



Brownstone Consultants LLC

P.O. Box 3898
McAllen, TX 78505
Tel: 956-307-3057
admin@bstone.biz
www.bstone.biz

Ms. Leticia Saenz
Hidalgo County Precinct 4
1051 N Doolittle Rd
Edinburg, TX 78542

INVOICE

INVOICE DATE: 6/2/2025
INVOICE NO: 1116
BILLING THROUGH: 5/31/2025

24-004 - Hidalgo County Precinct 4 CRC *P.O. 884786*

Managed By: Carlos Del Angel

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
24-004 - Hidalgo County Precinct 4 CRC	\$199,858.00	42.73	\$85,393.89	\$76,309.44	\$9,084.45
TOTAL	\$199,858.00		\$85,393.89	\$76,309.44	\$9,084.45

SUBTOTAL **\$9,084.45**

AMOUNT DUE THIS INVOICE \$9,084.45

This invoice is due on 7/2/2025

ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$85,393.89	\$67,224.99	\$18,168.90

Thank you for your business!

Please make checks payable to: Brownstone Consultants and remit to the address above. For any invoice inquiries, please contact our office.

5-1301-419-40-124-239-0-730



Brownstone Consultants LLC

P.O. Box 3898
McAllen, TX 78505
Tel: 956-307-3057
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INVOICE

INVOICE DATE: 6/2/2025
INVOICE NO: 1119
BILLING THROUGH: 5/31/2025

Ms. Leticia Saenz
Hidalgo County Precinct 4
1051 N Doolittle Rd
Edinburg, TX 78542

24-005 - Betts Esparza Park - PO #:890238

Managed By: Carlos Del Angel

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
24-005 - Betts Esparza Park	\$195,000.00	13.64	\$26,590.92	\$17,727.28	\$8,863.64
TOTAL	\$195,000.00		\$26,590.92	\$17,727.28	\$8,863.64

SUBTOTAL \$8,863.64

AMOUNT DUE THIS INVOICE \$8,863.64

This invoice is due on 7/2/2025

ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$26,590.92	\$17,727.28	\$8,863.64

Thank you for your business!

Please make checks payable to: Brownstone Consultants and remit to the address above. For any invoice inquires, please contact our office.

5-1301-452-00-124-241-0-740



Invoice

Date	Invoice #
6/2/2025	2025-087

2805 Fountain Plaza Blvd., Suite B
 Edinburg, Texas 78539
 (956) 603-2025

Please send remittance with copy of invoice to:
 Attn: Mr. Robert Macheska
 2805 Fountain Plaza Blvd., Suite B
 Edinburg, Texas 78539

Bill To:
 Hidalgo County - Precinct #4
 1051 North Doolittle Road
 Edinburg, Texas 78542

Project Info:
 Hidalgo County Pct. #4
 Russell Rd Realign Project - WA #2
 PO #: 867303

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 1 - Environmental Document (TxDOT/FHWA Clearance)	\$ 62,700.00	\$ 18,810.00	\$ -	\$ 18,810.00	30.0%
Task 2 - Public Involvement for the Project W/1 Public Meeting, Hearing, Opportunity	\$ 32,540.00	\$ 9,762.00	\$ -	\$ 9,762.00	30.0%
Task 3 - Archeological & Historical Research	\$ 5,000.00	\$ 500.00	\$ -	\$ 500.00	10.0%
Task 4 - Topographic Survey	\$ 27,500.00	\$ 24,750.00	\$ 2,750.00	\$ 27,500.00	100.0%
Task 5 - Schematic Development & TxDOT Approval	\$ 70,206.00	\$ 63,185.40	\$ -	\$ 63,185.40	90.0%
Task 6 - Hydrologic Map/H&H Report	\$ 30,108.00	\$ 27,097.20	\$ -	\$ 27,097.20	90.0%
Task 7 - Project Development (Funding/Entity Coordination/AFA Development, etc...)	\$ 35,030.00	\$ 33,278.50	\$ -	\$ 33,278.50	95.0%
Task 8 - Traffic Signal Warrants (Rooth Rd & Ware Road)	\$ 11,750.00	\$ -	\$ -	\$ -	0.0%
Task 9 - Traffic & LOS Analysis for Off-System Roadway (Env & Pvmnt Des)	\$ 18,000.00	\$ -	\$ 10,800.00	\$ 10,800.00	60.0%
Task 10 - PS&E Development	\$199,904.00	\$ -	\$ -	\$ -	0.0%
Task 11 - Permitted Utility Coordination	\$ 18,700.00	\$ -	\$ -	\$ -	0.0%
Task 12 - Subsurface Utility Engineering & Coordination	\$ 3,750.00	\$ -	\$ -	\$ -	0.0%



