

Total

\$1,125.00



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
1/23/2025	8808

Handwritten initials: FG

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

<i>Make Checks Payable To: Leonel Garza Jr. & Associates, LLC</i>		
P.O. No.	Terms	Job
33	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	Amount
ROW Appraisal	7073	Mile 1 East Project Easement EE3	1,125.00	1,125.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295

mvgarza@garza-associates.com

Total

\$1,125.00



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
8/28/2024	8596

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

Handwritten signature and date: 8/29/25

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

P.O. No.	Terms	Job
	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	Amount
ROW Appraisal	6903	Mile 1 East Project Easement 4E	1,125.00	1,125.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295 mvgarza@garza-associates.com

Total \$1,125.00



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
12/10/2024	8783

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

Handwritten: H
2/21/25

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

P.O. No.	Terms	Job
33	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	Amount
ROW Appraisal	6904	Mile 1 East Project Easement 13E	1,125.00	1,125.00

If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295 mvgarza@garza-associates.com

Total \$1,125.00



Mile 1 E Project Status Report

Project Details:

- Limits: Bus 83 – Mile 8 N
- Typical Section: 2-lane urban with CLTL, shoulders, and sidewalks (64' F-F within 80' ROW)
- Length: 1.4 miles
- CSJ: 0921-02-254
- RCSJ: 0921-02-524

Scope of Work:

Under Contract with City of Mercedes

- Phase I – EA, Public Involvement & Schematic Design – Completed by L&G (FY2014-2015)
 - Updated by KCI for City of Mercedes (2022) along with completion of ROW Mapping, Design Survey, H&H Report, and Pavement Design

Under Contract with Hidalgo County

- Phase II – PS&E, ROW Acquisition, ROW Map Update, Additional Survey / SUE & Compensable Utilities
 - PS&E to be authorized in three work orders
 - WA#1 – P.O. issued August 2023
 - WA#2 – P.O. issued 2024

Estimates:

- Construction Cost: \$9,013,506 (Rev. June 19, 2024)
- ROW & Utilities: \$1,300,000 (Rev. June 20, 2024)
 - ROW = \$900,000
 - Utilities = \$500,000

Funding:

- RGVMPO Allocation
 - \$6,000,000 Construction (CAT 7) (FY 2027)
 - \$878,000 CE (CAT 7) (FY 2027)
 - \$502,000 ROW (CAT 7) (FY 2025)

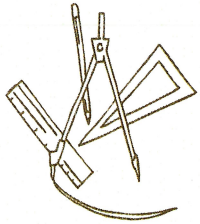
Agreements:

- Interlocal Cooperation Agreement (County and City of Mercedes)
 - Original ICA Fully Executed – September 21, 2021
 - Revised ICA Fully Executed – May 30, 2023
 - Phase II & Phase III project development costs to be split 50/50
- Advanced Funding Agreement (TxDOT and City of Mercedes)
 - AFA Fully Executed – August 23, 2011

- Terminated by AFA Amendment #1 Fully Executed – February 9, 2023
- Advanced Funding Agreement (TxDOT and County)
 - Fully Executed – April 2, 2024

Status of Project

- Phase I (Complete)
 - Schematic approved by TxDOT in 2015 and revised schematic approved in 2022
 - Public Meeting held in 2015
 - CE received Sept. 3, 2015 and environmental re-evaluation approved by TxDOT Aug. 9, 2022
 - H&H report approved by TxDOT in 2022
 - Pavement design approved by TxDOT in 2022
 - Traffic projections provided by TP&P and updated by Pharr District
 - Final Traffic Signal Warrant Study submitted January 2025.
- Phase II (Complete)
 - Design Survey / SUE (In-Progress)
 - SUE, Supplemental survey, and benchmarks to be provided by Melden & Hunt
 - PS&E (60% Complete)
 - DCC held June 14, 2024
 - **60% submitted to County February 28, 2025**
 - Railroad Coordination
 - Preliminary Exhibit A has been drafted
 - October 3, 2024 - Preliminary Engineering Agreement Fully Executed
 - Next Step: Site visit with UP / Benesch / RVSC (to be scheduled by Benesch)
 - ROW Map
 - Roadway Parcels = 29
 - Outfall Parcels = 0 (Dedicated Drainage ROW by Plat)
 - Easement Parcels = 16
 - ROW Acquisition
 - May 29, 2024 – Authority to Proceed with ROW Acquisition
 - 29 Parcels & 16 Easement Parcels
 - 36 in appraisal process
 - 9 in negotiations
 - 0 in condemnation
 - 0 in closing
 - 0 in possession
 - Compensable Utility Management – In Progress
- Phase III (Pending)



March 3, 2025

Hon. David Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Ms. Erika Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 1 East Rd Project – WA#2
Limits: (From Bus 83 to Mile 8 N)
PO#886869 - L&G Project # 230102

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of February 2025.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

Work Authorization#2 – To provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the Roadway design.

