

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

INVOICE#: 11330169
INVOICE DATE: 7/31/2025

Acct # 5-1315-431-08-123-107-0-841

BILL TO: 08
Hidalgo County Pct. #3
724 N. Breyfogle
Mission, TX 78572


SIGNATURE
R# 506000
PO# 889281



JOB: 151803
Veterans Blvd. WA#3
PO# 772041,
Suppl. #3 (PO#868501)
Suppl. #4 (PO#872309)
Suppl. #5 (PO#889281)

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental #3 to Work Authorization #3 (PO# 868501)- Engineering services for Re-Evaluation of EA Report, Additional ROW Acquisition Costs, Relocation, Project Management & Coordination of letting the project.						
12001-Re-Evaluation of EA	60,000.00	60,000.00		60,000.00	100.0	-
16403-Project Management	120,000.00	120,000.00		120,000.00	100.0	-
16404-Coordination for Letting	80,000.00	76,800.00		76,800.00	96.0	3,200.00
60001-ROW Admin. Acquisitions	17,800.00	17,800.00		17,800.00	100.0	-
60002-Title Services	8,400.00	8,400.00		8,400.00	100.0	-
60003-Appraisal Services	4,000.00	4,000.00		4,000.00	100.0	-
60004-Appriasal Review	1,600.00	1,600.00		1,600.00	100.0	-
60005-Parcel Negotiations	20,000.00	20,000.00		20,000.00	100.0	-
60006-Closing Services	1,200.00	1,200.00		1,200.00	100.0	-
60007-Relocation	45,000.00	45,000.00		45,000.00	100.0	-
60030-Appraisal Services/SUB	9,000.00	4,500.00		4,500.00	50.0	4,500.00
60040-Appraisl Review/SUB	2,600.00	1,300.00		1,300.00	50.0	1,300.00
Sub Total	369,600.00	360,600.00	0.00	360,600.00		9,000.00
Supplemental #4 to Work Authorization #3 (PO# 872309)- Engineering work for the Management and Inspection of Asbestos Containing Material (ACM) and Lead Base Paint (LBP) for a residential Structure.						
12001-Asbestos Containing Material Mngmnt	22,505.00	22,505.00		22,505.00	100.0	-
16403-Project Management	17,540.00	17,540.00		17,540.00	100.0	-
Sub Total	40,045.00	40,045.00	0.00	40,045.00		-
Supplemental #5 to Work Authorization #3 (PO# 889281)- for updating of plan set to 2024 TxDOT Specifications and to Incorporate AGUA SUD Utility Adjustments to Plan Set.						
16005-Coordination Meetings	28,847.00	25,962.30	1,442.35	27,404.65	95.0	1,442.35
16009-Update E&Q Sheets	18,775.00	17,836.25		17,836.25	95.0	938.75
16011-Update General Notes	24,380.00	23,161.00		23,161.00	95.0	1,219.00
16012-Update, Submit for approval Special	33,546.00	31,868.70		31,868.70	95.0	1,677.30
16013-Gather, Prepare and Provide design	14,782.00	14,782.00		14,782.00	100.0	-
16014-Update and Review Index of Sheets S	13,384.00	12,714.80		12,714.80	95.0	669.20
16015-Update and Review Sequence of Const	53,224.00	50,562.80		50,562.80	95.0	2,661.20
16016-Update and Review Estimated Quantit	23,492.00	21,142.80		21,142.80	90.0	2,349.20
16017-Upload and Review Utility items to	21,351.00	16,013.25		16,013.25	75.0	5,337.75
16018-Update, Submit for approval Special	33,419.00	28,406.15		28,406.15	85.0	5,012.85
16309-Adjust TCP Sheets as needed to inco	44,828.00	40,345.20		40,345.20	90.0	4,482.80
16403-Project Management	47,972.00	43,174.80	959.44	44,134.24	92.0	3,837.76
Sub Total	358,000.00	325,970.05	2,401.79	328,371.84		29,628.16
TOTAL:	2,485,645.00	2,400,984.93	2,401.79	2,403,386.72	96.7	82,258.28

ORIGINAL CONTRACT SUM	\$ 1,718,000.00
CHANGE BY CHANGE ORDER	\$ 767,645.00
CONTRACT SUM TO DATE	\$ 2,485,645.00
TOTAL COMPLETED TO DATE	\$ 2,403,386.72
LESS PREVIOUS INVOICES	\$ 2,400,984.93
CURRENT PAYMENT DUE	\$ 2,401.79

INVOICE RECEIVED BY

ON 7/31/25
GOODS/SERVICES RECEIVED BY:
Comm V.
ON 7/31/25


PROJECT MANAGER'S SIGNATURE

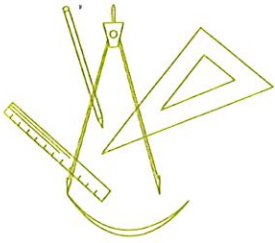
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DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2025.						
Work Authorization #3 - Right-of-Way Mapping, Right-of-Way Acquisition, Compensable Utility Management and Construction Management						
13002-ROW Mapping	6,500.00	6,500.00		6,500.00	100.0	-
13020-ROW Mappint/SUB	32,500.00	32,500.00		32,500.00	100.0	-
16205-Signal Design	33,000.00	33,000.00		33,000.00	100.0	-
16250-Signal Design/SUB	122,000.00	122,000.00		122,000.00	100.0	-
32001-Const. Mgmt	189,000.00	189,000.00		189,000.00	100.0	-
60001-ROW Admin. Acquisitions	505,750.00	505,750.00		505,750.00	100.0	-
60002-Title Services	51,000.00	51,000.00		51,000.00	100.0	-
60003-Appraisal Services	21,250.00	21,250.00		21,250.00	100.0	-
60004-Appriaisal Review	12,750.00	12,750.00		12,750.00	100.0	-
60005-Parcel Negotiations	297,500.00	296,800.00		296,800.00	99.8	700.00
60006-Closing Services	17,000.00	16,600.00		16,600.00	97.6	400.00
60030-Appraisal Services/SUB	212,500.00	210,000.00		210,000.00	98.8	2,500.00
60040-Appraisl Review/SUB	55,250.00	54,600.00		54,600.00	98.8	650.00
60101-Comp. Utility Management	162,000.00	162,000.00		162,000.00	100.0	-
Sub Total	1,718,000.00	1,713,750.00	0.00	1,713,750.00		4,250.00
Supplemental #1 to Work Authorization #3 - Additional Survey work, Signal Design Work PS&E and Reduce ROW Re-Appraisals/Reviews						
16001-Roadway Design	122,000.00	122,000.00		122,000.00	100.0	-
16250-Signal Design/SUB	-122,000.00	-122,000.00		-122,000.00	100.0	-
Sub Total	0.00	0.00	0.00	0.00		-
Supplemental #2 to Work Authorization #3 - To add coordination of Storm Drain System & Utilities with AGUA SUD						
16307-AGUA SUD Coord.	143,994.15	143,994.15		143,994.15	100.0	-
32001-Const. Mgmt	-189,000.00	-189,000.00		-189,000.00	100.0	-
32001-Const. Mgmt	45,005.85	5,625.73		5,625.73	12.5	39,380.12
Sub Total	0.00	-39,380.12	0.00	-39,380.12		39,380.12



August 1, 2025

Hon. Everardo Villarreal
 Hidalgo County Commissioner, Pct. #3
 724 N. Breyfogle
 Mission, Texas 78572

**RE: Veterans Boulevard Project – Work Authorization #3 – Right-of-Way Acquisition, Compensable Utility Management, Construction Management
 Limits: IH2 (US 83) to La Homa Road (SH 364)
 PO#772041 / Suppl #3 PO#868501 / Suppl #4 PO#872309 / Suppl #5 PO#889281 -
 L&G Project#151803**

Dear Commissioner Villarreal:

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 for the month of July 2025.

The attached is the following:

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

Work Authorization#3 – Right-of-Way Mapping, Right-of-Way Acquisition for an estimated 85 parcels, Compensable Utility Management and Construction Management

		% Complete
FC 13002 ~ ROW MAP		
ROWSS submitted the final Basemap for the project to L&G Engineering. Signed & Sealed parcel plats have been submitted to L&G Engineering. This Task is Complete	L&G	100%
FC 13020 ~ ROW MAP / SUB		
The complete ROW basemap has been submitted to L&G Engineering. Signed & Sealed parcel plats (9 of them) have been completed and submitted to L&G Engineering. This Task is Complete	ROWSS	100%
FC 16205 ~ SIGNAL DESIGN		
L&G has completed this task.	L&G	100%
FC 16250 ~ SIGNAL DESIGN / SUB		
This task has been removed by Supplemental #1 to Work Authorization #3	ETSI	100%
FC 32001 ~ CONSTRUCTION MANAGEMENT		
Supplemental #2 to Work Authorization #3 reduces this task.	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 for the 85 parcels 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. The Advance Funding Agreement has been approved by Hidalgo County and forwarded to TXDOT for signature. • Title commitments continue to be received from Sierra Title Company. • All informational letters have been mailed. • Property owners have begun to call into the office for information. • Appraisal reports have been completed & revisions continue to be submitted to our office. • Negotiations with property owners have begun and closings are ongoing. • There 2 parcels to acquire and are 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 NEGOTIATION		
<ul style="list-style-type: none"> • 2 parcels in condemnation (47,72). 	L&G	99.8%
FC 60006 ~ CLOSING SERVICES		
<ul style="list-style-type: none"> • 2 parcels (47,72) condemnations continue. 	L&G	97.6%
FC 60030 ~ APPRAISAL SERVICES / SUB		
<ul style="list-style-type: none"> • Leonel Garza & Associates has been contracted for appraisal services. Property owners have been in contact with their office and inspections continue. L&G is in receipt of all the appraisal reports. 	LEONEL	98.8%
FC 60040 ~ APPRAISAL REVIEW / SUB		
<ul style="list-style-type: none"> • HLH Appraisal Services has been contracted for appraisal review services. L&G is in receipt of all appraisal review invoices 81 parcels. 	HLH	98.8%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
<ul style="list-style-type: none"> • L&G has identified all the compensable utility lines from the rail road commission and with field visits to the project site. L&G is working with the compensable utilities that are in conflict like TGS, AT&T, and AGUA SUD. Coordination efforts continue on establishing DUL's as well as compensable utility process packets. On-going coordination efforts are being addressed with proof of interests, eligibility ratio, etc. AGUA SUD will release easements and not seek compensable utility process. 	L&G	100%

Coordination with AT&T and TGS are on-going. Preparing DUL for TGS since they will seek compensable utility process. Correspondence for AT&T on easement release and Right of Way Coordination. Preparing additional documents needed for TGS. AT&T Release of Easement is being finalized with R.O.W. Group. TGS DUL is being reviewed & coordinated with TGS. DUL is being submitted to TGS for compensable utility process.		
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Supplemental #1 to Work Authorization #3 – Remove of Signal Design/SUB and add Roadway Design

		% Complete
FC 16001 ~ ROADWAY DESIGN		
<ul style="list-style-type: none"> L&G Engineering has analyzed the Jug Handles along Abram Rd. using turning templates for WB-60 (semi-trucks) vehicles. These turning templates will also accommodate the large recreational vehicles of the mobile park located adjacent to Abram Rd. on Veterans Blvd. Based on the wheel base of these large vehicles that are using this roadway the jug handle has been widened in several locations to accommodate the vehicles turning. L&G Engineering has decided to use Bentsen Palm Dr. as a secondary outfall. There is currently an existing trunk line that goes from Veterans Blvd. north to the existing Goodwin Drain. Under the Veterans Blvd. project we are proposing to place an additional trunk line parallel to the existing trunk line to drain water east of Bentsen Palm Dr. (along Veterans Blvd.) north to the Goodwin Drain. 	L&G	100%
FC 16250 ~ SIGNAL DESIGN / SUB		
<ul style="list-style-type: none"> This task has been removed by Supplemental #1 to Work Authorization #3 	ETSI	100%

Supplemental #2 to Work Authorization #3 – To add coordination of Storm Drain System and Utilities with AGUA SUD.

