

L & G Consulting Engineers Inc

2100 W. Expressway 83

Mercedes, TX 78570

(956)565-9813 Fax (956)565-9018

INVOICE#: 11330070

INVOICE DATE: 4/30/2025

BILL TO: 93

Hidalgo County Pct. #2
300 W. Hall Acres, Suite G
Pharr, TX 78577

JOB: 151303

Eldora Rd WA#3 C-15-336-09-29
(FM 3662 to Veterans Blvd)
PO#821432

RECEIVED MAY 02 2025

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of April 2025.						
Work Authorization #1 - To complete the ROW Acquisition needed (52 Parcels Total)						
13002-ROW Map Review	(a) 16,960.32	16,960.32		16,960.32	100.0	-
16401-ROW Acquisition Management	(b) 25,053.92	24,053.92	1,000.00	25,053.92	100.0	-
16405-Cord w/TxDOT for FPA	(c) 15,426.16	15,426.16		15,426.16	100.0	-
16406-Cord w/TxDOT for Project Programming	(d) 13,698.72	13,698.72		13,698.72	100.0	-
16407-Monitor CAT 7	(e) 28,943.68	28,943.68		28,943.68	100.0	-
60001-ROW Acquisition Administration	* 114,750.00	113,602.50	1,147.50	114,750.00	100.0	-
60002-Title Services	# 56,700.00	56,700.00		56,700.00	100.0	-
60003-Appraisal Services	# 27,000.00	27,000.00		27,000.00	100.0	-
60004-Appraisal Review	(-) 6,750.00	6,750.00		6,750.00	100.0	-
60005-Parcel Negotiation	# 108,000.00	107,200.00		107,200.00	99.3	800.00
60006-Closing Services	# 8,100.00	7,800.00		7,800.00	96.3	300.00
60030-Appraisal Services/SUB	# 60,750.00	58,500.00		58,500.00	96.3	2,250.00
60040-Appraisal Review/SUB	(-) 17,550.00	16,900.00		16,900.00	96.3	650.00
60080-ROW Acquisition Administration	@ 148,750.00	146,387.50	2,362.50	148,750.00	100.0	-
60090-Title Services	@ 15,000.00	15,000.00		15,000.00	100.0	-
60110-Appraisal Services/SUB	! 68,750.00	55,125.00	5,625.00	60,750.00	88.4	8,000.00
60120-Appraisal Review/SUB	4 20,000.00	16,450.00		16,450.00	82.3	3,550.00
60130-Parcel Negotiation/SUB	= 87,500.00	50,400.00	37,100.00	87,500.00	100.0	-
60140-Closing Services/SUB	! 5,000.00	0.00	5,000.00	5,000.00	100.0	-
Sub Total	844,682.80	776,897.80	52,235.00	829,132.80	98.2	15,550.00

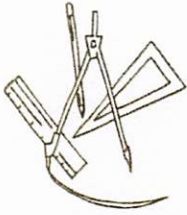
ORIGINAL CONTRACT SUM	\$ 844,682.80
CHANGE BY CHANGE ORDER	\$
CONTRACT SUM TO DATE	\$ 844,682.80
TOTAL COMPLETED TO DATE	\$ 829,132.80
LESS PREVIOUS INVOICES	\$ 776,897.80
CURRENT PAYMENT DUE	\$ 52,235.00


PROJECT MANAGER'S SIGNATURE

PO # 821432
5 - 1315-431-00-122-123-0-841
Req # 421089

\$ 52,235.00

INVOICE RECEIVED BY:
Lupita Garza ON 05/02/25
GOODS/SERVICES RECEIVED BY:
Eduardo Cantu ON 04/01-30/25



May 1, 2025

Mr. Armando Garza, Jr., Chief Administrator
Attn: Ms. Erika Zamora, Director of Administrative Operations
Hidalgo County Precinct No. 2
300 West Hall Acres Rd
Pharr, Texas 78589

RE: Eldora Road Project - Work Authorization No. 3 (C-15-336-09-29)
Limits: FM 3662 (Jackson Rd) to Veterans Blvd. (I Rd)
PO#821432 - L&G Project#151303

Dear Mr. Garza,

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 for the month of April 2025.