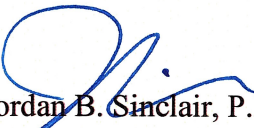
		% Complete
FC 16004 ~ PS&E DEVELOPMENT ROADWAY		
This is a continuation of services initiated in WA#1. L&G has reviewed and incorporated TxDOT comments on the 30% PS&E package into the 60% set of plans. Preliminary traffic signal designs based on the final traffic signal warrant study has been included in the plan set. L&G has submitted the 60% PS&E package to the County.	L&G	100%
FC 16005 ~ PS&E DEVELOPMENT OUTFALL		
This is a continuation of services initiated in WA#1. Coordination with City of Mercedes and HCDD1 for the outfall design continues.	L&G	100%
FC 16205 ~ TRAFFIC SIGNAL DESIGNS		
Contract has been generated with Sub, ETSI, and scope of services was identified. Design files have been transferred and shared between the firms. L&G has reviewed the preliminary traffic signal plans, specifications, and estimates and included them in the 60% PS&E package.	L&G	100%

FC 16250 ~ TRAFFIC SIGNAL DESIGNS / SUB		
General notes, basis of estimate, proposed signals/flashing beacon layouts, standards, specifications, etc has been submitted for inclusion in the 60% PS&E package.	ETSI	100%
FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST		
This is a continuation of services initiated in WA#1. An inventory of utilities along the project has been prepared and preliminary utility conflicts have been identified. Initial Project Advisory Letters to the affected utility companies have been disseminated and coordination with the utility companies is ongoing to identify permitted utility conflicts. L&G continues to update the Utility Conflict Matrix as conflicts are identified.	L&G	100%
FC 16309 ~ COORDINATE RAILROAD EXHIBIT A IDENTIFYING RAILROAD SIGNALS AND MAST ARM DESIGNS		
This is a continuation of services initiated in WA#1. L&G has initiated coordination with RVSC operations management and UP agency contacts. L&G has drafted a preliminary railroad Exhibit A for the preliminary engineering agreement with Union Pacific. The preliminary engineering agreement has been fully executed by UP and the County. Railroad Exhibit A has been refined ahead of the upcoming on-site diagnostic.	L&G	35%
FC 16311 ~ RAILROAD PLANKING DESIGN		
An "external inquiry" has been submitted to UP / Benesch to initiate the job with the railroad. A preliminary engineering agreement has been fully executed by UP and the County. Design coordination with UP / Benesch for the railroad crossing will commence with the on-site diagnostic scheduled in March 2025.	L&G	17%
FC 16312 ~ COORDINATE A CONSTRUCTION MAINTERNANCE AGREEMENT FOR THE PLANKING AND ARMS		
Task has not begun.	L&G	0%
FC 16403 ~ PROJECT MANAGEMENT		
This is a continuation of services initiated in WA#1. L&G continues to provide project status updates in monthly meetings with TxDOT. L&G continues to monitor project estimates against available federal funding.	L&G	71.4%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. Project Files have been created and are maintained in the office. Personnel are available daily for project meetings determined by the County. An initial property owner list has been developed. L&G has negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. Appraisals ordered and being submitted. Offers being made.	L&G	79%
FC 60002 ~ TITLE SERVICES		
L&G has received title commitments for all 10 parcels tasked under this work authorization. This task is complete.	L&G	100%

FC 60003 ~ APPRAISAL SERVICES		
All 10 roadway parcel appraisals and 5 easement parcel appraisals included in this work authorization have been completed.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
All 10 roadway parcel appraisal reviews and 5 easement parcel appraisal reviews included in this work authorization have been completed.	L&G	100%
FC 60005 ~ PARCEL NEGOTIATION		
Task has not begun.	L&G	0%
FC 60006 ~ CLOSING SERVICES		
Task has not begun.	L&G	0%
FC 60030 ~ APPRAISAL SERVICES / SUB		
All 10 roadway parcel appraisals and 5 easement parcel appraisals included in this work authorization have been completed.	LEONEL	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
All 10 roadway parcel appraisal reviews and 5 easement parcel appraisal reviews included in this work authorization have been completed.	HLH	100%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
This is a continuation of services initiated in WA#1. L&G has identified all the compensable utility lines from the railroad commission and with field visits to the project site. An inventory of utilities along the project has been prepared and preliminary utility conflicts identified. L&G has coordinated with the surveyor to tie down utilities that might conflict with the proposed design. L&G continues to update the Utility Conflict Matrix as conflicts are identified.	L&G	100%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,


