



# Brownstone Consultants LLC

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

## INVOICE

INVOICE DATE: 7/1/2025  
INVOICE NO: 1127  
BILLING THROUGH: 6/30/2025

Nick Perez  
Hidalgo County Precinct 4  
1051 N Doolittle Rd  
Edinburg, TX

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	18.18	\$35,454.56	\$26,590.92	\$8,863.64
<b>TOTAL</b>	<b>\$195,000.00</b>		<b>\$35,454.56</b>	<b>\$26,590.92</b>	<b>\$8,863.64</b>

**SUBTOTAL** \$8,863.64

**AMOUNT DUE THIS INVOICE** \$8,863.64

This invoice is due on 7/31/2025

### ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$35,454.56	\$17,727.28	\$17,727.28

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.

*5-1304 452-00-124-241-0-740*





**Brownstone Consultants LLC**

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

**INVOICE**

INVOICE DATE: 7/1/2025  
INVOICE NO: 1126  
BILLING THROUGH: 6/30/2025

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

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	47.27	\$94,478.44	\$85,393.89	\$9,084.55
<b>TOTAL</b>	<b>\$199,858.00</b>		<b>\$94,478.44</b>	<b>\$85,393.89</b>	<b>\$9,084.55</b>

**SUBTOTAL** \$9,084.55

**AMOUNT DUE THIS INVOICE** \$9,084.55

This invoice is due on 7/31/2025

**ACCOUNT SUMMARY**

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$94,478.44	\$76,309.44	\$18,169.00

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*





# Invoice

Date	Invoice #
7/1/2025	2025-101

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: June 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	\$ 250.00	\$ 750.00	15.0%
Task 4 - Topographic Survey	\$ 27,500.00	\$ 27,500.00	\$ -	\$ 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	\$ -	\$ 9,400.00	\$ 9,400.00	80.0%
Task 9 - Traffic & LOS Analysis for Off-System Roadway (Env & Pvmnt Des)	\$ 18,000.00	\$ 10,800.00	\$ 3,600.00	\$ 14,400.00	80.0%
Task 10 - PS&E Development	\$199,904.00	\$ -	\$ -	\$ -	0.0%
Task 11 - Permitted Utility Coordination	\$ 18,700.00	\$ -	\$ 5,610.00	\$ 5,610.00	30.0%
Task 12 - Subsurface Utility Engineering & Coordination	\$ 3,750.00	\$ -	\$ 2,250.00	\$ 2,250.00	60.0%



# Invoice

Date	Invoice #
7/1/2025	2025-101

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: June 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	\$ 835.00	\$ 3,340.00	40.0%
Task 15 - Parcel Sketches & Field Notes (Est. 7 parcels @ \$3,500/parcel)	\$ 24,500.00	\$ 9,800.00	\$ 4,900.00	\$ 14,700.00	60.0%

**Total For This Billing Period: \$26,845.00**

Work Authorization ~ Summary

WA No.	WA Amount	Previously Inv.	Percent Complete	Remaining Balance
WA #2	\$608,038.00	\$203,238.10	37.8%	\$377,954.90

Robert Macheska - Exec. Vice-President/COO

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



**Milnet Architectural Services, PLLC**

608 S. 12th St.  
McAllen, TX 78501

**INVOICE**

Invoice Number: 224034-02

Invoice Date: 25-Jun-2025

Page: 1

Voice: 956-688-5656

Fax: 956-687-9289

Bill To:
County Of Hidalgo 100 E. Cano Edinburg, TX 78539

Ship To:
County Of Hidalgo 100 E. Cano Edinburg, TX 78539

Customer ID	Customer PO	Payment Terms
306	894260	Net 30 Days
Sales Rep ID	Shipping Method	Due Date
		25-Jul-2025

Quantity	Item	Description	Unit Price	Previously Paid	Currently billing
		Hidalgo Co.South East Park Project (Betts/Esparza) Fee Based on PO of \$210,000.00	\$ 210,000.00		
	SD	Schematic Design 10% of Fee (Paid)	\$ 21,000.00	\$ 21,000.00	\$ -
1	DD	Design Development 25% of Fee (Currently Billing 100% of Phase)	\$ 52,500.00	\$ -	\$ 52,500.00
0.5		Construction Documents (Currently Billing 50% of Phase)	\$ 84,000.00	\$ -	\$ 42,000.00
		Procurement Phase	\$ 10,500.00	\$ -	\$ -
		Construction Admin Phase	\$ 42,000.00	\$ -	\$ -
		<i>5-1301-452-00-124-241-0-740</i>			
		<i>5-1301-452-00-124-241-0-730</i>			
Subtotal					\$ 94,500.00
Previously paid				\$ 21,000.00	
Balance to Finish				\$ 94,500.00	
<b>TOTAL DUE</b>					<b>\$ 94,500.00</b>