The following is attached:

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

Work Authorization #3 – To complete the ROW Acquisition needed (51 Parcels Total)

TASK		% COMPL
FC 13002 ~ ADMINISTRATIVE REVIEW OF THE FINAL ROW MAP & GEOMETIC ALIGNMENT CHECK		
Administrative review of the ROW map has begun.	L&G	100% ✓
FC 16401 ~ ROW ACQUISITION SERVICES SUB-CONTRACT MANAGEMENT AND COORDINATION		
Brighton Group has begun their acquisition process by establishing their office presence. Reviewing surveys & ROW map, 25 parcels. Project files have been prepared and property owner info is being gathered. Title commitments have been requested. Informational letters have been sent out. Communication between L & G & Brighton ongoing in order to coordinate acquisition. This task is complete.	L&G	100% ✓
FC 16405 ~ COORDINATION W/TxDOT FOR FPAA AND ROW RELEASE		
Have been coordinating with TxDOT on the FPAA and release for acquisition.	L&G	100% ✓
FC 16406 ~ COORDINATION w/TxDOT FOR PROJECT PROGRAMMING IN TOWIS DATABASE		
In constant contact with TxDOT on the TOWIS database.	L&G	100% ✓

FC 16407 ~ MONITOR AVAILABLE CAT 7 FUNDS IN AFA vs. EXPENDITURES		
The monitoring of CAT 7 in the AFA vs Expenditures has ended.	L&G	100% ✓
FC 60001 ~ ROW ADMIN ACQUISITION		
<ul style="list-style-type: none"> • Project presence has been established at 900 S. Stewart Rd. 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. • Subs have been contracted for appraisal, review and acquisition. • The title company has been contacted for the upcoming project and their required services. Field notes and plat maps have been forwarded. • Info letters along with property owner rights have been mailed CRR to the property owners. • Appraisals are beginning to be submitted for County approval. • Negotiations have begun, some offers accepted and curing title. • TxDOT resumed closings of all parcels on 9/1/2021. • L & G parcels are completed, parcel 53 remains and is in condemnation. 	L&G	100% ✓
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • Task is complete. 	L&G	100% ✓
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • Task is complete. 	L&G	100% ✓
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> • Task is complete. 	L&G	100% ✓
FC 60005 ~ PARCEL NEGOTIATIONS		
<ul style="list-style-type: none"> • 31 parcels in possession (11, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52). Parcel 47 is in possession. All L & G parcels completed. 	L&G	99.3% ✓
FC 60006 ~ CLOSING SERVICES		
<ul style="list-style-type: none"> • 31 parcels purchased total (11, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52). Closings continue on this project. All L & G parcels in possession. 	L&G	96.3% ✓
FC 60030 ~ APPRAISAL SERVICES / SUB		
<ul style="list-style-type: none"> • Received all appraisals. 	Leonel	96.3% ✓
FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • Received all reviews this month. 	HLH	96.3% ✓

FC 60080 ~ ROW ADMIN ACQUISITION		
Project presence has been established at 2805 Fountain Plaza Blvd. Edinburg, TX. Project files have been established. Property owner research was done through appraisal district in order to obtain mailing information. Informational letters have been mailed out for parcels 1-16, 18, 20-25. Title commitments for parcels 1-25 have been requested from Sierra Title. Communication with L & G Engineering are ongoing. Status reports updated weekly & communication with PO's continues. In continued contact with Project Manager. Parcel 53 is in condemnation. Task is complete.	Brighton	100.0% ✓
FC 60090 ~ TITLE SERVICES		
• This task is complete.	Brighton	100.0% ✓
FC 60110 ~ APPRAISAL SERVICES		
• Parcels 8,11 appraisals so far this month.	Brighton	88.0% ✓
FC 60120 ~ APPRAISAL REVIEW		
• None this month.	Brighton	82.3% ✓
FC 60130 ~ PARCEL NEGOTIATIONS		
• This task is complete.	Brighton	100.0% ✓
FC 60140 ~ CLOSING SERVICES		
• This task is complete.	Brighton	100% ✓

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

Sincerely,



Luana Gonzalez
Project Manager



BRIGHTON GROUP

Invoice

Date 4/01/25 Invoice # 25-04-015

Please send remittance with copy

Attn: Joseph Palacios
Brighton Group, LLC
2805 Fountain Plaza Blvd.
Suite A-2
Edinburg, Texas 78539

Bill To:
Attn: Luana M. Gonzalez
L&G Engineering
900 S. Stewart Rd. Suite 10
Mission, Texas 78572