Jordan B. Sinclair, P.E.
Project Manager

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

INVOICE#: 11329996
INVOICE DATE: 2/28/2025

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

JOB: 230102
Mile 1 E Rd Project WA#2
(From: Bus 83 North to Mile 8 N)
PO#886869

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of February 2025.						
Work Authorization #2 - To Provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the roadway design.						
16004-PS&E Development Roadway (39% of Total Estimato	264,000.00	250,800.00	13,200.00	264,000.00	100.0	-
16005-PS&E Development Outfalls (40% of Total Estimate)	75,615.59	71,834.81	3,780.78	75,615.59	100.0	-
16205-Signal Designs, Warrants (50% of Total Estimate)	45,288.16	9,057.63	36,230.53	45,288.16	100.0	-
16250-Signal Designs, Warrants/SUB (50% of Total Estimate)	45,711.84		45,711.84	45,711.84	100.0	-
16308-Permitted Utilities (33% of Total Estimate)	45,900.00	43,605.00	2,295.00	45,900.00	100.0	-
16309-Coord. w/RR Exhibit A (33% of Total Estimate)	30,000.00	5,100.00	5,400.00	10,500.00	35.0	19,500.00
16311-Coord. Permit Assoc. w/Jack & Bore (33% of Total Estimato	22,500.00	3,825.00		3,825.00	17.0	18,675.00
16312-Coord. Const. Maintenance Agreem. (33% of Total Estimate)	22,500.00			0.00	0.0	22,500.00
16403-Project Management (42% of total Estimate)	119,053.49	85,004.19		85,004.19	71.4	34,049.30
60001-ROW Admin Acquisition (31% of Total Estimate)	66,750.00	49,395.00	3,337.50	52,732.50	79.0	14,017.50
60002-Title Services (31% of Total Estimate)	21,000.00	21,000.00		21,000.00	100.0	-
60003-Appraisal Services (31% of Total Estimate)	11,875.00	10,875.00	1,000.00	11,875.00	100.0	-
60004-Appraisal Review (31% of Total Estimate)	4,250.00	1,250.00	3,000.00	4,250.00	100.0	-
60005-Parcel Negotiations (31% of Total Estimate)	75,000.00			0.00	0.0	75,000.00
60006-Closing Services (31% of Total Estimate)	3,000.00			0.00	0.0	3,000.00
60030-Appraisal Services/SUB (31% of Total Estimate)	28,125.00	25,875.00	2,250.00	28,125.00	100.0	-
60040-Appraisal Review/SUB (31% of Total Estimate)	10,000.00	4,000.00	6,000.00	10,000.00	100.0	-
60101-Compensable Utility Management (33% of Total Estimate)	72,000.00	68,400.00	3,600.00	72,000.00	100.0	-
Sub Total	962,569.08	650,021.63	125,805.65	775,827.28		186,741.80
TOTAL:	962,569.08	650,021.63	125,805.65	775,827.28	80.6	186,741.80

ORIGINAL CONTRACT SUM \$ 962,569.08
CHANGE BY CHANGE ORDER
CONTRACT SUM TO DATE \$ 962,569.08
TOTAL COMPLETED TO DATE \$ 775,827.28
LESS PREVIOUS INVOICES \$ 650,021.63
CURRENT PAYMENT DUE \$ 125,805.65

PROJECT MANAGER'S SIGNATURE



HLH APPRAISAL SERVICES
Specializing in Appraisal Review of Road and Drainage Projects

INVOICE NO. 10 REVISED
MILE 1 ROAD EAST
RCSJ 0921-02-524

FEBRUARY 19, 2025

ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON MILE 1 ROAD EAST, HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF WORK AUTHORIZATION No. 2 BETWEEN L & G ENGINEERING (“Engineer”) AND HLH APPRAISAL SERVICES, (“SUBCONSULTANT”)

Parcel No. 14E	\$	400.00
Parcel No. 15E		400.00
Parcel No. 16		800.00
Parcel No. 17		800.00
Parcel No. 18E		400.00
Parcel No. 19		800.00
Parcel No. 21		800.00
Parcel No. 21E		400.00
Parcel No. 22		800.00
Parcel No. 20E		<u>400.00</u>
		6,000.00

NINE (10) REVIEWS \$400/800 REVIEW TOTALS \$6,000



Harvey L. Heerssen – Review Appraiser

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

2/19/2025

Date

ETSI GROUP LLC

5300 Hollister Road, Suite 220
Houston, Texas 77040
Tel. (713) 956-9601
Fax (713) 956-9667
TAX ID: 88-3569149

INVOICE

INVOICE NUMBER: G2023-11-3
INVOICE DATE: 02/28/2025
FOR SERVICES PROVIDED FROM: 02/01/2025
TO: 02/28/2025

TO:
Mr. Jacinto Garza, P.E.
President
L & G Engineering
2100 W. Expressway 83
Mercedes, Texas 78570