		% Complete
FC 16307 ~ COORDINATION OF STORM DRAIN SYSTEM & UTILITIES WITH AGUA SUD		
<ul style="list-style-type: none"> L&G continues to coordinate with AGUA SUD and S&B Infrastructure to design the storm drain system in coordination with TxDOT and avoiding the existing and proposed water and sewer lines of AGUA SUD. L&G Continues to finalize these designs. Meeting with AGUA SUD to finalize items has been scheduled to obtains plans and finalize items pending. As-Built Plans have been received from AGUA SUD. Meeting with AGUA SUD on existing force main and storm sewer is being scheduled to finalize all pending items with the up to date plans. AGUA SUD is field verifying force main to comply with proposed roadway design and storm. A follow-up meeting is being scheduled to confirm information. AGUA SUD is wrapping up re-evaluation of field verification and a meeting is being scheduled within two weeks. AGUA SUD has finalized field information and the meeting has been re-schedule for July to confirm and finalize force main information. A final meeting with AGUA SUD is being coordinated to finalize easements, etc. Meeting with AGUA SUD confirmed that 1400 	L&G	100%

linear feet of force main is in conflict and will be relocated to accommodate the new roadway and storm drain. PS&E plans will be updated on existing utilities that will require relocation.		
FC 32001 ~ CONSTRUCTION MANAGEMENT		
Supplemental #2 to Work Authorization #3 reduces this task.	L&G	100%
FC 32001 ~ CONSTRUCTION MANAGEMENT		
The scope is divided into Construction Bidding and Construction Contract Administration. Construction Bidding costs are 25% of total billable amount and the remaining 75% for Construction Contract Admin Construction Bidding: 1.) L&G has provided Hidalgo County with the necessary copies of approved plans, specifications, notices to bidders, and proposals as prepared under the PS&E. This constitutes 12.5% of the 25%. 2.) L&G will assist the County on the Tabulation of bids, recommendations to the Owner as to the proper action on all bid proposals received. L&G will coordinate with TxDOT in compiling all necessary documents and information.	L&G	12.5%

Supplemental #3 to Work Authorization #3 PO#868501 – Re-Evaluation of EA, Project Management, Right-of-Way Acquisitions & Relocation, & Letting Coordination

FC 12001 ~ Re-Evaluation of EA		
This task is complete.	L&G	100%
FC 16403 ~ PROJECT MANAGEMENT		
<ul style="list-style-type: none"> L&G has held several meetings with Pct 3 as this project continues to be completed and ROW and utilities are acquired and adjusted. L&G has completed the 100% Plans, Specs & Estimates (See Exhibit A) This task is complete.	L&G	100%
FC 16404 ~ COORDINATION OF LETTING THE PROJECT FOR CONSTRUCTION		
<ul style="list-style-type: none"> L&G continues to coordinate with TxDOT and the county to Let the project. 	L&G	96%
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. 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. The Advance Funding Agreement has been approved by Hidalgo County and forwarded to TXDOT for signature. Title commitments continue to be received from Sierra Title Company. All informational letters have been mailed. 	L&G	100%

<ul style="list-style-type: none"> Property owners have begun to call into the office for information. Appraisal reports have been ordered from the appraisers. Negotiations are beginning with property owners. Closing are finishing up. 		
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"> Received parcel 22. 	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
<ul style="list-style-type: none"> Parcel 22 reviewed. 	L&G	100%
FC 60005 ~ PARCEL NEGOTIATION		
<ul style="list-style-type: none"> Task is complete. 	L&G	100%
FC 60006 ~ CLOSING SERVICES		
<ul style="list-style-type: none"> Task is complete. 	L&G	100%
FC 6007 ~ RELOCATION		
<p>Public law 91-646, of the Uniform Relocation Assistance and Real Property Acquisition Polices Act of 1970 (The Uniform Act) provides relocation payments and advisory assistance for Displaces who are displaced by highway construction. In agreement with requirements of the above and in compliance with the Federal requirements of 49GFR, Part24;The following is an overview of the relocation assistance services provided to Mr. and Mrs. Arias:</p> <ul style="list-style-type: none"> Have meet with them at the L&G office several times to discuss in detail the Relocation Assistance Program and supplemental benefits, including moving expenses of their personal property. Have met with them at the Parcel No.64 site (their home) several times to re-discuss the above and take photos of their personal property for moving expenses claim when house is vacated. As required by the Relocation Assistance Program, a diligent search for comparable replacement housing on the local real estate market was done. Inspections of these three (3) comparable dwellings were reviewed for decent safe and sanitary requirement prior to being utilized as comparable housing. The required relocation assistance forms ROW-R-106 and ROW-R-107 were prepared accordingly and submitted to your office for approval. Your approval was given on 2-21-23 via Ms. Norma Ceballos. An offer of a housing supplement in writing and by personal discussion on February 22, 2023. Have met with displaces several times to discuss the comparable sales and the amounts of the housing supplement. Owners have agreed on all their benefits but will most likely qualify for moving expenses. When their house and property is completely vacated of their personal property, they will be able to claim their moving expenses. All necessary 	L&G	100%

forms will be prepared, signed and submitted to the County (Pct. #3) for review and payment. Process is ongoing, PO's are almost finished. All of the above information, forms contact memos and replacement housing supplemental information is on our Relocation Assistance parcel file for review and documentation. Task is complete.		
FC 60030 ~ APPRAISAL SERVICES / SUB		
• Received parcel 22.	LEONEL	50%
FC 60040 ~ APPRAISAL REVIEW / SUB		
• Parcel 22 reviewed.	HLH	50%

Supplemental #4 to Work Authorization #3 PO#872309 – Engineering work for the Management and Inspection of Asbestos Containing Material (ACM) and Lead Base Paint (LBP) for a residential Structure.

FC 12005 ~ ASBESTOS CONTAINING MATERIAL (ACM) and LEAD BASE PAINT (LBP) MANAGEMENT & INSPECTION		
The report has been completed. No asbestos containing materials or lead base paint was found at the residence. There are no further recommendations. The report is attached for Hidalgo County to use. This task is complete.	L&G	100%
FC 16403 ~ PROJECT MANAGMENT		
L&G has completed all work. This task is complete.	L&G	100%

Supplemental #5 to Work Authorization #3 (PO# 889281)- for updating of plan set to 2024 TxDOT Specifications and to Incorporate AGUA SUD Utility Adjustments to Plan Set.

FC 16005 ~ COORDINATION MEETINGS		
L&G has begun coordination with AGUASUD, TxDOT and the County on incorporating the AGUASUD plans. Emails have been sent and phone discussions have been conducted. L&G held a coordination meeting with AGUA SUD and TxDOT and discussed the due dates of the utility plan set. L&G provided AGUA SUD with the PIF form for them to fill out and submit with their PS&E for their utility inclusion. AGUA SUD provided a plan set February 22, 2025, to the County and TxDOT for review. L&G Engineering set up a Bluebeam session between TxDOT, County, and L&G to review AGUA SUD's PS&E. AGUA SUD's utility plan set has been reviewed by L&G and TxDOT. The comments were provided to AGUA SUD and a meeting was scheduled to discuss the comments, with AGUA SUD. A meeting with AGUA SUD and TxDOT was held to discuss the comments on their utility plans. Monthly precinct meetings were attended. Additional meetings with AGUA SUD and TxDOT were held to discuss the comments that were provided to them. Monthly precinct meetings were attended.		95%

<p>A DSRT meeting has been requested by TxDOT, to be held on July 23, 2025 to discuss the Traffic Control plan updates due to AGUS SUDs inclusion into the plan set. The DSRT meeting was moved to August 27, 2025 by TxDOT. A coordination meeting was held with AGUA SUD and TxDOT to ensure that all parties are prepared for the DSRT meeting.</p>		
FC 16009 ~ UPDATE E&Q SHEETS		
<p>No Invoice/No Update: L&G has updated all bid items to TxDOT's 2024 bid item list. Quantities are being reviewed and recalculated. Quantities are being verified one last time before being entered into TxDOT Connect. All quantities have been entered into TxDOT Connect. TxDOT is reviewing the items. TxDOT has been provided information on the Items that need new bid codes.</p>	L&G	95%
FC 16011 ~ UPDATE GENERAL NOTES		
<p>No Invoice/No Update: We have begun to update the General notes to the 2024 specs. L&G continues to update the General Notes to the 2024 specifications. TxDOT updated the General Notes. L&G requested and received the latest version of the General notes from TxDOT, and is incorporating them into the plan set and documents. Latest General Notes have been included into the plan set.</p>	L&G	95%
FC 16012 ~ UPDATE, SUBMIT FOR APPROVAL SPECIAL SPECIFICATIONS		
<p>No Invoice: L&G has determined which Special Specifications are going to be required and has started the approval process. Form 1814 is being filled out for new bid items that are not currently on TxDOT's 2024 bid item list. Several 1814 Forms have been filled out and turned in to TxDOT, so that they can generate new bid items. L&G continues to coordinate with TxDOT on the Special Specifications needed for the project. TxDOT is in receipt of the specification that are being requested. TxDOT provided some of the requested description codes but not all. L&G continues to coordinate with TxDOT to receive all information.</p>	L&G	95%
FC 16013 ~ GATHER, PREPARE AND PROVIDE DESIGN FILES TO AGUA SUD		
<p>This task is complete.</p>	L&G	100%
FC 16014 ~ UPDATE AND REVIEW INDEX OF SHEETS SHEET		
<p>No Invoice/No Update: L&G has begun to update the Index of sheets with the estimated new sheets that will be required for AGUASUD's utilities. The Index of sheets is being updated with new TxDOT standards that have come into effect. Additional TCP sheets have been created to accommodate AGUA SUDs proposed utility adjustments.</p>	L&G	95%