Project Info:
Eldora Road ROW Project
FM Jackson Rd TO Veterans Rd
L&G WA #1

Billing Period

Provide ROW – Acquisition Services for Eldora Road Project

Contract Amount:	Per parcel Basis \$13,800		Total: \$345,000.00		
	Task Total	Billed	Current Invoice	% to Date	Balance
Project Admin	\$148,750.00	\$141,387.50	\$2,362.50	100%	\$0.00
Title Services	\$15,000.00	\$15,000.00	\$0.00	100%	\$0.00
Appraisal Svs.	\$68,750.00	\$55,125.00	\$5,625.00	88%	\$8,000.00
Appraisal Rvw.	\$20,000.00	\$16,450.00	\$0.00	82%	\$3,550.00
Negotiations	\$87,500.00	\$50,400.00	\$37,100.00 ✓	100%	\$0.00
Closing Services	\$5,000.00	\$0.00	\$5,000.00 ✓	100%	\$0.00
Contract Balance:					\$11,550.00

Project Administration: Project administration services have been completed. All reimbursement packages have been prepared and forwarded to L&G Engineering and delivered to Hidalgo County Pct #2. **This task is now a 100% complete.**

Title Commitments: This task is 100% complete.

Appraisal Services: Brighton Group to date is in receipt of all appraisal reports for this project and appraisal services are now completed. Final appraisal reports provided were for parcel 53 and an update for parcel 8. **This function has a remaining balance due to deletion of parcels.**

Appraisal Review Services: Brighton Group to date is in receipt of all review reports from HLH Appraisal Review Services. **This function has a remaining balance due to deletion of parcels.**

Negotiations: All parcel initial offers were mailed via certified return receipt. Deeds have now been signed. **This task is now at 100% complete.**

Closing: All parcels have been acquired and reimbursement packages have been submitted for further processing by Precinct #2. **This task is now at 100% complete.**

Total for This Billing Period

\$50,087.50



Joseph Palacios, CEO Brighton Group, LLC



Purchase Order COUNTY OF HIDALGO

PO# 821432

DATE: 09/18/2020

PAGE: 1 OF 1

PO TYPE:

VENDOR: 280046

REQ: 00421089

PHONE: (956) 565-9813

BUYER:

Fax: (956) 565-6746

EMAIL:

SHIP TO: HIDALGO CO. PCT 2

300 WEST HALL ACRES, SUITE C
PHARR TX 78577

L & G CONSULTING ENGINEERS, INC.
2100 W. EXPRESSWAY 83
MERCEDAS TX 78570

VENDOR ACCOUNT:

CONTACT: EDDIE CANTU (956) 787-1891

SITE: COMMISSIONER, PRECINCT 2

CONTRACT: C-15-336-09-29

SPECIAL INSTRUCTIONS:

VENDOR NOTES

1. Do not add to, or alter this Purchase Order. This Order is not renewable.
2. TAX EXEMPTION: This Purchase Order may be accepted in lieu of Exemption Certificate.
3. This Order is also placed F.O.B. Destination. Vendor must repay all shipping costs.
4. Invoice each Purchase Order singly. Original invoices are required customer copy may be accepted. Out number must appear on all invoices, bills of lading, and packages.
5. Payment will be made only for bona fide and full completed orders, unless otherwise attached.

QTY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	LOT	DO NOT DUPLICATE ORDER C-15-336-09-29 TXDOT-PCT 2 ELDORA ROAD (JACKSON RD TO I RD) PROJECT - ROW ACQUISITION SERVICES	844,682.8000	844,682.80
1.00		CC WORK AUTHORIZATION NO. 3 FOR ENGINEER TO COMPLETE THE ROW ACQUISITION NEEDED FOR THE PCT 2 ELDORA ROAD PROJECT FROM JACKSON RD TO I RD		
1.00		11/21/20 REQUEST TO TEMPORARILY LIQUIDATE TO RECLASSIFY MONIES FROM OBJ 841 TO OBJ 710 B#004636 DM	0.0000	0.00
1.00		AMT \$844,682.80		
1.00		03/12/21 LIQUIDATE P.O. INV#11328441 PAID DIRECT W/ CK#04-21339 ON 02/16/21 \$53,887.50 B#006221 DM	0.0000	0.00
1.00		3/26/21 LIQUIDATE P.O. INV#11328459 PAID DIRECT W/ CK#0400021361 ON 02/23/21 \$106,825.00 B#000784 DM	0.0000	0.00
1.00		CC 04/16/25 - LIQUIDATE AMOUNT NO LONGER NEEDED B#001548- AG	-68,885.0000	-68,885.00
1.00		CC 04/16/25 - INCREASE 1 LINE ITEM 1 B#001548- AG	68,885.0000	68,885.00
TOTAL:				844,682.80
***** For Hidalgo County use only				
		5-1315-431-00-122-123-0-710	775,797.80	
		5-1315-431-00-122-123-0-841	68,885.00	

Authorized by: _____

Ignacio Amargosa