PROJECT NAME:
MILE 1 EAST ROAD
FROM BUS 83 TO MILE 8 NORTH ROAD
TRAFFIC SIGNAL WARRANT STUDIES &
TRAFFIC ENGINEERING DESIGN

TASK NO.	DESCRIPTION OF SERVICES PROVIDED	% COMPLETE	TOTAL FEE	AMOUNT INVOICED TO DATE	PREVIOUSLY INVOICED AMOUNT	AMOUNT DUE THIS INVOICE
INVOICE SUMMARY	CATEGORY A - TRAFFIC SIGNAL WARRANT STUDI	100.00%	\$25,090.04	\$25,090.04	\$25,090.04	\$0.00
	CATEGORY B - TRAFFIC ENGINEERING DESIGN	50.07%	\$91,423.68	\$45,775.17	\$10,751.02	\$35,024.15
	TOTAL DUE	60.82%	\$116,513.72	\$70,865.21	\$35,841.06	\$35,024.15

TOTAL DUE THIS INVOICE: _____ **\$35,024.15**

SHEET 1 OF 3

PLEASE MAKE CHECKS PAYABLE TO:
ETSI GROUP LLC
Attn: Harry Simeonidis
P.O. Box 550344
Houston, TX 77255-0344

THANK YOU FOR GIVING US THE OPPORTUNITY TO SERVE YOU



1419 Dove Ave Suite 1 McAllen, TX 78504

TIN# 74-2948770

Invoice

Date	Invoice #
11/5/2024	8741

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

Handwritten: # 2/21/25
WA#2

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

P.O. No.	Terms	Job
33	ROW	WA 33 - Mile 1 East

Item	File#	Description	Rate	Amount
ROW Appraisal	6894	Mile 1 East Project Parcel 13B	2,250.00	2,250.00

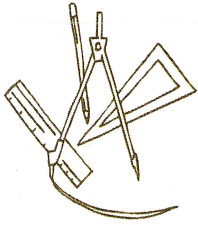
If you should have any questions regarding this invoice, please contact our office.

Phone # 956-687-7295

mvgarza@garza-associates.com

Total

\$2,250.00



March 3, 2025

Hon. David Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Ms. Erika Espinosa
1902 Joe Stevens
Weslaco, TX 78596

RE: Nolana Loop Project – WA#1
Limits: (From FM 493 to FM 88)
PO#873385 - L&G Project #230301

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of February 2025.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

Work Authorization#1 – Engineering services required for ROW Map, Surveys, Hydraulic Report, Re-Evaluation of EA, Update Schematic and 30% of PS&E

		% Complete
FC 10209 ~ LEVEL OF SERVICE ANALYSIS		
Update: L&G has generated contracts with our subcontractor ETSI Group and generated the scope of work plus provided them with the computer working files. Coordination meetings were held with ETSI, C&M, and L&G to discuss the information that is required to complete their tasks. ETSI & C&M are modeling results.	L&G	67%
FC 11008 ~ UPDATE SCHEMATIC		
No Update/No Invoice: Preliminary alignments have been generated to avoid impacts to gas wells and drainage ditch right-of-way that has been recently purchased by Hidalgo County Drainage District No. 1. Preliminary intersection layouts were completed at FM 88 to show the feasibility of using a new type of turning movement, similar to the intersection at Lark Ave. and Bicentennial	L&G	95%