Invoice

Date	Invoice #
6/2/2025	2025-087

2805 Fountain Plaza Blvd., Suite B
 Edinburg, Texas 78539
 (956) 603-2025

Please send remittance with copy of invoice to:
 Attn: Mr. Robert Macheska
 2805 Fountain Plaza Blvd., Suite B
 Edinburg, Texas 78539

Bill To:
 Hidalgo County - Precinct #4
 1051 North Doolittle Road
 Edinburg, Texas 78542

Project Info:
 Hidalgo County Pct. #4
 Russell Rd Realign Project - WA #2
 PO #: 867303

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 13 - Exist. ROW Reversion Coordination	\$ 60,000.00	\$ -	\$ -	\$ -	0.0%
Task 14 - Project Management	\$ 8,350.00	\$ 2,505.00	\$ -	\$ 2,505.00	30.0%
Task 15 - Parcel Sketches & Field Notes (Est. 7 parcels @ \$3,500/parcel)	\$ 24,500.00	\$ 9,800.00	\$ -	\$ 9,800.00	40.0%

Total For This Billing Period: \$13,550.00

Work Authorization ~ Summary

<u>WA No.</u>	<u>WA Amount</u>	<u>Previously Inv.</u>	<u>Percent Complete</u>	<u>Remaining Balance</u>
WA #2	\$608,038.00	\$189,688.10	33.4%	\$404,799.90

Robert Macheska - Exec. Vice-President/COO

5-1315-431-00-124-233-0-841

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

INVOICE#: 11330081
INVOICE DATE: 5/31/2025

BILL TO: 93
Hidalgo County Pct. #4
c/o Commissioner Joseph Palacios
1051 N. Doolittle Rd
Edinburg, TX 78542

JOB: 150603
FM 1925 Project WA#3
From: 10th to McColl
PO #868045

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of May 2025.						
Work Authorization #3 - Hydrolgoic and Hydraulic Report, Complete ROW Map, Project Management, & RE-Evalulation of EA						
12001 - Re-Evaluation of EA	43,200.00	28,080.00	2,160.00	30,240.00	70.0	12,960.00
13002-ROW Mapping	3,700.00	3,700.00		3,700.00	100.0	-
13020-ROW Map/SUB	3,500.00	3,500.00		3,500.00	100.0	-
16108-Hydrologic Model and Report	95,000.00	66,500.00	4,750.00	71,250.00	75.0	23,750.00
16180-Hydrologic Model & Report/SUB	47,500.00	28,499.24		28,499.24	60.0	19,000.76
16403-Project Management	36,000.00	32,400.00	1,800.00	34,200.00	95.0	1,800.00
Sub Total	228,900.00	162,679.24	8,710.00	171,389.24		57,510.76
Supplemental #1 to Work Authorization #3 - To provide Value Engineering, PS&E, and Project Management						
16004-PS&E (Revise and Resubmit)	24,620.32		2,462.03	2,462.03	10.0	22,158.29
16309-Value Engineering	11,307.11	10,176.40		10,176.40	90.0	1,130.71
16403-Project Management	30,000.00	9,900.00	600.00	10,500.00	35.0	19,500.00
Sub Total	65,927.43	20,076.40	3,062.03	23,138.43	35.1	42,789.00
TOTAL:	294,827.43	182,755.64	11,772.03	194,527.67	66.0	100,299.76

ORIGINAL CONTRACT SUM	\$	228,900.00
CHANGE BY CHANGE ORDER	\$	65,927.43
CONTRACT SUM TO DATE	\$	294,827.43
TOTAL COMPLETED TO DATE	\$	194,527.67
LESS PREVIOUS INVOICES	\$	182,755.64
CURRENT PAYMENT DUE	\$	11,772.03


PROJECT MANAGER'S SIGNATURE

5-1315-431-00-124-154-0-841

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

INVOICE#: 11330076
INVOICE DATE: 5/31/2025

BILL TO: 84
Hidalgo County Pct. #4
c/o Commissioner Ellie Torres
1051 N. Doolittle Rd.
Edinburg, TX 78541