Check/Credit Memo No:

Approved for Payment



Gilbert Gallegos, AIA

Date: 6/25/25



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

**INVOICE#: 11330111**  
**INVOICE DATE: 6/30/2025**

**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
<b>Engineering services for the month of June 2025.</b>						
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	34,200.00		34,200.00	95.0	1,800.00
Sub Total	178,500.00	129,199.96	0.00	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	11,388.42	2,530.76	13,919.18	55.0	11,388.42
12007-Archeological Survey	20,668.88	12,401.33	3,100.33	15,501.66	75.0	5,167.22
162070-Archeological Survey/SUB	27,741.00	15,693.12	4,433.50	20,126.62	72.6	7,614.38
16309-Value Engineering	11,023.00	9,920.70	1,102.30	11,023.00	100.0	-
Sub Total	84,740.48	49,403.57	11,166.89	60,570.46		24,170.02
<b>TOTAL:</b>	<b>285,908.60</b>	<b>188,577.50</b>	<b>11,166.89</b>	<b>199,744.39</b>	<b>69.9</b>	<b>86,164.21</b>

ORIGINAL CONTRACT SUM	\$	22,668.12
CHANGE BY CHANGE ORDER	\$	263,240.48
CONTRACT SUM TO DATE	\$	285,908.60
TOTAL COMPLETED TO DATE	\$	199,744.39
LESS PREVIOUS INVOICES	\$	188,577.50
<b>CURRENT PAYMENT DUE</b>	<b>\$</b>	<b>11,166.89</b>

  
PROJECT MANAGER'S SIGNATURE

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



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

**INVOICE#: 11330119**  
**INVOICE DATE: 6/30/2025**

**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
<b>Engineering services for the month of June 2025.</b>						
Work Authorization #3 - Hydrologic and Hydraulic Report, Complete ROW Map, Project Management, & RE-Evaluation of EA						
12001 - Re-Evaluation of EA	43,200.00	30,240.00	4,320.00	34,560.00	80.0	8,640.00
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	71,250.00		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	34,200.00	1,800.00	36,000.00	100.0	-
Sub Total	228,900.00	171,389.24	6,120.00	177,509.24		51,390.76
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	1,130.71	11,307.11	100.0	-
16403-Project Management	30,000.00	10,500.00		10,500.00	35.0	19,500.00
Sub Total	65,927.43	23,138.43	1,130.71	24,269.14	36.8	41,658.29
<b>TOTAL:</b>	<b>294,827.43</b>	<b>194,527.67</b>	<b>7,250.71</b>	<b>201,778.38</b>	<b>68.4</b>	<b>93,049.05</b>

ORIGINAL CONTRACT SUM	\$	228,900.00
CHANGE BY CHANGE ORDER	\$	65,927.43
CONTRACT SUM TO DATE	\$	294,827.43
TOTAL COMPLETED TO DATE	\$	201,778.38
LESS PREVIOUS INVOICES	\$	194,527.67
<b>CURRENT PAYMENT DUE</b>	<b>\$</b>	<b>7,250.71</b>

PROJECT MANAGER'S SIGNATURE



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



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

**INVOICE#: 11330105**  
**INVOICE DATE: 6/30/2025**

**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 June 2025.						
<b>Work Authorization #2 - PS&amp;E, Design Surveying &amp; Eng. Consultant Construction Management</b>						
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		-
<b>Supplemental #1 to Work Authorization #2 - to change Sub-consultant to Quintanilla, Headley and Associates</b>						
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		-
<b>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</b>						
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-Appriasal 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#:** 11330105  
**INVOICE DATE:** 6/30/2025

**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	9,883.37	823.62	10,706.99	52.0	9,883.37
Sub Total	0.00	-10,706.99	823.62	-9,883.37		9,883.37
<b>TOTAL:</b>	<b>1,118,910.58</b>	<b>1,108,203.59</b>	<b>823.62</b>	<b>1,109,027.21</b>	<b>99.1</b>	<b>9,883.37</b>

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	\$ 1,109,027.21
LESS PREVIOUS INVOICES	\$ 1,108,203.59
CURRENT PAYMENT DUE	\$ 823.62

  
 PROJECT MANAGER'S SIGNATURE

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