<p>Ave. This new type of intersection has turning issues in and out of local residences around the area, which cannot be resolved. It was decided that a standard intersection would be used at FM 88.</p> <p>The TxDOT schematic checklist has been reviewed and the schematic has been redlined. The schematic is being updated accordingly. The schematic profile is being updated to accommodate the irrigation canal's proposed siphon.</p> <p>A preliminary schematic is has been prepared and is ready to be submitted to TxDOT so that a scoping meeting can take place.</p> <p>Scoping meeting was held. The preliminary schematic was presented at the scoping meeting. Comments were made at the scoping meeting that are being reviewed and addressed. The preliminary schematic will be presented to the County for their approval before submittal to TxDOT. A Pre-DCC meeting is being scheduled with TxDOT so that a DCC meeting can be scheduled in late June 2024 or early July 2024.</p> <p>An updated preliminary schematic has been completed. The Schematic checklist has been completed. The preliminary schematic and checklist will be submitted to TxDOT, so we can schedule a Pre-DCC meeting. TxDOT has informed us that the next DCC meeting that can be scheduled would be in August 2024.</p> <p>The preliminary schematic has been submitted to the County for their submittal to TxDOT. Included in the submittal is the TxDOT schematic checklist, updated DSR form, and page 3 of Form 1002. The County submitted the schematic to TxDOT on July 2, 2024.</p> <p>TxDOT provided comments on the preliminary schematic. The schematic has been updated as necessary and the County has requested a Pre-DCC meeting. Coordination with TCEQ led to an adjustment in the schematic alignment. The adjustment allowed us to eliminate approximately 9 parcels and 1 relocation from the project. The updated schematic was presented at the Pre-DCC meeting on September 26, 2024.</p> <p>A Design Concept Conference (DCC) meeting was held on October 11, 2024 between TxDOT and the County. L&G created and presented a power point presentation at the meeting. The updated schematic was presented and reviewed by everyone at the meeting. No negative comments were received. L&G Engineering will continue to prepare for the open-house style public meeting. The updated schematic and TxDOT's schematic checklist are being finalized for submittal to TxDOT for approval.</p>		
FC 12001 ~ RE-EVALUATION EA REPORT		
<p>No Update/No Invoice: L&G continues to prepare the technical reports needed for the Re-Evaluation. L&G mailed out the letters to the property owners. Property owners have until February 28th to comment.</p>	L&G	85%
FC 12011 ~ RIGHT OF ENTRY (ROE)		
<p>Update: L&G is sending out the letters for ROE to property owners that will be affected by the changes to schematic and notify them of changes and will continue to inform the adjacent land owners.</p>	L&G	60%

FC 10290 ~ LEVEL OF SERVICE ANALYSIS / SUB		
No Update/No Invoice: ETSI has held several coordination meetings between L&G Engineering and C&M. Field reconnaissance along the project corridor has occurred. ETSI has collected the pertinent information necessary to begin the Level of Service Analysis. Preliminary traffic projections and trip generations are being developed based off of C&M's traffic projections that were submitted to TxDOT for approval. Alternative scenarios have been developed and are being analyzed.	ETSI GROUP	43%
FC 13002 ~ ROW MAP		
No Update/No Invoice: Contract has been generated with Sub, ROWSS, and scope of services was identified. Design files have been transferred and shared between the firms. ROW files are provided to L&G from ROWSS. A review of the file has been completed and additional easement information has been requested.	L&G	60%
FC 13020 ~ ROW MAP / SUB		
No Update/No Invoice: ROWSS has completed 20% of the ROW Map. Parcel information is being developed and labeled. A preliminary existing ROW file containing the existing ROW, property lines, and easements was submitted to L&G Engineering for their use.	ROWSS	25%
FC 15006 ~ FIELD SURVEYS		
No Update/No Invoice: L&G Engineering has completed the design survey contracts with the surveyor and identified limits of the surveys and outfalls. The surveyor was provided with a preliminary schematic for their reference and limits of the various outfalls identified. Coordination continues with the surveyor. Coordination continues with the surveyor. Updated timelines have been received on completion of work. The surveyor provided a preliminary TOPO file. L&G reviewed the submittal. The surveyor continues to update the TOPO. Coordination is on-going with the surveyor to tie down all existing facilities in the field.	L&G	85%
FC 15007 ~ SUB-SURFACE UTILITY ENGINEERING		
Update: Contract has been generated with Sub ROWSS and scope of services was identified. ROWSS was provided with a preliminary schematic for their reference. Coordination continues with the surveyor. Coordination continues with the surveyor to tie down utilities in the field for SUE investigation. Our surveyor completed the Aerial mapping along the corridor of the project and provided L&G with latest file for use on the project with vertical ties to utilities.	L&G	60%
FC 15060 ~ FIELD SURVEYS / SUB		
No Update/No Invoice: Benchmarks have been established out in the field. Topography and cross section survey has begun out in the field. Cross culverts, irrigation crossings, driveways and intersecting streets are being tied down.	ROWSS	75.4%

