

L&G Engineering

Transportation Consultants

April 15, 2025

The Honorable David L. Fuentes
Commissioner, Pct. 1
Attn.: David Suarez, RPIC
1902 Joe Stevens Avenue, Ste. 101
Weslaco, Texas 78596

RE: County: Hidalgo
Hwy.: Mile 1 East
Limits: From: Business 83 To: Mile 8 North
ROW CSJ No. 0921-02-524
Parcel No.: 14

Dear Commissioner Fuentes:

Attached herewith is a counter-offer as submitted by Silva, Otting and Silva, LLC (property owner) of Parcel 14 on April 3, 2025. L & G Engineering has reviewed the aforementioned and hereby recommends that counter-offer **be approved**. The property owner feels that their land and improvements are undervalued, but did not provide salient information. Also attached is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counter offer is within an acceptable range of value. Therefore, we recommend that the counteroffer of \$80,000.00 **be approved**.

Please review these documents and if you have any questions or need more information, please contact me at (956) 585-1909.

Sincerely,

Fernando "Fred" Herrera
Right of Way Administrator

Attachments: As noted.
cc: File



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-524

County: Hidalgo

Highway: Mile 1 EAST

Project Limits: From: Business 83 To: Mile 8 North

Parcel No.: 14

Owner's Name: Silva, Otting and Silva, LLC

Avalos

Approved Offer: \$71,167.00

Date Offer Sent: 3/6/2025

Owner's Counteroffer: \$80,000.00

Date Counteroffer Received: 4/4/2025

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Property owner feels that his property and improvements is undervalued and a sewer line and 4 matured palm trees were missed.

2. Legal Issues

- a. Analysis of recent court awards on similar properties or projects.
- b. Analysis of recent court decisions which may affect the outcome of a condemnation action.
- c. Analysis of previously unlitigated issues.
- d. Other: _____

3. Cost Savings

- a. Approximate cost to litigate through Special Commissioners' Hearing \$25,000.00
- b. Approximate additional cost to litigate through jury trial \$40,000.00
- c. Other: _____

4. Timing Issues

- a. Maintain project schedule: Yes
Possession of this property is needed by: 5/2025
Projected possession date, if settled is: 5/2025
Projected possession date, if condemned is: 10/2025
Letting date: 9/2027
- b. Other: _____

5. Other Issues

** The following documents have been considered and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's log, and _____

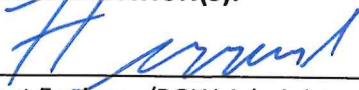
Analysis and Conclusion:

Our approval/ disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

Parcel 14 is a partial acquisition being a 0.1027 of one acre (4,473.6093 sq. ft.) situated in the City of Mercedes, Hidalgo County, Texas, being out of Lot 16, Block 6, Capisallo District Subdivision, according to the plat thereof recorded in Volume "P", Page 227, Hidalgo County Deed Records. On March 6, 2025 Acquisition Provider, L & G Engineering, mailed an initial offer letter package in the amount of \$71,167.00 to the property owner, (Silva, Otting and Silva, LLC via certified mail. On March 20, 2025 I met Mr. Silva on the proposed ROW to discussed the initial offer and the improvements missed. Mr. Silva was very cordial and willing to work with us. He pointed out the sewer line and the 4 palm trees that were missed. Mr. Silva's email stated "I submitted a counteroffer in a timely manner to avoid any litigation". Because the appraiser missed the sewer line the appraiser stated it would be a 10% increase which was relayed to Mr. Silva. Mr. Silva stated that the palm trees were not in the right of way, but talking with our engineer, they certainly are. The property owner also included in his email a counter offer in the amount of \$80,000.00. After discussion and review by the evaluation team, it is the recommendation that the administrative settlement be approved. The difference between the approve value versus the property owner's counter offer is (a difference of \$8,833.00). The property owner did not provide salient information in the counter offer and the proposed consideration is a reasonable range for approval. Furthermore, accepting the counter offer would result in a cost savings to the County. We are recommending the property owners counter offer be approved and not pursue the acquisition by using the power of eminent domain.

This administrative settlement of \$ 80,000.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator

4/15/25

Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date

TABULATION OF VALUES

Parcel 14 Highway: Mile 1 Road East ROW CSJ: 0921-02-524
 Taking Type: Partial District: PHR
 Size of Remainder: 1.653 Acres County: Hidalgo
 Type of Property: Res-SFR
 Contract Fencing: N/A
 Appraised by: Leonel Garza III
 Effective Date of Appraisal Report: November 13, 2024

Date Appraised Report Signed: January 15, 2025

Access will be provided or denied to the new facility. If access will be partially provided or denied, explain in comments.