<p>The Index of sheets continues to be updated as necessary. The Index of sheets is being prepared for signature by all design engineers.</p>		
<p>FC 16015 ~ UPDATE AND REVIEW SEQUENCE OF CONSTRUCTION SHEETS</p>		
<p>No Invoice/No Update: L&G has begun to investigate how the new utility work will affect the sequence of construction and is waiting for more information from AGUASUD. L&G continues to work with AGUA SUD's consultant on the sequencing of the traffic control. Review of the plan set is occurring with a bluebeam session. Additional TCP sheets have been created to accommodate AGUA SUD's utility construction. The Sequence of Construction is being updated. Due to AGUA SUD's utility work, a new phase of construction needed to be created. All subsequent phases needed to be updated accordingly. Sequence of Construction was updated and it was submitted to TxDOT for their review and approval. Sequence of Construction will be reviewed at the DSRT meeting.</p>	<p>L&G</p>	<p>95%</p>
<p>FC 16016 ~ UPDATE AND REVIEW ESTIMATED QUANTITIES SHEETS</p>		
<p>No Invoice/No Update: Quantities are being reviewed for accuracy, and are being updated on the estimated quantities sheets. Quantities are being verified one last time before being entered into TxDOT Connect. EQ sheets have been updated and it was submitted to TxDOT for their review and approval. EQ sheets will be reviewed at the DSRT meeting.</p>	<p>L&G</p>	<p>90%</p>
<p>FC 16017 ~ UPLOAD AND REVIEW UTILITY ITEMS TO TxDOT CONNECT</p>		
<p>No Invoice/No Update: Utility items are being reviewed in the bluebeam session. The Utility plan set has been reviewed by L&G and TxDOT. Several items on the plan set will need to be created. Several items are missing description codes which AGUA SUD needs to provide. Coordination with AGUA SUD on their items is on-going. L&G held coordination meetings to discuss AGUA SUD's missing item numbers. AGUA SUD is coordinating with TxDOT and L&G on several items that they need description codes for. L&G will help to finalize the items and upload them into TxDOT Connect.</p>	<p>L&G</p>	<p>75%</p>
<p>FC 16018 ~ UPDATE, SUBMIT FOR APPROVAL SPECIAL SPECIFICATIONS</p>		
<p>No Invoice/No Update: Special specifications are being reviewed in the bluebeam session. The Utility plan set has been reviewed by L&G and TxDOT. Several items on the plan set will need to be created. Several items are missing description codes which AGUA SUD needs to provide. Coordination meetings with AGUS SUD were held to discuss their missing Item codes.</p>	<p>L&G</p>	<p>85%</p>

Special specifications were submitted to TxDOT for their review and approval.		
FC 16039 ~ ADJUST TCP SHEETS AS NEEDED TO INCORPORATE AGUA SUD's UTILITY ADJUSTMENTS		
<p>No Invoice/No Update: The Traffic Control Plans are under review to determine the need for modifications associated with the new sewer/water lines. Additional Traffic Control Plan sheets have been created based on the location of AGUA SUD's sanitary sewer. TCP sheets incorporating AGUA SUD's utilities are being refined and will be submitted to TxDOT for their review before finalizing. TCP sheets were completed and they were submitted to TxDOT for their review and approval. TCP sheets will be reviewed at the DSRT meeting.</p>	L&G	90%
FC 16403 ~ PROJECT MANAGEMENT		
<p>L&G has coordinated with all entities and internal design groups to begin incorporating the utility adjustment plans into the Veterans plan set. L&G has been encouraging AGUASUD and TxDOT to begin the AFA process so that the project will not be delayed further. L&G coordinated with AGUA SUD to submit their utility plan set to TxDOT along with their construction cost estimate so that the AFA process can begin. AGUA SUD said that they would submit their plans, specs, and estimate to TxDOT by the end of January 2025. L&G Engineering continues to coordinate with AGUA SUD to submit their utility PS&E to TxDOT. AGUA SUD provided a preliminary PS&E on February 22, 2025 for review by TxDOT and L&G Engineering. The review process has begun in collaboration with TxDOT using Bluebeam. L&G personnel provided a project update to the City of Palmview on February 20, 2025 at their city council meeting. L&G Engineering continues to coordinate with AGUA SUD, TxDOT, and the County. Bluebeam review of AGUA SUD's plans have been completed and a meeting has been scheduled with AGUA SUD and TxDOT to discuss the comments. L&G Engineering continues to coordinate with AGUA SUD, TxDOT, and the County.</p>	L&G	92%

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 M. Gonzalez
ROW Administrator

Sincerely,




Armando Sandoval, P.E.
Project Manager

TASK AND DESCRIPTION	FIRM	201
Phase I: EA, Public Involvement, Schematic		
AFA Agreement		
AFA (Executed in 2018)		
AGUA SUD AFA		
Develop Alternatives & Matrix	L&G	
Advertise & Conduct Public Meeting	L&G	
Select TPA	L&G	
Advertise & Conduct Public Hearing	L&G	
Schematic		
Develop Schematic & Submit Schematic	L&G	
Hydrologic Map	L&G	
TXDOT Review & Revisions	TXDOT	
TXDOT Schematic Approval (10/24/2017)	TXDOT	
Environmental Document		
Draft Environmental Document (Process Technical Reports)	L&G	
Submit Final Draft Document (Administratively Comp. Doc.)	L&G	
Agency Review & Revisions	TXDOT	
Environmental Decision	TXDOT	
Phase II: PS&E & Construction Oversight		
PS&E		
Design Survey	L&G	
Permitted Utility Coordination	L&G	
Outfall Coordination with HCDD #1	L&G	
30% PS&E Completion (Submitted 1/15/2018)	L&G	
60% PS&E Completion (Submitted 8/11/2021)	L&G	
90% PS&E Completion (Submitted 2/17/2022)	L&G	
95% PS&E Completion (Submitted 10/31/2022)	L&G	
100% Final Submittal (Submitted 10/23/2023)	L&G	
100% Final Submittal due to TXDOT Specs and AGUA SUD	L&G	
TXDOT Review & Revisions (30%,60%,90%,95%)	TXDOT	
TXDOT Plan Set Approval	TXDOT	
Const Oversight		
Let Project (MPO FY 2026) (TXDOT Letting Feb 2026)	TXDOT	
Construction Duration (31 months)	TXDOT	
Construction Management (31 months)	L&G	
Phase III: ROW Map & Acquisition		
ROW Map		
Prepare ROW Map	L&G	
TXDOT/County Internal Review	TXDOT/County	
ROW Acquisition (Est. 84 Parcels)		
ROW Release (Dependent on Availability of Funds)	TXDOT	
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	
Consumption of Outstanding Cases	L&G	
L&G FUNCTION		
ENVIRONMENTAL ASSES		
TXDOT FUNCTION		
HIDALGO COUNTY FUNC		

CS: ubc-v-1-108
 Home Rd (SH 364) To IH-2/US 83 Expressway

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

INVOICE #: 11330168
INVOICE DATE: 07/31/25

SIGNATURE 
 R# 289072
 PO# 735736

BILL TO: 08

Hidalgo County Pct. #3
 724 N. Breyfogle
 Mission, TX 78572

JOB: 120804

Liberty Road Project WA#4
 From: Mile 3 Rd to FM 2221
 PO#735736

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2025.						
Work Authorization #4 - Right-of-Way Acquisition and Compensable Utility Management						
60001-ROW Acq. Admin	279,650.00	279,650.00		279,650.00	100.0	
60002-Title Services	28,200.00	28,200.00		28,200.00	100.0	
60003-Appraisal Srv	39,250.00	39,250.00		39,250.00	100.0	
60004-Appraisal Revw	11,600.00	11,600.00		11,600.00	100.0	
60005-Parcel Negotia	164,500.00	164,500.00		164,500.00	100.0	
60006-Closing Servic	9,400.00	7,200.00	2,200.00	9,400.00	100.0	
60007-Relocation	22,400.00	22,400.00		22,400.00	100.0	
60030-Appr. Ser/SUB	90,000.00	90,000.00		90,000.00	100.0	
60040-App Revw/SUB	26,000.00	26,000.00		26,000.00	100.0	
60100-Comp Utlty Mgm	150,000.00	150,000.00		150,000.00	100.0	
TOTALS:	821,000.00	818,800.00	2,200.00	821,000.00	100.0	0.00

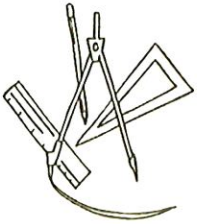
ORIGINAL CONTRACT SUM \$ 821,000.00
 CHANGE BY CHANGE ORDER \$ 0.00
 CONTRACT SUM TO DATE \$ 821,000.00
 TOTAL COMPLETED TO DATE \$ 821,000.00
 LESS PREVIOUS INVOICES \$ 818,800.00


 PROJECT MANAGER'S SIGNATURE

CURRENT PAYMENT DUE \$ 2,200.00

Rect # 5-1215-492-00-123-136-0-710

INVOICE RECEIVED BY 
 ON 7-01-25
 GOODS/SERVICES RECEIVED BY Comm V
 ON 7/1/25



August 1, 2025

Hon. Everardo Villarreal
 Hidalgo County Commissioner, Pct. #3
 724 N. Breyfogle
 Mission, Texas 78572

**RE: Liberty Road Project – Work Authorization #4 – Limits: Mile 3 Road to FM 2221
 PO#735736 - L&G Project#120804**

Dear Commissioner Villarreal:

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 FINAL invoice for services rendered on this project for the month of July 2025.

The following is attached:

- L&G’s Invoice
- Affidavit and Waiver of Lien
- Exhibit C – Work Schedule

Work Authorization#4 – Right-of-Way Acquisition and Compensable Utility Management

		% Complete
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
<p>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. One Staff member is a current commissioned notary.</p> <p>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.</p> <p>L&G Engineering continues coordination and attending meetings with the City of Penitas, Hidalgo County Drainage District #1, Hidalgo County Pct. #3, TxDOT and the Hidalgo County MPO to ensure that both TxDOT and the MPO have assigned right-of-way funding for the project. EIA (35,39,40) parcels settled by Attys, parcels will be paid soon. PUA has been executed.</p>	L&G	100%
FC 60002 ~ TITLE SERVICES		
<ul style="list-style-type: none"> • This task is complete. 	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
<ul style="list-style-type: none"> • This task is complete. 	L&G	100%

FC 60004 ~ APPRAISAL REVIEW		
• This task is complete.	L&G	100%
FC 60005 ~ PARCEL NEGOTIATIONS		
• This task is complete.	L&G	100%
FC 60006 ~ CLOSING SERVICES		
• This task is complete.	L&G	100%
FC 60007 ~ RELOCATION		
• Task is complete.	L&G	100%
FC 60030 ~ APPRAISAL SERVICES / SUB		
• This task is complete.	Leonel Garza	100%
FC 60040 ~ APPRAISAL REVIEW / SUB		
• Task is complete.	HLH	100.0%
FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT		
Continuing efforts to identify and coordinate compensable utilities are being made by L&G Engineering. Continuing to coordinate with County, Utility Co.'s, ROW. Compensable Utilities are being analyzed and coordinated for the conflicts on this project. On-going Coordination efforts continue with AGUA SUD, Kinder Morgan. AGUA SUD has agreed to not seek compensable utility process and release easements. Working on Agreements for DUL's. Re-evaluation of interests is being reviewed with Kinder Morgan. Status update has been requested from Kinder Morgan. Additional coordination efforts are being addressed with gas companies that have sold rights. A new gas company has been identified (Atlas Operating LLC) that is being coordinated with. New documents are being prepared and conflict analysis with new gas lines. Correspondence and meetings are being scheduled to finalize conflict analysis. AGUA SUD interests are being addressed through the Right of Way Process. Atlas is providing recorded information. KM is requesting JUA and we are working on executing to resolve gas line crossing.	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,



Fernando Herrera Jr.
ROW Administrator
Attachments

**AFFIDAVIT AND WAIVER OF LIEN
PRIME CONTRACTOR**

STATE OF Texas

COUNTY OF Hidalgo

Personally appeared before me, the undersigned Notary Public for Marisela G. Marin, Secretary/Treasurer of L&G Consulting Engineers, Inc (Prime Contractor), who being duly sworn by me states on oath that all product suppliers and Subcontractors, payrolls, sales tax, privilege tax or license, old age benefits tax, state and federal unemployment insurance, and other liabilities incurred in the performance of Engineering Services Contract for the Liberty Road Project Work Authorization No. 4 (from: Mile 3 Rd to FM 2221), PO#735736 have been paid in full and that the above named Prime Contractor waives any claims and released Hidalgo County Pct. #3 (Owner) from any rights or claims (including lien rights) for debts due and owing by virtue of the furnishing of any labor, products, and supplies furnished for such improvements.