<p>A preliminary TOPO file was provided to L&G Engineering for their use. We continue to complete the remaining TOPO out in the field as well as in the office. ROWSS completed additional survey work out in the field. We continue to coordinate with L&G Engineering to clean up any discrepancies. Approximately 60% of the field work has been completed and is being digitized in the office.</p> <p>Approximately 85% of the field work has been completed and is being digitized in the office for submittal to L&G Engineering. ROWSS provided a preliminary TOPO file to L&G Engineering for their use.</p>		
FC 15070 ~ SUB-SURFACE UTILITY ENGINEERING / SUB		
<p>No Update/No Invoice: Aerial mapping of the projects corridor has been completed and the file has been submitted to L&G Engineering for their use. We continue to coordinate with L&G Engineering and the existing utilities located along the project to tie down the crossings for SUE investigation.</p>	ROWSS	27.4%
FC 16004 ~ PS&E DEVELOPMENT ROADWAY		
<p>Update: L&G has completed the proposed alignment with field verifications and is proceeding to complete the Plans, Specifications and Estimates. A preliminary title sheet, index of sheets, and typical sections have been produced.</p>	L&G	42%
FC 16007 ~ PAVEMENT DESIGN		
<p>Update: The programs and pavement design parameters are being prepared for the preliminary designs.</p> <p>The pavement design engineer has been coordinating with the project manager/engineer. The pavement design engineer has been coordinating with the drilling crew, to identify the locations to drill. KMZ files have been provided to the drill crew and they have been sent to begin drilling. All cored holes have been analyzed in the lab. The soil information was provided to the pavement design engineer. A preliminary pavement design was produced using the existing traffic data. The final pavement design will require the new traffic count projections that are being done by C&M and ETSI.</p> <p>The Final pavement design report was completed with the TxDOT approved traffic projections, and was submitted to TxDOT for their review and approval.</p>	L&G	95%
FC 16008 ~ SOIL CORE HOLE DRILLING FOR PAVEMENT DESIGN		
<p>This task is complete.</p>	L&G	100%
FC 16108 ~ HYDROLOGIC MODEL & REPORT		
<p>No Update/No Invoice: The preliminary drainage areas have been developed and coordination with the HCDD #1 is underway for establishing the impacts of drainage.</p> <p>A DTM file of the project area has been generated based off of LIDAR information. Project alignment file has been incorporated into the model. Preliminary flow patterns have been developed. Coordination with HCDD #1's consultant that is working on upgrades to the existing ditches along the project area is on-going.</p>	L&G	45%

<p>A preliminary HEC-HMS model has been developed based on the drainage areas that were generated for the Hydrologic Map. Coordination continues with HCDD #1 and their consultant to identify the proposed ditch improvements that they are going to do, and how they will affect the project.</p> <p>The HMS calculations/models are complete. Work continues on the existing HEC-RAS model. We have sent out the surveyor to pick up various ditch crossing Topo points to complete the existing model. The various ditch crossing information was completed and implemented into the existing model.</p> <p>Coordination meetings were held with HCDD No. 1 to discuss their bond project (Bond Project #23), which is located adjacent to Nolana Loop on the north side of the roadway between Mile 6 W. and FM 88. A meeting has been scheduled for October 11, 2024 with HCDD No. 1 and their consultant to exchange information and to continue to develop the H&H.</p> <p>The drainage meeting was cancelled and will be rescheduled due to the DCC meeting being scheduled on the same day.</p>		
FC 16206 ~ TRAFFIC COUNT PROJECTIONS		
This task is complete.	L&G	100%
FC 16260 ~ TRAFFIC COUNT PROJECTIONS / SUB		
<p>No Update/No Invoice: Coordination continues between L&G and C&M. C&M reviewed the STARS II count locations, the count data, and calculated the historical growth rate. C&M prepared the Traffic Projection Methodology (TPM) memo for submittal to TxDOT. Preliminary traffic projections based on the proposed methodology have begun. C&M collected and examined base year count data and calculated vehicle classifications. C&M provided management and coordination functions. C&M performed 2045 No-Build model run, edited the 2045 roadway network, performed 2045 Build model run, summarized the TDM runs, and performed/reviewed the No-Build and Build TDM runs for the 2019 year. C&M developed the build scenario traffic projection and traffic projections based on the TDM runs.</p> <p>C&M provided management and coordination functions. C&M reviewed the Traffic Projection Methodology Memo and prepared additional information in response to TPP's request for the Traffic Projection Memo. C&M finalized the traffic projection line diagram based on comments received from TPP and completed the traffic projections for the project. C&M prepared and reviewed the Option B Traffic Projections Memo (TPM) and submitted the TPM to TxDOT for review/approval by TPP.</p> <p>C&M provided management and coordination functions in order to progress the project including preparation of progress report and coordination e-mails. C&M reviewed the traffic projection for the project. C&M reviewed the Traffic Projections and stick diagrams.</p>	C&M	96.6%
FC 16403 ~ PROJECT MANAGEMENT		
<p>Update: Project Status meetings were held between Hidalgo County Pct. No. 1 and TxDOT. Additional coordination meetings were held with Hidalgo County Drainage District No. 1, ETSI, and C&M. Coordination meetings were held with the pavement design engineer and Hydrologic & Hydraulic engineer. Project Status meetings were held between Hidalgo County Pct. No. 1 and TxDOT. Coordination meetings were held with Hidalgo County Pct. No. 1,</p>	L&G	82%