Agency	Participating Percentage	Expense Description
State of Texas	80%	ROW Acquisition Expenses
Hidalgo County, Precinct No. 1	20%	ROW Acquisition Expenses

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Siva, Otting and Silva, LLC	Fee Simple	3,324.4407 sf.	\$56,515.00	No
	Encumbered Land	1,149.1686 sf.	14,652.00	No

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$71,167.00	\$0.00	\$0.00	\$0.00	\$71,167.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category

TABULATION OF VALUES (continued)

Parcel 14

Highway: Mile 1 Road East

ROW CSJ: 0921-02-524

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$0.00	\$0.00

IV. Sign Values

Item No.	Sign Owner	Type Construction	Improvement Value	Retention Value	Bisect. Cat.
N/A	N/A	N/A	N/A	N/A	N/A
Total			\$0.00	\$0.00	

V. Recapitulation

Date:	11/13/2024 Effective Date			Recommended Value
Appraiser's Name:	Leonel Garza III.			
Value of Whole Property	\$1,446,535.00			\$1,446,535.00
Parcel Area: 4,473.6093 SF.				
VALUE FOR PARCEL				
Land: per. SF. \$17.00-Fee	\$56,515.00			\$56,515.00
& \$12.75 SF. Encumbered	\$14,652.00			\$14,652.00
Easement	\$0.00			\$0.00
Improvements	\$0.00			\$0.00
Net Damages or (Enhancements)	\$0.00			\$0.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$71,167.00			\$71,167.00

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

TABULATION OF VALUES (continued)

Parcel: 14

Highway: Mile 1 Road East

ROW CSJ: 0921-02-254

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: Leonel Garza III
Effective Date of Report: November 13, 2024
Report Dated: January 15, 2025
Review Appraiser: Harvey L. Heerssen
Effective Date of Review: January 20, 2025

Parcel 14 is a partial taking of 0.1027 acres (4,473.6093 sf.) parcel of land situated in the City of Mercedes, Hidalgo County, Texas and being out of Lot 16 Block 65, Capisallo District Subdivision, according to the plat thereof recorded in Volume P, Page 227, Hidalgo County Map Records, which said 0.1027 acre tract is out of a certain tract conveyed to Silva, Otting and Silva, LLC, by virtue of a Special Warranty Deed with Vendor's Lien recorded under Document Number 2018379, Hidalgo County Official Records, Hidalgo County, Texas.

The whole property is located at the southwest corner of Expressway 83 Frontage Road, & Mile 1 East Road, Mercedes Texas. The whole property is vacant land in a highly developed area.

Three (3) comparable land sales support the whole property fee value of \$17.00 per sf. The whole property is encumbered with a 30-foot irrigation easement valued at 75% of the fee value at \$12.75 per sf. The value of the easement will be appraised as a separate parcel.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session. The result of the findings is that there is no denial of direct access nor material impairment of direct access on or off the remaining property that affects the market value of the remaining property. Therefore, there are no access damages to the remainder property.

The report prepared by the appraiser Leonel Garza III is an Appraisal Report presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' opinion and conclusions appear to be well supported by information contained within this appraisal report. It is recommended that the total value of \$71,167 be approved for negotiations and acquisition.

VII. Justification and Explanation for Credit if Retained.

Retentions are not applicable as the subject is vacant land.

TABULATION OF VALUES (continued)

Parcel 14

Highway: Mile 1 Road East

ROW CSJ: 0921-02-254

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.
Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.
The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser
John L. Johnson

Contract Reviewing Appraiser (if applicable)

Date
1/22/2025

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Rumbe *2/24/25*

County/City Representative Date

ROW Staff Representative Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/11/24 *BMS*



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Expressway 83 Frontage & Mile 1 E (SW Corner), Mercedes, Texas District: Pharr
 Property Owner: Siva, Otting and Silva, LLC Parcel: 14
 Address of Property Owner: 1118 S D Street, Harlingen, Texas 78550 ROW CSJ: 0921-02-524
 Occupant's Name: Vacant Federal Project No: N/A
 Whole: Partial: Acquisition Highway: Mile 1 East County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$71,167 as of November 13, 2024, based upon my independent appraisal and the exercise of my professional judgment;

That on May 14, 2024 and November 13, 2024, I personally inspected in the field the property herein appraised; that I afforded Siva, Otting and Silva, LLC, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on July 11, 2024;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of the L&G Engineering and Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB 18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No.
2. If so, is the denial of direct access material? Not Applicable.
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0.00.