The above named Prime Contractor agrees to indemnify Hidalgo County Pct#3 and save them harmless on account of any loss he/she may sustain in reliance upon the Affidavit and Waiver of Lien including the amount of any lien he/she may be compelled to pay all costs relating thereto and a reasonable attorney's fee.

(Prime Contractor)

By: Marisela G. Marin

Title: Secretary/Treasurer

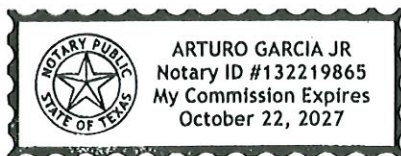
Date: 07/31/2025

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDLAGO

Before me, the undersigned authority, on this day personally appeared Marisela G Marin, the Secretary/Treasurer (title) of L&G Consulting Engineers, Inc, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.



NOTARY PUBLIC in and for
THE STATE OF TEXAS


Printed Name: Arturo Garcia Jr

My Commission Expires: Oct 22, 2027

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

INVOICE#: 11330148
INVOICE DATE: 7/31/2025

BILL TO:
 Hidalgo County Pct. #3
 724 N. Breyfogle
 Mission, TX 78572

SIGNATURE 
R# 288271
FO# 735526

JOB: 120803
 Liberty Road Project WA#3
 PO#735526

Supplemental #2 to Work Authorization #3 - Environmental & PS&E Revisions for Requested Design Change						
12001-EA Reports	-7,112.85	-7,112.85	-7,112.85	100.0	-	
15007-Sub-Surface Utility Engineering	25,000.00	25,000.00	25,000.00	100.0	-	
15070-Sub-Surface Utility/SUB	21,524.00	21,524.00	21,524.00	100.0	-	
16007-Redesign Intersection	23,690.63	23,690.63	23,690.63	100.0	-	
16004-Roadway Design	-57,635.28	-57,635.28	-57,635.28	100.0	-	
16309-Coord w/HCID#6 and Penitas	-5,466.50	-5,466.50	-5,466.50	100.0	-	
Sub Total	0.00	0.00	0.00	0.00		0.00

Supplemental #3 to Work Authorization #3 - To include costs associated with Engineering, Permitted Utilities, Compensable Utilities, Project Management and Right-of-Way Acquisition.						
16001-Roadway Design	128,000.00	128,000.00	128,000.00	100.0	-	
16308-Permitted Utili	100,000.00	100,000.00	100,000.00	100.0	-	
32004-Bid Documents for Letting	100,000.00	100,000.00	100,000.00	100.0	-	
60001-ROW Admin Aqu	80,000.00	80,000.00	80,000.00	100.0	-	
60100-Comp Utily Mgt	80,000.00	80,000.00	80,000.00	100.0	-	
Sub Total	488,000.00	488,000.00	0.00	488,000.00		-

Supplemental #4 to Work Authorization #3 - To include costs associated with Engineering, Permitted Utilities, Compensable Utilities, Project Management and Right-of-Way Acquisition.						
16403 - Project Management (Final PS&E)	192,000.00	192,000.00	192,000.00	100.0	-	
32001 - Construction Management	120,000.00	43,200.00	3,600.00	46,800.00	39.0	73,200.00
Sub Total	312,000.00	235,200.00	3,600.00	238,800.00		73,200.00

Supplemental #5 to Work Authorization #3 - Liberty Blvd Project requires a Re-Evaluation for the time lapse of the FONSI. In accordance with new guidelines of the 2021 TPWD-TxDOT MOU, the Biological Resources must also be reanalyzed for time lapse.						
12001-EA Reports	8,517.80	8,517.80	8,517.80	100.0	-	
16401-Project Management	2,533.00	2,533.00	2,533.00	100.0	-	
Sub Total	11,050.80	11,050.80	0.00	11,050.80		-
TOTAL:	<u>2,700,503.62</u>	<u>2,617,903.62</u>	<u>3,600.00</u>	<u>2,621,503.62</u>	97.1	<u>79,000.00</u>

ORIGINAL CONTRACT SUM	\$	1,797,300.00
CHANGE BY CHANGE ORDER	\$	903,203.62
CONTRACT SUM TO DATE	\$	2,700,503.62
TOTAL COMPLETED TO DATE	\$	2,621,503.62
LESS PREVIOUS INVOICES	\$	2,617,903.62
CURRENT PAYMENT DUE	\$	3,600.00


 PROJECT MANAGER'S SIGNATURE

INVOICE RECEIVED BY

 ON 7-31-25

GOODS/SERVICES RECEIVED BY

 ON 7/31/25

5-1347-431-00-123-100-0-891

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

INVOICE#: 11330148
INVOICE DATE: 7/31/2025

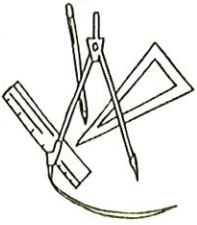
BILL TO:

Hidalgo County Pct. #3
 724 N. Breyfogle
 Mission, TX 78572

JOB: 120803

Liberty Road Project WA#3
 PO#735526

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2025.						
Work Authorization #3 - Preparation for the PS&E, ROW Mapping, Field Surveying and ROW Acquisition Services						
13002-ROW Mapping	21,600.00	21,600.00		21,600.00	100.0	-
13020-ROW Map/SUB	69,600.00	69,600.00		69,600.00	100.0	-
15006-Field Surveys	436.00	436.00		436.00	100.0	-
15060-Field Srvys/SUB	114,764.00	114,764.00		114,764.00	100.0	-
16001-Roadway Design	302,400.00	302,400.00		302,400.00	100.0	-
16006-Plans to TxDOT	24,555.86	24,555.86		24,555.86	100.0	-
16102-Hydro Design	136,080.00	136,080.00		136,080.00	100.0	-
16201-Sign Pvmnt Mrk	60,480.00	60,480.00		60,480.00	100.0	-
16205-Signal Design	75,600.00	75,600.00		75,600.00	100.0	-
16250-Sgnl Dsgn/SUB	78,944.14	78,944.14		78,944.14	100.0	-
16302-Traf Cntrl Pln	60,480.00	60,480.00		60,480.00	100.0	-
16304-Irrigation	60,480.00	60,480.00		60,480.00	100.0	-
16306-Qty Specs DCIS	60,480.00	60,480.00		60,480.00	100.0	-
16308-Permitted Utili	43,200.00	43,200.00		43,200.00	100.0	-
17002-Brdg & Siphon	135,000.00	135,000.00		135,000.00	100.0	-
33001-Geotechnical	60,000.00	60,000.00		60,000.00	100.0	-
60001-ROW Admin Aqu	142,800.00	142,800.00		142,800.00	100.0	-
60002-Title Services	14,400.00	14,400.00		14,400.00	100.0	-
60003-Appraisal Serv	12,000.00	12,000.00		12,000.00	100.0	-
60004-Appraisal Revw	3,600.00	3,600.00		3,600.00	100.0	-
60005-Parcel Negotia	84,000.00	84,000.00		84,000.00	100.0	-
60006-Closing Servic	4,800.00	4,800.00		4,800.00	100.0	-
60030-Aprsl Srv/SUB	54,000.00	49,500.00		49,500.00	91.7	4,500.00
60040-Aprsl Rvw/SUB	15,600.00	14,300.00		14,300.00	91.7	1,300.00
60100-Comp Utlly Mgt	162,000.00	162,000.00		162,000.00	100.0	-
Sub Total	1,797,300.00	1,791,500.00	0.00	1,791,500.00		5,800.00
Supplemental #1 to Work Authorization #3 - Environmental Re-evaluation & PS&E of Siphon						
12001-EA Reports	9,483.80	9,483.80		9,483.80	100.0	-
16004-Roadway Design	75,835.90	75,835.90		75,835.90	100.0	-
16309-Coord w/HCID#6 and Penitas	6,833.12	6,833.12		6,833.12	100.0	-
Sub Total	92,152.82	92,152.82	0.00	92,152.82		-



August 1, 2025

Hon. Everardo Villarreal
Hidalgo County Commissioner, Pct.#3
724 N. Breyfogle
Mission, Texas 78572

**RE: Liberty Road Project – Work Authorization #3 – Limits: US 83 to Mile 3
PO#735526 - L&G Project#120803**

Dear Commissioner Villarreal:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and request for payment. L&G will be invoicing for services rendered for the month of July 2025.

The following is attached:

- L&G Invoice:
- Exhibit C – Work Schedule

This work authorization consists of engineering services required for the preparation of environmental assessment with TxDOT, public involvement, schematic design for the Liberty Road Project from US 83 North to Mile 3. The following is a narrative of the progress report for this work authorization.

Work Authorization#1-Preparation for the PS&E, ROW Mapping, Field Surveying, and ROW Acquisition Services

- All work associated with this Work Authorization is 100% complete except for two functions below.

		% Complete
FC 60030 – APPRAISAL SERVICES (SUB)		
NO UPDATE: L&G has contracted Leonel Garza, III with Leonel Garza, Jr. and Associates for appraisal services. Right of Way map and field notes and plats have been provided to Mr. Garza and his staff. Inspections are ongoing and we have begun to receive appraisal reports. Our office is in receipt of the following appraisal reports for parcels 1, 2 pt1&2, 3, 4, 5, 6, 7, 8, 9, 10 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21. AGUA SUD appraisal.	Leonel	91.7%
FC 60040 – APPRAISAL REVIEW (SUB)		
NO UPDATE: L&G Engineering has contracted Harvey Heerssen with HLH Appraisal Services for review reports. Mr. Heerssen has been provided with a right-of-way map and field notes and plats for this project. Appraisal reports have been mostly reviewed for this project. Our office is in receipt of projected review reports.	HLH	91.7%

Supplemental #1 to Work Authorization #3 – Environmental Re-evaluation & PS&E of Siphon

- All work associated with this Supplemental #1 to Work Authorization #3 is 100% complete.