JOB: 160202
Mile 5 Project WA#2 - PO#808447
(From Taylor Rd to Ware Rd)

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of May 2025.						
Work Authorization #2 - PS&E, Design Surveying & Eng. Consultant Construction Management						
15006-Field Surveys	14,163.80	14,163.80		14,163.80	100.0	-
15060-Field Surveys / SUB	46,499.00	46,499.00		46,499.00	100.0	-
15070-Sub-Surface / SUB	15,000.00	15,000.00		15,000.00	100.0	-
16004-PS&E Development	444,000.40	444,000.40		444,000.40	100.0	-
16006-Plans to TxDOT	66,002.10	66,002.10		66,002.10	100.0	-
16205-Signal Design	11,844.44	11,844.44		11,844.44	100.0	-
16250-Signal Design / SUB	50,523.46	50,523.46		50,523.46	100.0	-
16308-Permitted Utilities	108,001.24	108,001.24		108,001.24	100.0	-
16403-Project Management	35,007.84	35,007.84		35,007.84	100.0	-
17006-Bridge Scour	135,000.04	135,000.04		135,000.04	100.0	-
17007-Geotech Design	45,004.04	45,004.04		45,004.04	100.0	-
32001-Const. Mgmt	117,601.82	117,601.82		117,601.82	100.0	-
Sub Total	1,088,648.18	1,088,648.18	0.00	1,088,648.18		-
Supplemental #1 to Work Authorization #2 - to change Sub-consultant to Quintanilla, Headley and Associates						
15060-Field Surveys / SUB	-46,499.00	-46,499.00		-46,499.00	100.0	-
15060-Field Surveys / SUB	30,000.00	30,000.00		30,000.00	100.0	-
15070-Sub-Surface / SUB	-15,000.00	-15,000.00		-15,000.00	100.0	-
15070-Sub-Surface / SUB	6,250.00	6,250.00		6,250.00	100.0	-
15080-Field Surveys Outfalls/ SUB	7,500.00	7,500.00		7,500.00	100.0	-
16403-Project Management	17,749.00	17,749.00		17,749.00	100.0	-
Sub Total	0.00	0.00	0.00	0.00		-
Supplemental #2 to Work Authorization #2 - to include the additional scope of work and costs associated with ROW Acquisition services of the large outfall parcel #14						
16403-Project Management	15,462.40	15,462.40		15,462.40	100.0	-
60001-ROW Admin. Acquisitions	4,250.00	4,250.00		4,250.00	100.0	-
60002-Title Services	2,100.00	2,100.00		2,100.00	100.0	-
60003-Appraisal Services	1,000.00	1,000.00		1,000.00	100.0	-
60004-Appriaisal Review	250.00	250.00		250.00	100.0	-
60005-Parcel Neotiation	4,000.00	4,000.00		4,000.00	100.0	-
60006-Closing Services	300.00	300.00		300.00	100.0	-
60030-Appraisal Services/SUB	2,250.00	2,250.00		2,250.00	100.0	-
60040-Appraisl Review/SUB	650.00	650.00		650.00	100.0	-
Sub Total	30,262.40	30,262.40	0.00	30,262.40		-

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

INVOICE#: 11330076
INVOICE DATE: 5/31/2025

BILL TO: 84
Hidalgo County Pct. #4
c/o Commissioner Ellie Torres
1051 N. Doolittle Rd.
Edinburg, TX 78541

JOB: 160202
Mile 5 Project WA#2 - PO#808447
(From Taylor Rd to Ware Rd)

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental #3 to Work Authorization #2 - To Re-allocate funds from Construction Management to Project Management.						
16403-Project Management	97,011.46	97,011.46		97,011.46	100.0	-
32001-Construction Management	-117,601.82	-117,601.82		-117,601.82	100.0	-
32001-Construction Management	20,590.36	9,265.66	617.71	9,883.37	48.0	10,706.99
Sub Total	0.00	-11,324.70	617.71	-10,706.99		10,706.99
TOTAL:	1,118,910.58	1,107,585.88	617.71	1,108,203.59	99.0	10,706.99

ORIGINAL CONTRACT SUM	\$ 1,088,648.18
CHANGE BY CHANGE ORDER	\$ 30,262.40
CONTRACT SUM TO DATE	\$ 1,118,910.58
TOTAL COMPLETED TO DATE	\$ 1,108,203.59
LESS PREVIOUS INVOICES	\$ 1,107,585.88
CURRENT PAYMENT DUE	\$ 617.71