<p>ETSI, and C&M. Discussions were held with TxDOT to submit the TPM memo to TxDOT's Transportation Planning and Programming (TPP) for approval. Coordination meetings were held with the pavement design engineer and Hydrologic & Hydraulic engineer working on the HEC-RAS model. A project status meeting was held between Hidalgo County Pct. No. 1 and TxDOT. Coordination meetings were held with Hidalgo County Pct. No. 1, ETSI, and C&M. Follow up meetings were held with TxDOT to discuss the status of the TPM memo that was submitted to TPP. Coordination meetings were held between Hidalgo County Pct. No. 1, and TxDOT. Coordination meeting was held with the MPO and HCDD #1. Coordination meetings were held with Hidalgo County Pct. No. 1, ETSI, and C&M.</p> <p>Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&M. A preliminary DCC meeting was held between TxDOT, County, and L&G personnel. A power point presentation and speech was created and presented at the Pre-DCC meeting. Very few comments were made by TxDOT on the presentation and speech. TxDOT scheduled a DCC meeting for this project for October 11, 2024.</p> <p>Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&M. A DCC meeting was held on October 11, 2024, between TxDOT, the County, and L&G personnel. A power point presentation and speech was created and presented at the DCC meeting. No comments were made by TxDOT on the presentation and speech other than positive comments. In our coordination with TxDOT, L&G was given the go-ahead by TxDOT's environmental section to hold an open-house style MAPO for the affected property owners along the project.</p> <p>Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&M. TxDOT provided comments on the MAPO letters that were provided to them. TxDOT changed the MAPO letters to a NOC letter which means that the County does not have to hold an open-house style MAPO meeting.</p> <p>Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&M. Updated NOC letters were submitted to all property owners along the project. Coordination meetings/phone calls have been held with a couple of property owners.</p>		
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
<p>Update: The information from the railroad commission has been downloaded and communication with the High pressure gas companies has started. We have started to identify the compensable utilities. The schematic has been updated with gas line crossings that we are currently aware of. Coordination is ongoing with the utilities to identify all crossings. Field surveys of the entire project length have been made. Information that was gathered from the railroad commission was attempted to be verified in the field. Coordination with the gas company continues. Preliminary survey has tied down the crossing and we are preparing to engage the gas company to help expose the line so that the surveyor can complete the SUE work. Coordination continues with the gas company and high voltage transmission lines.</p> <p>Coordination continues with the gas companies. Several of the crossings have been abandoned and have been labeled as such on the schematic.</p>	L&G	74%

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

INVOICE #: 11329988
INVOICE DATE: 02/28/25

BILL TO: 34

Hidalgo County Pct. #1
 902 Joe Stephens
 Weslaco, TX 78596

JOB: 230301

Nolana Loop Project WA#1
 (FM 493 to FM 88), PO#873385

<u>DESCRIPTION</u>	<u>CONTRACT</u>	<u>PREVIOUS APPLICATIONS</u>	<u>CURRENT COMPLETED</u>	<u>TOTAL COMPLETED</u>	<u>% COMPL</u>	<u>BALANCE TO FINISH</u>
Engineering services for the month of February 2025.						
Work Authorization No. 1 ~ Engineering Services required ROW Map, Surveys, Hydraulic Report, Re-Evaluation of EA, Update Schematic and 30% PS&E.						
10209-Lvl Srvc Anyls	53,490.62	34,768.90	1,069.82	35,838.72	67.0	17,651.90
11008-Updte Schmtic	109,520.00	104,044.00		104,044.00	95.0	5,476.00
12001-Re-Evaluat EA	85,000.00	68,000.00	4,250.00	72,250.00	85.0	12,750.00
12011-ROW Entry	25,000.00	12,500.00	2,500.00	15,000.00	60.0	10,000.00
12090-Lvl Srv Anyls	61,509.38	26,464.12		26,464.12	43.0	35,045.26
13002-ROW Mapping	36,000.00	21,600.00		21,600.00	60.0	14,400.00
13020-ROW Map/Sub	72,000.00	18,000.00		18,000.00	25.0	54,000.00
15006-Field Survey	116,191.00	98,762.35		98,762.35	85.0	17,428.65
15007-Sub-Surface	31,000.00	18,600.00	1,550.00	20,150.00	65.0	10,850.00
15060-Field Srvy/SUB	123,809.00	93,325.15		93,325.15	75.4	30,483.85
15070-Sub-Srfce/SUB	31,000.00	8,500.00		8,500.00	27.4	22,500.00
16004-PS&E Dvlopmt	219,040.00	76,664.00	15,332.80	91,996.80	42.0	127,043.20
16007-Pvmnt Design	80,000.00	67,200.00	8,800.00	76,000.00	95.0	4,000.00
16008-Core Hole Drll	30,000.00	30,000.00		30,000.00	100.0	
16108-Hydro Model	110,000.00	49,500.00		49,500.00	45.0	60,500.00
16206-Traffic Count	30,009.04	30,009.04		30,009.04	100.0	
16260-Trffc Count/SUB	34,990.96	33,790.96		33,790.96	96.6	1,200.00
16403-Prjct Mngmnt	180,000.00	142,200.00	5,400.00	147,600.00	82.0	32,400.00
60101-Comp Utlty Mgt	40,000.00	28,000.00	1,600.00	29,600.00	74.0	10,400.00
TOTALS:	1,468,560.00	961,928.52	40,502.62	1,002,431.14	68.3	466,128.86