Supplemental #2 to Work Authorization #3 – Environmental & PS&E Revisions for Requested Design Change

- All work associated with this Supplemental #2 to Work Authorization #3 is 100% complete.

Supplemental #3 to Work Authorization #3 – To include costs associated with Engineering, Permitted Utilities, Compensable Utilities, Project Management, and Right-Of-Way Acquisition.

- All work associated with this Supplemental #3 to Work Authorization #3 is 100% complete.

Supplemental #4 to Work Authorization #3 – To add general project management during construction and finalization of PS&E including RFI requests and Project Management associated with monthly status/overviews of ongoing inspections/testing during construction by CEI as selected by County.

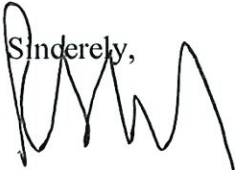
		% Complete
FC ~ 16403 – GENERAL PROJECT MANAGEMENT OF PS&E FOR CONSTRUCTION LETTING		
This task is complete.	L&G	100%
FC ~ 32001 – ADDITIONAL CONSTRUCTION MANAGEMENT WORK		
<p>NO UPDATE: The scope is divided into Construction Bidding and Construction Contract Administration and Inspection. Construction Bidding costs are 25% of total billable amount and the remaining 75% for Construction Contract Admin. and Inspection.</p> <p>Construction Bidding:</p> <ol style="list-style-type: none"> 1.) L&G has provided Hidalgo County Pct.#3 the necessary copies of approved plans, specifications, notices to bidders, and proposals as prepared under the PS&E. This constitutes 12.5% of the 25%. 2.) L&G will assist the County with the Tabulation of bids, recommendations to the Owner as to the proper action on all bid proposals received, and the preparation of formal contract documents for the award of each construction contract. This constitutes 12.5% of the 25%. <p>Construction Contract Administration and Inspection</p> <p>The remaining 75% will be billed at approximately 4% per month for 18 months of Construction. TxDOT reviewed and approved bids on July 17,2024. Hidalgo County awarded contract on August 20,2024. A Pre-Construction was held on October 29, 2024. Notice to proceed was issued on 12/9/24. Change Order #2 has been prepared and approved. CO#2 (+\$72,730.70) adjusts various contract items. Work began on 1/15/25. L&G continues to respond to RFIs sent by CEI and Contractor.</p> <p>Work performed this month includes Preparing ROW, Roadway Excavation & Embankment, Sprinkling & Dust Control, Lime Treat Subgrade & Flex Base, Structural Excavation (Spl), Trench Protection & Sand Backfill, SRCMP (Polymer Coated) Pipe, RC Pipe 18”, Inlet (Complete), Jack, Bore or Tunnel 36” Pipe, Erosion Control Devices and Barricades. As of</p>	L&G	39%

June 2025, the project construction cost is 24.73% complete (\$3,093,924.48) and contract time is 39.10% complete (131 days out of 335 working days charged). L&G continues to respond RFI sent by CEI (SAMÉS).		
---	--	--

Supplemental #5 to Work Authorization #3 – For additional environmental work due to the time-lapse of the Environmental Clearance of the project.

- All work associated with this Supplemental #5 to Work Authorization #3 is 100% complete.

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

Sincerely,


Ricardo Gallaga, P.E.
Project Manager


Attachments

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

INVOICE#: 11330149
INVOICE DATE: 7/31/2025

BILL TO:

Hidalgo County Pct. #3
 724 N. Breyfogle
 Mission, TX 78572


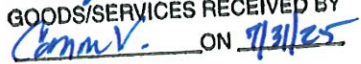
SIGNATURE 
R# 483504
PO# 872310

JOB: 120805
 Liberty Road Project WA#5
 PO#818290 - Suppl #1 PO#872310

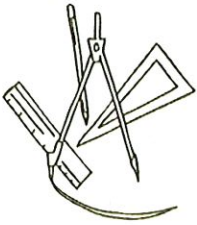
DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2025.						
Work Authorization No. 5 - Engineering services required for Project Management, Local Let Bid Documentation, and Construction Management						
16403-Project Management	129,000.00	129,000.00		129,000.00	100.0	-
16404-Local Let/Bid	75,000.00	75,000.00		75,000.00	100.0	-
32001-Construction Management	60,000.00	21,600.00	1,800.00	23,400.00	39.0	36,600.00
Sub Total	264,000.00	225,600.00	1,800.00	227,400.00		36,600.00
Supplemental #1 to Work Authorization #5 - Project Finalization to include Re-Evaluation of EA, Project Management, Local Let Bid Documentation, and Additional Construction Management Work.						
12001-Re-Evaluation of EA Reports	45,000.00	45,000.00		45,000.00	100.0	-
16403-Project Management	60,000.00	60,000.00		60,000.00	100.0	-
16404-Local Let/Bid	75,000.00	75,000.00		75,000.00	100.0	-
32001-Construction Management	75,000.00	27,000.00	2,250.00	29,250.00	39.0	45,750.00
Sub Total	255,000.00	207,000.00	2,250.00	209,250.00		45,750.00
TOTAL:	519,000.00	432,600.00	4,050.00	436,650.00	84.1	82,350.00

ORIGINAL CONTRACT SUM	\$	264,000.00
CHANGE BY CHANGE ORDER	\$	255,000.00
CONTRACT SUM TO DATE	\$	519,000.00
TOTAL COMPLETED TO DATE	\$	436,650.00
LESS PREVIOUS INVOICES	\$	432,600.00
CURRENT PAYMENT DUE	\$	4,050.00


 PROJECT MANAGER'S SIGNATURE

INVOICE RECEIVED BY 
 ON 7/31/25
 GOODS/SERVICES RECEIVED BY 
 ON 7/31/25

Acct 5-1315-431-00-123-128-0-841



August 1, 2025

Hon. Everardo "Ever" Villarreal
 Hidalgo County Commissioner, Pct.#3
 724 N. Breyfogle
 Mission, Texas 78572

**RE: Liberty Road Project – Work Authorization #5 – Limits: US 83 to Mile 3
 PO#818290 – Suppl No. 1 PO# 872310 – L&G Project#120805 (C-12-246-10-16)**

Dear Commissioner Villarreal:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and request for payment. L&G will be invoicing for services rendered for the month of July 2025.

The following is attached:

- L&G Invoice:
- Exhibit C – Work Schedule

Work Authorization #5 – Engineering services required for Project Management, Local Let Bid Documentation and Construction Management

		% Complete
FC 16403 – Project Management		
This task is Complete.	L&G	100%
FC 16404 – Local Let / Bid Documentation		
This task is Complete.	L&G	100%
FC 32001 – Construction Management		
The scope is divided into Construction Bidding and Construction Contract Administration and Inspection. Construction Bidding costs are 25% of total billable amount and the remaining 75% for Construction Contract Admin. and Inspection.		
Construction Bidding:	L&G	39%
1.) L&G has provided Hidalgo County Pct.#3 the necessary copies of approved plans, specifications, notices to bidders, and proposals as prepared under the PS&E. This constitutes 12.5% of the 25%.		
2.) L&G will assist the County with the Tabulation of bids, recommendations to the Owner as to the proper action on all bid proposals received, and the		

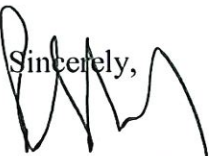
<p>preparation of formal contract documents for the award of each construction contract. This constitutes 12.5% of the 25%.</p> <p>Construction Contract Administration and Inspection</p> <p>The remaining 75% will be billed at approximately 4% per month for 18 months of Construction. TxDOT reviewed and approved bids on July 17,2024. Hidalgo County awarded contract on August 20,2024. A Pre-Construction was held on October 29, 2024. Notice to proceed was issued on 12/9/24. Change Order #2 has been prepared and approved. CO#2 (+\$72,730.70) adjusts various contract items. Work began on 1/15/25. L&G continues to respond to RFIs sent by CEI and Contractor.</p> <p>Work performed this month includes Preparing ROW, Roadway Excavation & Embankment, Sprinkling & Dust Control, Lime Treat Subgrade & Flex Base, Structural Excavation (Spl), Trench Protection & Sand Backfill, SRCMP (Polymer Coated) Pipe, RC Pipe 18", Inlet (Complete), Jack, Bore or Tunnel 36" Pipe, Erosion Control Devices and Barricades. As of June 2025, the project construction cost is 24.73% complete (\$3,093,924.48) and contract time is 39.10% complete (131 days out of 335 working days charged). L&G continues to respond RFI sent by CEI (SAMES).</p>		
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Supplemental No. 1 to Work Authorization #5 PO#872310 – Engineering services required for Project Finalization to include Re-Evaluation of EA, Project Management, Local Let Bid Documentation, and Additional Construction Management Work.

		% Complete
FC 12001 ~ Re-Evaluation of EA		
L&G has completed the Re-Evaluation and biological assessment and was submitted to TxDOT for approval. The project's environmental clearance is up to date and secured through the scheduled letting date.	L&G	100%
FC 16403 – Project Management		
L&G has coordinated with City of Peñitas and Hidalgo County Precinct 3 to address the pending City utility adjustments required to be adjusted to let this job. L&G has developed a Construction Management Plan for this pending relocation based on start and completion dates received through coordination efforts with the City and their consultant engineer. L&G has coordinated with TxDOT to establish milestone dates to achieve a FY 2024 letting date. L&G continues to provide status updates in monthly meetings with Precinct 3 RPIC and TxDOT. Plans have been updated to reflect current TxDOT requirements and guidelines. L&G has submitted the 100% PS&E package for final approval, FPAA, and SLOA. The project was let May 29 th , 2024, and L&G has completed a bid analysis. TxDOT reviewed the bid analysis and approved the County's Recommendation for Award on July 17 th , 2024. Contract Awarded to IOC August 6, 2024.	L&G	100%
FC 16404 – Local Let / Bid Documentation		
L&G has coordinated with Hidalgo County and TxDOT to obtain pertinent bidding information and revised letting plan approvals. L&G has finalized the Bidding Documents as required by Hidalgo Purchasing Department and in compliance with the Local Government Project Procedures. L&G has updated the required TxDOT Local Government Project – Plan Development Review Checklist. Project was let May 29 th , 2023.	L&G	100%