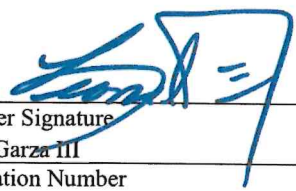
I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;


That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

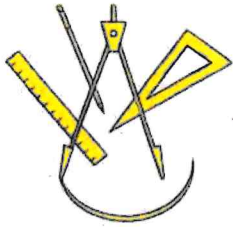
That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.


 Appraiser Signature
 Leonel Garza III
 Certification Number
 TX-1328375 G
 Date: January 15, 2025

To the best of my knowledge, the value does not include any items which are not compensable under State law.

 1/22/2025
 Reviewing Appraiser Date





L&G Engineering

Transportation Consultants

March 4, 2025

Via Certified Mail, Return Receipt Requested
No. 7022 2410 0001 7208 7128

County: Hidalgo
Federal Project No.: N/A
Highway: Mile 1 East

ROW CSJ: 0921-02-524
Parcel: 14
From: Business 83
To: Mile 8 North

Silva, Otting and Silva, LLC
1118 S D ST
Harlingen, Texas 78550-6710

Dear Silva, Otting and Silva, LLC:

In acquiring property for the highway system of Hidalgo County (the "County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Fernando Herrera Right of way Manager, a portion of your property located on Mile 1 East, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you **\$71,167.00** for your property, which includes **\$71,167.00** for the property to be purchased and **\$0.00** for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the County.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the County to permit owners who convey voluntarily to the County to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the County to acquire the real property by eminent domain.

<u>Improvement</u>	<u>Amount to be Subtracted if Retained</u>
N/A	N/A

If you wish to accept the offer based upon this appraisal, please contact Project Manager Robert Casarez or Fernando Herrera Right of Way Manager, as soon as possible at (956) 585-1909, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, *setting forth a counteroffer amount* and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the County within the 30 day time deadline. In the event the condition of the property changes for any reason, the County shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by Hidalgo County. Expenses eligible for



reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the County's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

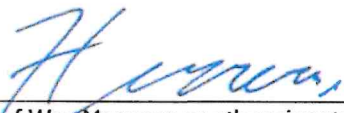
You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the County in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact Project Manager Robert Casarez or Fernando Herrera Right of Way Manager at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the County, including the appraisal on which this offer is based.

Sincerely,



Right of Way Manager or other signatory

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

Robert Casarez

From: Ernest Silva <esilvasos@yahoo.com>
Sent: Friday, April 4, 2025 5:06 PM
To: Robert Casarez
Subject: ROW CSJ: 0921-02-524 Parcel 14

You don't often get email from esilvasos@yahoo.com. [Learn why this is important](#)

Mr. Casarez,

I wanted to make sure I submitted a counteroffer in a timely manner to avoid any litigation and within the 30-day requirement as per your March 4, 2025 Offer Letter. Based on our inspection of the site and my review of the appraisal of said property, I would like to submit a counteroffer that takes into account the existing driveways and utilities to the site.

As we discussed on a phone call, the site was discounted 10% in the appraisal you provided for not having sewer service, but sewer service is located on the southwest corner of said property. We also discussed the project will include curb cuts to the two existing driveways along Mile 1 East. Finally, we discussed palm trees which were planted by the previous owner and not within the proposed right of way, but most definitely the removal of the palm trees will have a negative impact on the property.

I believe based on these facts; you had verbally amended your offer of \$71,167.00 by 10% to \$78,283.70. At this time, I would like to counter with an offer of \$80,000.00 which takes into account the palm trees being removed and the driveways being maintained when the roadway is widened. I would ask that I be included in the location of the driveways during construction since the overall frontage along Mile 1 East will be drastically altered.

If my counteroffer is acceptable, I would ask for written acceptance as soon as possible and for you to provide me a timeline for closing. Once you provide me written acceptance and the title company conducting the closure, I will provide the title company some additional closing instructions.

Thank you in advance.

Respectfully
Ernesto S. Silva