PROJECT MANAGER'S SIGNATURE

5-1315-431-00-124-169-0-841

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

INVOICE#: 11330080
INVOICE DATE: 5/31/2025

BILL TO: 93
Hidalgo County Pct. #4
c/o Commissioner Ellie Torres
1051 N. Doolittle Rd
Edinburg, TX 78542

JOB: 150602
FM 1925 WA#2 (10th to McColl)
PO#785986

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of May 2025.						
Work Authorization #2 - PS&E, Field Surveys, ROW Mapping, Permitted Utilities Coordination, Traffic Signal Warrants Designs and Engineering Consultant and Construction Management						
11006-PreI Ownership	36,000.00	36,000.00		36,000.00	100.0	-
13002-ROW Mapping	15,309.00	15,309.00		15,309.00	100.0	-
13020-ROW Mapping / SUB	84,000.00	84,000.00		84,000.00	100.0	-
15010-Field Srvy/SUB	45,691.00	45,691.00		45,691.00	100.0	-
15070-Sub Surface Util/ SUB	10,000.00	10,000.00		10,000.00	100.0	-
16004-PS&E Development	644,480.00	644,480.00		644,480.00	100.0	-
16007-Pavement Dsgn	67,500.00	67,500.00		67,500.00	100.0	-
16008-Plns to TxDOT	135,000.00	130,950.00	4,050.00	135,000.00	100.0	-
16009-PS&E Outfalls	40,600.00	40,600.00		40,600.00	100.0	-
16201-Sign/Mrk Lyout	53,500.00	53,500.00		53,500.00	100.0	-
16205-Signal Design	42,998.38	38,698.54		38,698.54	90.0	4,299.84
16206-Signal Warrant	49,430.43	43,430.43		43,430.43	87.9	6,000.00
16250-Signal Dsgn/SUB	65,501.62	58,951.46		58,951.46	90.0	6,550.16
16260-Signal Warrant/SUB	7,569.57	7,569.57		7,569.57	100.0	-
16308-Permitted Utili	72,000.00	70,560.00	1,440.00	72,000.00	100.0	-
32001-Const. Mgmt	162,000.00	162,000.00		162,000.00	100.0	-
Sub Total	1,531,580.00	1,509,240.00	5,490.00	1,514,730.00		16,850.00
Supplemental #1 to Work Authorization #2 - Reduce FC 16206 and Introduce FC 16403						
16206-Signal Warrant	-43,430.43	-43,430.43		-43,430.43	100.0	-
16403-Prjct Mnment	43,430.43	43,430.43		43,430.43	100.0	-
Sub Total	0.00	0.00	0.00	0.00		-
Supplemental #2 to Work Authorization #2 - To increase the ROW Mapping for 15 additional new parcels						
13002-ROW Mapping	19,500.00	19,500.00		19,500.00	100.0	-
13020-ROW Mapping / SUB	52,500.00	52,500.00		52,500.00	100.0	-
Sub Total	72,000.00	72,000.00	0.00	72,000.00		-
Supplemental #3 to Work Authorization #2 - To Reallocate funds from Construction Management to Project Management						
16403-Prjct Mnment	162,000.00	162,000.00		162,000.00	100.0	-
32001-Const. Mgmt	-162,000.00	-162,000.00		-162,000.00	100.0	-
Sub Total	0.00	0.00	0.00	0.00		-
TOTAL:	1,603,580.00	1,581,240.00	5,490.00	1,586,730.00	98.9	16,850.00

5-1315-431-00-124-154-D-841



PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$ 1,531,580.00
CHANGE BY CHANGE ORDER	\$ 72,000.00
CONTRACT SUM TO DATE	\$ 1,603,580.00
TOTAL COMPLETED TO DATE	\$ 1,586,730.00
LESS PREVIOUS INVOICES	\$ 1,581,240.00
CURRENT PAYMENT DUE	\$ 5,490.00

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

INVOICE#: 11330077
INVOICE DATE: 5/31/2025

BILL TO: 93
Hidalgo County Pct. #4
c/o Commissioner Ellie Torres
1051 N. Doolittle Rd
Edinburg, TX 78542