FC 32001 – Construction Management		
<p>The scope is divided into Construction Bidding and Construction Contract Administration and Inspection. Construction Bidding costs are 25% of total billable amount and the remaining 75% for Construction Contract Admin. and Inspection.</p> <p>Construction Bidding:</p> <p>1.) L&G has provided Hidalgo County Pct.#3 the necessary copies of approved plans, specifications, notices to bidders, and proposals as prepared under the PS&E. This constitutes 12.5% of the 25%.</p> <p>2.) L&G will assist the County with the Tabulation of bids, recommendations to the Owner as to the proper action on all bid proposals received, and the preparation of formal contract documents for the award of each construction contract. This constitutes 12.5% of the 25%.</p> <p>Construction Contract Administration and Inspection</p> <p>The remaining 75% will be billed at approximately 4% per month for 18 months of Construction. TxDOT reviewed and approved bids on July 17,2024. Hidalgo County awarded contract on August 20,2024. A Pre-Construction was held on October 29, 2024. Notice to proceed was issued on 12/9/24. Change Order #2 has been prepared and approved. CO#2 (+\$72,730.70) adjusts various contract items. Work began on 1/15/25. L&G continues to respond to RFIs sent by CEI and Contractor.</p> <p>Work performed this month includes Preparing ROW, Roadway Excavation & Embankment, Sprinkling & Dust Control, Cement Stabilized Backfill, Trench Protection & Sand Backfill, RC Pipe 18”, Construction Exits, Structure Excavation (Special) , RC Pipe (Special) 18”, 30” and 42” and Barricades. As of March 2025, the project construction cost is 9.0% complete (\$1,267,581.19) and contract time is 21.0% complete (71 days out of 335 working days charged). As per Pct #3 and SAMES, April 2025 and May 2025 estimates are pending.</p>	L&G	36%


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

Sincerely,

Ricardo Gallaga Jr., P.E.
Project Manager

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

INVOICE#: 11330156
INVOICE DATE: 7/31/2025

BILL TO: 08
 Hidalgo County Pct. #3
 724 N. Breyfogle
 Mission, TX 78572



SIGNATURE 
R# 484709 **JOB: 230201**
PO# 873046 **Los Ebanos Rd Project WA#1**
(From: IH2 to FM 1016), PO#873046

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2025.						
Work Authorization #1 - Engineering services required EA Report, Public Involvement, Schematic Design, Hydrologic Map, and Hydrologic Model & Report						
10206-Determ. Of Local Costs vs State Cost/Feas. St	45,000.00	45,000.00		45,000.00	100.0	-
11002-Schematic for Roadway, Bridges & Outfalls	615,416.00	541,566.08	12,308.32	553,874.40	90.0	61,541.60
11004-Preliminary Compensable Utilities	54,000.00	54,000.00		54,000.00	100.0	-
11006-Office Surveys for Schematic (Prel. Ownership)	70,000.00	70,000.00		70,000.00	100.0	-
11007-Traffic Data Request per TxDOT	22,080.24	21,197.03		21,197.03	96.0	883.21
11008-Update Schematic	30,000.00	11,700.00	4,800.00	16,500.00	55.0	13,500.00
11009-Level of Service Analysis and Traffic Warrant	88,912.18	28,451.90	29,341.02	57,792.92	65.0	31,119.26
11070-Traffic Data Request per TxDOT /SUB	37,919.76	36,319.76		36,319.76	95.8	1,600.00
11090-Level of Service Analysis and Traffic Warrant	44,087.82	5,595.45	19,804.00	25,399.45	57.6	18,688.37
12001-Environmental Document	135,000.00	24,300.00		24,300.00	18.0	110,700.00
12002-Public Involvement for the Project Stakeholde	67,200.00	53,760.00	3,360.00	57,120.00	85.0	10,080.00
12003-Address or Hold 1 Public Hearing(PH)	27,000.00	0.00		0.00	0.0	27,000.00
12007-Archeological & Historical Research	56,816.50	10,226.97	1,136.33	11,363.30	20.0	45,453.20
12008-Eng/Pub Meetings	31,500.00	7,245.00		7,245.00	23.0	24,255.00
12009-Eng/Pub Hearing	22,500.00	0.00		0.00	0.0	22,500.00
12070-Archeological & Historical Research / SUB	33,183.50	0.00		0.00	0.0	33,183.50
15006-Field Surveys for Design and Construction	4,429.00	3,764.65		3,764.65	85.0	664.35
15007-Sub Surface Utility Engineering	66,500.00	36,575.00	6,650.00	43,225.00	65.0	23,275.00
15060-Field Surveys/ SUB	119,321.00	96,632.25		96,632.25	81.0	22,688.75
15070-Sub Surface Utilities / SUB	33,500.00	6,000.00		6,000.00	17.9	27,500.00
16101-Hydrological Drainage Map	50,000.00	45,000.00		45,000.00	90.0	5,000.00
16108-Hydrological Model & Report	140,000.00	61,600.00		61,600.00	44.0	78,400.00
Sub Total	1,794,366.00	1,158,934.09	77,399.67	1,236,333.76		558,032.24
TOTAL:	1,794,366.00	1,158,934.09	77,399.67	1,236,333.76	68.9	558,032.24

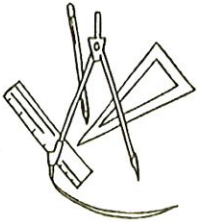
ORIGINAL CONTRACT SUM \$ 1,794,366.00
 CHANGE BY CHANGE ORDER \$
 CONTRACT SUM TO DATE \$ 1,794,366.00
 TOTAL COMPLETED TO DATE \$ 1,236,333.76
 LESS PREVIOUS INVOICES \$ 1,158,934.09
 CURRENT PAYMENT DUE \$ 77,399.67

PROJECT MANAGER'S SIGNATURE



INVOICE RECEIVED BY  ON 7/31/25
 GOODS/SERVICES RECEIVED BY  ON 7/31/25

Acct # 5-1355-431-00-123-154-0-841



August 1, 2025

Hon. Everardo "Ever" Villarreal
 Commissioner, Hidalgo County Pct. 3
 724 N. Breyfogle
 Mission, Texas 78572

**RE: Los Ebanos Rd Project WA#1 (From: IH2 to FM 1016 (Military Highway))
 PO#873046 - L&G Project#230201**

Dear Commissioner Villarreal:

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 July 2025.

The attached is the following:

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

Work Authorization #1 – Engineering services required for EA Report, Public Involvement, Schematic Design, Permitted Utilities, Right-of-Way Acquisition, Compensable Utility Management, & Railroad Coordination

		% Complete
FC 10206 ~ DETERM. OF LOCAL COSTS vs STATE COST/FEAS. STUDY AND AGREEMENTS/AFA WITH TxDOT/LPA COORD. Etc.		
This Task is complete:	L&G	100%
FC 11002 ~ SCHEMATIC FOR ROADWAY, BRIDGES & OUTFALLS		
<p>Update: L&G has begun developing a preliminary best fit alignment and typical sections. L&G continues to develop the schematic in preparation for an upcoming public meeting and coordinate with the affected stakeholders. We incorporated recent City development in the area and are reviewing its effect on the alignment.</p> <p>L&G continues to coordinate with the City of Mission on developments along the project. Coordination meetings with the City is ongoing concerning the Hike & Bike trails.</p> <p>Meetings were held with the City of Mission and their Pedestrian & Bicycle department to discuss the needs to maintain the existing bicycle paths. L&G informed the City of possible impacts to a new subdivision located at the southwest corner of Mile 1 and the future Los Ebanos alignment. The City provided subdivision plats along the Los Ebanos alignment. The Schematic has been updated based on comments received at the meetings.</p>	L&G	90%

<p>After coordination meetings were held with the City of Mission and their Pedestrian & Bicycle department, the schematic was updated with additional Hike & Bike facilities extending south to Military Parkway as per the City's request.</p> <p>Coordination meetings were held with City of Mission staff on the connection to the Military Parkway Loop project. All work to be completed under the Military Parkway Loop project with the Los Ebanos project connecting north of Military Parkway Loop.</p> <p>The preliminary schematic is being taken to the project stakeholders for their input on the roadway design. L&G meet with the Mission Parks & Recreation director and obtained his input on the project.</p> <p>Coordination continues with the stakeholders. Coordination with HCDD No. 1 was held to coordinate a proposed hike & bike trail that is being proposed along the Mission Inlet and will connect to the east side of the proposed Los Ebanos Rd. A meeting with Mission ISD, and the City of Mission is being scheduled for early next month.</p> <p>The Schematic has been updated at the Military Parkway intersection due to the new Southwest Loop project that is currently being planned. Los Ebanos has been fixed to connect to the existing roadway at this intersection.</p> <p>The schematic was updated to accommodate the existing hike & bike trail, modifications were made to the connections for egress and ingress onto and out of the Los Ebanos Rd. Placement of a pedestrian bridge was defined and is reflected on the schematic.</p> <p>The schematic is being updated with the latest information from our surveyor. Minor updates were made to the schematic to better tie-in to the existing hike & bike trails located on the project.</p> <p>The schematic has been updated and is has been prepared for submittal to TxDOT, for their review and approval, as soon as the AFA for this project has been executed.</p> <p>A meeting was held with school administration, the school administration is recommending that the Hike and Bike staging area be removed from school property.</p> <p>L&G has coordinated with Mission ISD to attend their next school board meeting to discuss the Los Ebanos project. L&G has updated the schematic and removed the proposed Hike & Bike parking as per the school's request.</p>		
<p>FC 11004 ~ PRELIMINARY COMPENSABLE UTILITIES IDENTIFICATION ON SCHEMATIC (ROADWAY AND OUTFALLS)</p>		
<p>This task is complete.</p>	<p>L&G</p>	<p>100%</p>
<p>FC 11006 ~ OFFICE SURVEYS FOR SCHEMATIC (PREL. OWNERSHIP IDENTIFICATION AND PROPERTY RIGHTS) ROADWAY</p>		
<p>This task is complete.</p>	<p>L&G</p>	<p>100%</p>
<p>FC 11007 ~ TRAFFIC DATA REQUEST AS PER TxDOT DIRECTIVE</p>		
<p>No Update/No Invoice: Contracts for C&M are being negotiated for completing Traffic Projections.</p> <p>Kick-off meetings were held with C&M and ETSI to coordinate all work to be done and shared between all subs.</p> <p>Coordination continues between C&M and L&G. C&M has prepared the Traffic Projection Request which L&G reviewed and submitted to TxDOT for their approval and concurrence. L&G has followed up with TxDOT and the Traffic Projection Request has been submitted to TxDOT-Transportation Planning and Programming (TPP). TxDOT will not process any information until an AFA is completed.</p>	<p>L&G</p>	<p>96%</p>