ORIGINAL CONTRACT SUM \$ 1,468,560.00
 CHANGE BY CHANGE ORDER \$ 0.00
 CONTRACT SUM TO DATE \$ 1,468,560.00
 TOTAL COMPLETED TO DATE \$ 1,002,431.14
 LESS PREVIOUS INVOICES \$ 961,928.52

PROJECT MANAGER'S SIGNATURE



CURRENT PAYMENT DUE \$ 40,502.62

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Damien B. Tijerina, P.E.
Project Manager

EXHIBIT "C" PROJECT DEVELOPMENT SCHEDULE

CSJ: 0921-02-169
Nolana Loop (S2-4)
From FM 907 To FM 88
Length = 7.6 miles

TASK AND DESCRIPTION	FIRM	2023				2024				2025												2026				2027				2028			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Advanced Funding Agreement																																	
TxDOT Executes AFA - Prelim. Eng. & PS&E (2006)	COMPL																																
TxDOT Executes AFA - ROW, Const. & CE (2019)	COMPL																																
TxDOT Executes AFA Amend #1 - Prelim. Eng. & PS&E (2020)	COMPL																																
AFA Amend #1 - ROW, Const. & CE	TxDOT																																
AFA Amend #2 - ROW, Const. & CE	TxDOT																																
Functional Classification (Victoria Rd to FM 88)																																	
Functional Classification	MPO																																
Phase I: Schematic, Environmental, Traffic, Survey, ROW Mapping & 30% PS&E																																	
Segments 2 - 4 (FM 907 - FM 88)																																	
Environmental (Segments 2-4: FM 907 - FM 88)																																	
Environmental Re-Evaluation (2022)	COMPL																																
Environmental Revision	L&G																																
MAPO (NOC Letters sent out February 2025)	L&G																																
Clearance	TxDOT																																
Segment 4 (FM 493 - FM 88)																																	
Traffic (Segment 4: FM 493 - FM 88)																																	
Traffic Signal Warrants	L&G																																
Projected Traffic	L&G																																
Projected Traffic TxDOT Approval	TxDOT																																
Surveying (Segment 4: FM 493 - FM 88)																																	
Field Surveys, DTM, Recover Existing ROW	L&G																																
Subsurface Utility Engineering (Level A)	L&G																																
Hydrologic & Hydraulic Report (Segment 4: FM 493 - FM 88)																																	
H&H Modeling and Report	L&G																																
Report Approval (Spring 2025)	TxDOT																																
Schematic (Segment 4: FM 493 - FM 88)																																	
Schematic Approved (2018)	COMPL																																
Schematic Revision (2024)	L&G																																
Schematic Approval (2025)	TxDOT																																
Segment 4A (Mile 6 W - FM 88)																																	
ROW Mapping (Segment 4A: Mile 6 W - FM 88)																																	
Prepare ROW Map (Est. 10 Parcels & 8 Easement Parcels)	L&G																																
TXDOT Review & Parcel ID Assignment	TxDOT																																
PS&E (Segment 4A: Mile 6 W - FM 88)																																	
30% PS&E Completion	L&G																																
Phase II: ROW Map, Compensable Utilities, PS&E																																	
PS&E (Segment 4A: Mile 6 W - FM 88)																																	
Compensable Utility Oversight	L&G																																
60% PS&E Completion	L&G																																
90% PS&E Completion	L&G																																
95% PS&E Completion	L&G																																
100% PS&E Completion	L&G																																
TxDOT Plan Set Approval	TxDOT																																
Phase III: ROW Acquisition & Construction Oversight																																	
ROW Acquisition																																	
Project Administration	L&G																																
Title Commitments	L&G																																
Appraisal Reports	L&G																																
Appraisal Review Reports	L&G																																
Acquisition Negotiation Offers	L&G																																
Title Curative Process	L&G																																
Payments for Parcels	L&G																																
Eminent Domain Proceedings	COUNTY																																
Title Insurance Policies	L&G																																
Construction Oversight																																	
Advertise for Bids, Bid Analysis & Contract Award	COUNTY																																
Let Project (MPO FY2028)(LET May 2028) (Dependent on Availability of Funds)	COUNTY																																