JOB: 152102
FM 1925 WA#2 (1500 W of FM 2220
(Ware Rd) to 10th), PO#854100

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of May 2025.						
Work Authorization #2 - Engineering services for the preparation of Public Involvement Materials for Noise Barrier Workshop at the Monte Cristo Subdivision						
12009-Public Involvement for Noise Barrier Workshop	22,668.12	9,973.97		9,973.97	44.0	12,694.15
Sub Total	22,668.12	9,973.97	0.00	9,973.97		12,694.15
Supplemental #1 to Work Authorization #2 - Hydrologic Report & Model						
16108-H&H Modeling & Report	94,999.60	66,499.72		66,499.72	70.0	28,499.88
16180-H&H Modeling & Report/SUB	47,500.40	28,500.24		28,500.24	60.0	19,000.16
16403-Project Management	36,000.00	32,400.00	1,800.00	34,200.00	95.0	1,800.00
Sub Total	178,500.00	127,399.96	1,800.00	129,199.96		49,300.04
Supplemental #2 to Work Authorization #2 - To provide Value Engineering, Re-Evaluation of EA & Archeological & Historical						
12001-Re-Evaluation of EA	25,307.60	10,123.04	1,265.38	11,388.42	45.0	13,919.18
12007-Archeological Survey	20,668.88	8,267.55	4,133.78	12,401.33	60.0	8,267.55
162070-Archeological Survey/SUB	27,741.00	3,779.50	11,913.62	15,693.12	56.6	12,047.88
16309-Value Engineering	11,023.00	9,920.70		9,920.70	90.0	1,102.30
Sub Total	84,740.48	32,090.79	17,312.78	49,403.57		35,336.91
TOTAL:	285,908.60	169,464.72	19,112.78	188,577.50	66.0	97,331.10

ORIGINAL CONTRACT SUM	\$	22,668.12
CHANGE BY CHANGE ORDER	\$	263,240.48
CONTRACT SUM TO DATE	\$	285,908.60
TOTAL COMPLETED TO DATE	\$	188,577.50
LESS PREVIOUS INVOICES	\$	169,464.72
CURRENT PAYMENT DUE	\$	19,112.78

PROJECT MANAGER'S SIGNATURE



5-1315-431-00-124-168-0-841



The Warren Group Architects, Inc.

804 S. Main Street

9569941900

ADMIN@TWGARCH.COM

Invoice

Date	Invoice #
4/28/2025	1342401-01

Bill To
County of Hidalgo 3100 South Buisness Highway 281 Suite D Edinburg, TX 78539

Description	Amount
PRCT 4 COMMUNITY RESOURCE CENTER BOYS AND GIRLS CLUB US HIGHWAY 281 NORTH ROGERS RD EDINBURG TX 78539 Schematic Design Phase	30,150.00
<p>P.O. 887724</p> <p>5-1301-419-40-124-239-0-730</p>	
Sub Total	\$30,150
Payments/Credits	\$0.00
<div style="display: flex; align-items: center;"> <div style="font-size: 2em; margin-right: 10px;">B</div> <div> <p>Approved for Payment</p> <p><u>Gilbert Gallegos, AIA</u></p> <p>Date: <u>6/4/25</u></p> </div> </div>	
#30,150 Balance Due	\$30,150.00

Owner	Hidalgo County Community Resource Center - 1342401						
Cost of Work	\$3,000,000.00						
Fee Percentage	6.70%						
Total Fee	\$201,000.00						
BASIC SERVICE	<u>Fee Breakdown</u>	<u>Fee by Service</u>	<u>Percent Complete</u>	<u>Total Earned</u>	<u>Less Prev. Invoiced</u>	<u>Less Payment Received</u>	<u>Due This Invoice</u>
MASTER PLAN/ SCHEMATIC DESIGN PHASE	15%	\$30,150.00	100%	\$30,150.00			\$30,150.00
DESIGN DEVELOPMENT PHASE	20%	\$40,200.00	0%				
CONSTRUCTION DOCUMENT PHASE	35%	\$70,350.00	0%				
BIDDING NEGOTIATION PHASE	5%	\$10,050.00	0%				
BASE CONSTRUCTION PHASE SERVICE	25%	\$50,250.00	0.00%				
Total Basic Services Fee	100%	\$201,000.00	25.00%	\$30,150.00	\$ -	\$ -	\$ 30,150.00
Sub Total							\$ 30,150.00
Net Amount Due This Statement							\$30,150.00