<p>Coordination continues between C&M and L&G. MPO has received the functional classification of the roadway from TxDOT. C&M updated the TPMM to reflect the latest count year of 2023. C&M updated the figures and tables from the data for the Traffic Projection memorandum and then wrote the TPM and submitted it L&G Engineering for review.</p>		
<p>FC 11008 ~ UPDATE SCHEMATIC BASED ON COMMENTS AS PROVIDED BY TxDOT/FHWA FOR SCHEMATIC AND EA UPDATE w/FHWA, CITY OF MISSION AND COUNTY RECOMMENDATIONS</p>		
<p>All design and computer files have been generated to fit TxDOT design requirements and work is on-going. Schematic was updated based on comments received from the school district. Hike & Bike parking area was removed from the schematic.</p>	L&G	55%
<p>FC 11009 ~ LEVEL OF SERVICE ANALYSIS TO JUSTIFY 4-LANE & TRAFFIC WARRANTS</p>		
<p>C&M and ETSI are continuing to coordinate with L&G for work as needed. Project coordination is ongoing with ETSI.</p>	L&G	65%
<p>FC 11070 ~ TRAFFIC DATA REQUEST AS PER TxDOT DIRECTIVE/SUB</p>		
<p>No Update/No Invoice: C&M continues to coordinate all functions with L&G Engineering. C&M prepared the Traffic Projections Request including with the submittal Form 2124, projection location map, and request letter and submitted it to L&G Engineering for their submittal to TxDOT-Transportation Planning and Programming (TPP). The STARS II count locations and historical count data is being reviewed. C&M has begun to set up the Travel Demand Model (TDM) for the project runs. C&M did a preliminary evaluation of possible trip generators in the project area. TxDOT will not process any information until an AFA is completed. C&M continues to coordinate all functions with L&G Engineering. Using the STARS II database C&M calculated the historical growth rate. C&M updated the trip generators located within the project area. C&M updated the Travel Demand Model (TDM) with additional information. C&M reviewed trip generators in the project area and evaluated rates in the ITE TripGen Web-based App. C&M reviewed the project data and significance of the data in preparation for the traffic projections. C&M reviewed the Traffic Projection Methodology Memo (TPMM) and compiled the count data and STARS II data. C&M created existing year ADT line diagrams and implemented the traffic counts into the existing year ADT projection line diagram. C&M then balanced traffic counts on existing year ADT projection line diagram. C&M balanced the count in the ADT forecast line diagram for Build and No-Build scenarios and developed sheets for all. C&M developed figures and tables from the data for the Traffic Projection memorandum and then wrote the TPM and submitted it for review.</p>	C&M	95.8%
<p>FC 11090 ~ LEVEL OF SERVICE ANALYSIS TO JUSTIFY 4-LANE TRAFFIC WARRANTS / SUB</p>		
<p>Developed Existing AM and PM turning movement volumes. Developed future AM and PM turning movement volumes. Coordinated with L&G Engineering and C&M Engineering for on-site (field) visits and gathered pertinent available information. ETSI balanced the existing AM and PM turning movement volumes, and developed the future AM and PM turning movement volumes for 2028 and 2048. ETSI conducted capacity analysis for existing as well as future conditions, and</p>	ETSI	57.6%

developed preliminary recommendations for improvements. As part of the safety analysis ETSI developed a crash prediction model to predict the number of crashes for the life of the project, and we developed costs associated with the predicted crashes.		
FC 12001 ~ ENVIRONMENTAL DOCUMENT WITH TxDOT		
No Update/No Invoice: The environmental document process is on-going with identifications of constraints.	L&G	18%
FC 12002 ~ PUBLIC INVOLVEMENT FOR THE PROJECT WITH STAKEHOLDERS AND 1 PUBLIC MEETING		
Update: L&G continues to meet w/city and school officials to discuss the shared use path. Meetings were held with Hidalgo County Drainage District No. 1 (HCDD No. 1) to discuss the impacts to their existing ditches and their use as outfalls. The City and the County to meet with the school district to show them the design of the roadway and the ROW taking within the schools property. A meeting was held with the school district. They requested that the Hike and Bike staging area be removed from the school's property. Discussions of the timeline for the project were held. The school district requested that L&G present at the school board meeting.	L&G	85%
FC 12003 ~ EITHER ADDRESS THE PUBLIC OR HOLD 1 PUBLIC HEARING		
This task has not begun.	L&G	0%
FC 12007 ~ ARCHEOLOGICAL AND HISTORICAL RESEARCH		
Update: Contracts and cost proposals have been completed for this task with subs and map research as well as field visits conducted.	L&G	20%
FC 12008 ~ ENGINEERING TECHNICAL SUPPORT AT PUBLIC MTGS WITH LAYOUTS ETC.		
No Update/No Invoice: The preliminary layouts continue to be updated in advance of a public meeting.	L&G	23%
FC 12009 ~ ENGINEERING TECHNICAL SUPPORT TO ADDRESS PUBLIC HEARING WITH LAYOUTS ETC.		
This task has not begun.	L&G	0%
FC 12070 ~ ARCHEOLOGICAL AND HISTORICAL RESEARCH / SUB		
This task has not begun.	SWCA	0%
FC 15006 ~ FIELD SURVEYS FOR DESIGN AND CONSTRUCTION OF ROADWAY & OUTFALLS		
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. Preliminary topographic and Right-of-Way files have been provided, for our review and use. Comments on missing information is being provided to ROWSS for their attention. Preliminary topographic and Right-of-Way files have been provided, for our review and use. L&G Engineering is reviewing the files for inconsistencies. Preliminary topographic files was submitted to L&G for review and approval.	L&G	85%
FC 15007 ~ SUB-SURFACE UTILITY ENGINEERING (SUE) 25 POT HOLES/MILE		
Contract has been generated with Sub ROWSS and scope of services was identified. ROWSS was provided with a preliminary schematic for their reference and continues to provide L&G with vertical information for utilities.	L&G	65%

FC 15060 ~ FIELD SURVEYS FOR DESIGN AND CONSTRUCTION OF ROADWAY & OUTFALLS		
<p>No Update/No Invoice: ROWSS has completed 85% of the Topographic field work. Existing culverts, pipes, utilities, irrigation crossings, roadways, etc... have been surveyed. Existing Right-Of-Way has been reestablished in the field and is being processed, for submission to L&G Engineering. A preliminary topographic file has been submitted to L&G Engineering for their review and use.</p>	ROWSS	81%
FC 15070 ~ SUB-SURFACE UTILITY ENGINEERING (SUE) 25 POT HOLES/MILE / SUB		
<p>No Update/No Invoice: In coordination with L&G Engineering we have identified the SUE hole locations and have begun coordination with those utilities to receive permission to begin hydro excavation.</p>	ROWSS	17.9%
FC 16101 ~ HYDROLOGICAL DRAINAGE AREA MAP IDENTIFYING OUTFALLS		
<p>No Update/No Invoice: L&G has begun developing a preliminary Hydrologic Map. We will continue to develop the Hydrologic Map in preparation for the upcoming public meeting.</p> <p>The preliminary Hydrologic Map has been updated with drainage areas, flood plain information map, and the city limits location map. Coordination with Hidalgo County Drainage District No. 1 (HCDD 1) on the three outfall locations is ongoing. Outfall locations have been identified on the Hydrologic Map. Using LIDAR information a DTM was created of the area and a color coated elevation/terrain map was generated.</p> <p>Existing drainage ditch networks around the project area have been identified and labeled on the preliminary Hydrologic Map.</p> <p>Coordination with Hidalgo County Drainage District No. 1 helped to identify direction of flow within the existing drainage ditch system.</p> <p>The preliminary Hydrologic Map has been created in coordination with the City of Mission and HCDD No. 1. The drainage areas that were produced on the HEC-HMS model were reviewed and placed onto the Hydrologic Map.</p> <p>The Hydrologic Map has been prepared and is ready for submittal to TxDOT.</p>	L&G	90%
FC 16108 ~ HYDROLOGICAL MODEL AND REPORT FOR (TxDOT) OUTFALL DRAIN DITCHES OUTFALLS & CAPACITIES		
<p>No Update/No Invoice: L&G Engineering has coordinated with Hidalgo County Drainage District No. 1 (HCDD#1). L&G requested the HEC-RAS drainage model of the area from HCDD#1. HCDD#1 provided L&G Engineering with the HEC-RAS drainage model. L&G has begun to update the HEC-RAS model. The HEC-HMS model and HEC-RAS model is being updated with new roadway data and outfall information. The HEC-HMS model was updated using LIDAR information and the DTM that was created of the project area. Hydrographs are being created for the areas/basins that are flowing to the project area. The HEC-RAS Model has been updated with the projects proposed improvements. The model has been submitted to HCDD #1 for their review and concurrence. HCDD No. 1 has finished their review of the HEC-RAS Model. HCDD No. 1 approved the model and proposed some modifications to the model. L&G Engineering updated the model based on their recommendations and resubmitted the model to HCDD No. 1. HCDD No. 1 approved the updated model. L&G Engineering has prepared a preliminary H&H report and will submit it to HCDD No. 1 for their review and concurrence, before submitting it to TxDOT. The L&G Engineering team has completed an internal review of the H&H report and we are currently updating the report based on comments received.</p>	L&G	44%

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Armando J. Sandoval', written in a cursive style.

Armando J. Sandoval, P.E.

Project Manager

Attachments



Brownstone Consultants LLC

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

Maritza Guerra
Hidalgo County
724 Breyfogle Rd
Mission, TX 78574

SIGNATURE _____
R# 519046
PO# 899444

INVOICE

INVOICE DATE: 8/1/2025
INVOICE NO: 1040
BILLING THROUGH: 7/31/2025

22-002 - El Paraiso Project - Health Clinic & CRC

Managed By: David Chacon

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
22-002 - El Paraiso Work Authorization 2	\$76,184.00	60.00	\$45,710.40	\$30,473.60	\$15,236.80
TOTAL	\$76,184.00		\$45,710.40	\$30,473.60	\$15,236.80

SUBTOTAL \$15,236.80
AMOUNT DUE THIS INVOICE \$15,236.80

This invoice is due on 8/31/2025

ACCOUNT SUMMARY

BILLED TO DATE	PAID TO DATE	BALANCE DUE
\$45,710.40	\$30,473.60	\$15,236.80

LD Pct. 3 amount
\$ 9,142.08

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.


INVOICE RECEIVED BY LD ON 8.1.25
GOODS/SERVICES RECEIVED BY Carroll ON 8.1.25

Acct = 5-1290-441-19-115-264-3-730



P.O. Box 720428
McAllen, TX 78504

Tel. (956) 661-0400

SIGNATURE 
R# 472962
PO# 863852

Invoice

Date	Invoice #
7/31/2025	2025-110

Bill To
Jasmin A. Cantu Contract Specialist III Hidalgo County Purchasing Dept. 2802 S. Business Hwy 281 Edinburg, TX 78539

Period:

P.O. No.	Terms	Project
	Net 30	21087 - El Paraiso Building

Additional Services - Amendment #5						
Project Phase	Fee by Pha...	Prev. Billed	% Prev. Bill...	% This Bill	Total % Billed	Inv. Amt.
Community Resource Center Additional Services - Construction Administration - July 2025	32,670.00	10,890.00	33.33%	16.67%	50.00%	5,445.00

Total	\$5,445.00
--------------	------------

PAID RECEIVED BY  ON 7/31/25
 GOODS/SERVICES RECEIVED BY  ON 7/31/25

Acct 5-1290-441-19-115-264-3-730

Approved
Gilbert Gallegos, AIA
08/07/2025

July 31, 2025

RE: Invoice #2025-109 & Invoice #2025-110

ERO Architects is submitting invoice #2025-109 and Invoice #2025-110 for Architectural Services provided under the AIA B101-2017 Agreement between Owner and Architect C-21-0723-12-28 for the El Paraiso Project.

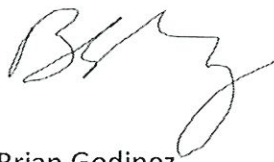
Based on G802 Amendment 005 to the Professional Services Agreement, the owner shall compensate the Architect \$52,680 for Additional Services, divided by 6 months, April 29, 2025, through October 31, 2025, equals a monthly progress payment of \$8,780 as follows:

Health Care & Indigent Care Clinic	\$3,335.00
<u>Community Resource Center</u>	<u>\$5,445.00</u>
Monthly Progress Payment Total	\$8,780.00

Services under this phase include, but are not limited to:


- Attending Progress Meetings
- Responding to Submittals
- Responding to Requests for Information, RFI's
- Evaluating Work completed by the Contractor
- Certifying Contractor's Payment Applications
- Ordering changes in the Work and Construction Change Directives
- Determining Substantial completion
- Reviewing Closeout Documents

Respectfully submitted,



Brian Godinez
Principal
ERO Architects



SIGNATURE 
 R# 505 090
 PO# 889301

Invoice

Date	Invoice #
8/6/2025	30098

P.O. Box 2724
 McAllen, Tx. 78502
 (956) 585-3773

Please send remittance with copy of invoice to:

Attn: Mrs. Aisha Gonzalez
 P.O. Box 2724
 McAllen, Tx. 78502

Bill To:
 Hidalgo County Precinct #3
 724 Breyfogle Rd.
 Mission, TX 78574

Project Info:
 C-24-0384-10-29
 WA#1 - FM2221 Stormwater Project
 PO# 889301
 B2Z JOB #: 3106

Billing Period July 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Geotechnical Engineering	\$ 6,513.38	\$ 4,885.04	\$ 1,628.34	\$ 4,885.04	100.0%
Construction Material Testing Services (CMT)	\$ 23,115.92	\$ 20,804.33	\$ 2,311.59	\$ 23,115.92	100.0%
Total For This Billing Period					\$3,939.93

Work Authorization ~ Summary

WA No.	WA Amount	Previously Inv.	Percent Complete	Remaining Balance
1	\$29,629.30	\$25,689.37	100%	\$0.00


 Aisha Gonzalez - President

INVOICE RECEIVED BY 
 ON 8/6/25
 GOODS/SERVICES RECEIVED BY 
 ON 8/6/25

Acct # 9-1290-431-50-115-221-3-723

Client:Hidalgo County Precinct No. 3
724 Breyfogle Rd
Mission, TX 78574**Project:**3106
FM2221 Stormwater Project
various
Mission, TX**Project Contractor:** Earthworks Enterprise

On 07/23/2025, a representative of B2Z Engineering was dispatched to the subject project to observe project completion percentage. Pavement markings and warning signs in place as per provided plans, asphalt coring and rolling pattern complete. It is estimated that this project is 100% complete.

Contractor:**Inspector/Technician:**

Hector Guerrero

Respectfully Submitted by B2Z Engineering



Jorge Solis, Laboratory Manager

Client:Hidalgo County Precinct No. 3
724 Breyfogle Rd
Mission, TX 78574**Project:**3106
FM2221 Stormwater Project
various
Mission, TX**Project Contractor:** Earthworks Enterprise

On 07/03/2025, a representative of B2Z Engineering was dispatched to the subject project to observe project completion percentage. Secondary asphalt logger has been applied. Signage has been installed. Road is only pending proposed pavement markings and asphalt coring. It is estimated that this project is at 95% completion as per provided plans.

Contractor:**Inspector/Technician:**

Hector Guerrero

Respectfully Submitted by B2Z Engineering



Jorge Solis, Laboratory Manager



Bituminous Density

B2Z Report No. 2221-2A
 Report Date: 07/01/2025
 Test Method: ASTM 2950/Tex-207-F

Mission Office
 900 S Stewart Rd, Ste. 2
 Mission, TX 78572
 Phone: 956-585-3773

Client: Hidalgo County Precinct No. 3
 724 Breyfogle Rd
 Mission, TX 78574

Project: 3106
 FM2221 Stormwater Project
 various
 Mission, TX

Test Results														
Test #	Retest Of	Test Date	Test Location	Material	Mix Design	Thickness (in)	Max Density (pcf)	In Place Density (pcf)	Probe Depth (in)	Percent Comp.	Min/Max Comp. (%)	Remark	Gauge SN	Technician
4		06/27/25	Roadway: W Mile 7 Rd Westbound 26.339633 - 98.477340 Final Lift	Type D	Type D	2	149.1	137.6	Backscatter	92.3	91 / 97.3	DP	4507	Jose Luis Tabares
5		06/27/25	Roadway: W Mile 7 Rd Westbound 26.399627 - 98.477280 Final Lift	Type D	Type D	2	149.1	135.9	Backscatter	91.1	91 / 97.3	DP	4507	Jose Luis Tabares
6		06/27/25	Roadway: W Mile 7 Rd Westbound 26.339645 - 98.477345 Final Lift	Type D	Type D	2	149.1	137.0	Backscatter	91.9	91 / 97.3	DP	4507	Jose Luis Tabares
Remarks														
DP: Density Pass														
Gauge Information														
Gauge SN	Make	Model	Density Count	Moisture Count	Standard Count Date	Last Calibration Date	Last Calibrated By							
4507	Instrokek	3500 Xplorer	2220	745	06/27/25	01/20/25	Calibration Solutions, LLC							

Tests are "Direct Transmission" (Method A) unless probe depth is noted as "Backscatter"

Respectfully Submitted by B2Z Engineering

Jorge Solis
 Jorge Solis, Laboratory Manager

August 8, 2025

Hon. Everardo Villarreal
 Commissioner, Hidalgo County Precinct #3
 724 Breyfogle Rd
 Mission, TX 78574

RE: FM2221 Stormwater Project (C-24-0384-10-29)
Work Authorization No. 1 ~ FM2221 Stormwater Project
B2Z Job # 3106

Dear Mr. Villarreal,

Attached for your review and approval is our invoice for services under Work Authorization #1 for the month of July 2025 on the subject referenced project.

The following is attached:

- Invoice No. 30098

The following is a narrative of the progress of this period:

TASK	
Geotechnical Engineering	100%
<u>UPDATE:</u> All geotechnical drilling and testing has been completed. Working on Geotech memo.	
Construction Material Testing	100%
B2Z Laboratory performed density tests on Asphalt material for compaction. <i>Reports: 2221-2A</i>	
The B2Z Laboratory performed a site visit to determine the percent completion of the project. <i>B2Z Report No. 2221-3SV & 2221-4SV</i>	


Should you have any questions regarding this submittal please do not hesitate to call me at (956) 585-3773.

Sincerely,

Oliver F. Salgado, P.E.
 Project Manager



P.O. Box 2724
 McAllen, Tx. 78502
 (956) 585-3773

SIGNATURE 
 R# 500693
 PO# 884855

Invoice

Date	Invoice #
8/7/2025	30097

Please send remittance with copy of invoice to:
 Attn: Mrs. Aisha Gonzalez
 P.O. Box 2724
 McAllen, Tx. 78502

Bill To:
 Hidalgo County Precinct #3
 724 Breyfogle Rd.
 Mission, TX 78574

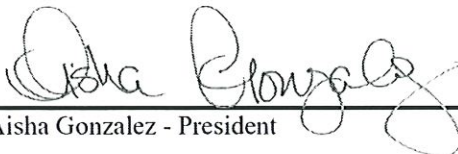
Project Info:
 Contract #C-23-0111-05-16
 WA#2 - 5K Hike & Bike Trail



B2Z JOB: 3105

Billing Period	July 2025				
Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 1 - Construction Contract Administration	\$ 13,789.80	\$ 11,721.33	\$ -	\$ 11,721.33	85%
Task 2 - Construction Management	\$ 21,147.92	\$ 17,975.73	\$ -	\$ 17,975.73	85%
Task 3 - Construction Inspection	\$ 62,286.20	\$ 52,943.27	\$ -	\$ 52,943.27	85%
Task 4 - Construction Management (Post Construction)	\$ 2,341.20	\$ -	\$ -	\$ -	0%
Direct Expenses					
Mileage	\$ 655.00	\$ 556.75	\$ -	\$ 556.75	85%
CMT	\$ 75,090.92	\$ 60,072.74	\$ 3,754.54	\$ 63,827.28	85%
Total For This Billing Period					\$ 3,754.54

Work Authorization ~ Summary

WA No.	WA Amount	Previously Inv.	Percent Complete	Remaining Balance
2	\$175,311.04	\$143,269.82	83.9%	\$28,286.68


 Aisha Gonzalez - President

INVOICE RECEIVED BY  ON 8/7/25
 JOBS/SERVICES RECEIVED BY  ON 8/7/25

Acct # 5-1290-441-67-115-328 - 3-740

August 7, 2025

Hon. Everardo "Ever" Villarreal
 Commissioner, Hidalgo County Pct. #3
 P.O. Box 607
 Mission, TX 78574

**RE: Contract # C-23-0111-05-16 ~ 5K Hike & Bike Trail
 Work Authorization #2**

Dear Commissioner Villarreal:

Attached for your review and approval is our invoice for services rendered under Work Authorization #2 during the month of July 2025 for the subject-referenced project.

The following is attached:

- Invoice No. 30097

The following is a narrative of the progress made during this period.

TASK	% Complete
Task 1: Construction Contract Administration	85%
<p><u>UPDATED:</u></p> <ul style="list-style-type: none"> ▪ B2Z continues review of project plans, general notes, general conditions, change order plans and bid tabulations and other pertinent project documents. ▪ B2Z has conducted the Project Pre-Construction Meeting with P3 Staff, Design Engineer of record, Construction Contractor, and relevant stakeholders. ▪ B2Z coordinated with Design Engineer of Record, P3 staff, and Construction Contractor on project plan questions/concerns. ▪ B2Z is monitoring construction activities and ensuring any deviations are redlined on the Contractor's as-built plans. ▪ B2Z continues to prepare and submit monthly invoices to HCDD1. 	

Task 2: Construction Management	85%
<p><u>UPDATED:</u></p> <p>B2Z continues to coordinate all aspects of construction and manage all project documentation.</p> <p>Pay Applications:</p> <ul style="list-style-type: none"> ▪ Pay App # 1 \$211,329.27 ▪ Pay App #2 \$368,583.71 ▪ Pay App #3 \$758,463.47 ▪ Pay App #4 \$400,769.77 ▪ Pay App #5 \$343,856.96 ▪ Pay App #6 \$31,502.72 <p>Change Orders:</p> <ul style="list-style-type: none"> • CO #1 \$7,573.07 • CO #2 Additional 60 days and weather days <p>RFI's:</p> <ul style="list-style-type: none"> ▪ N/A <p>Submittals:</p> <ul style="list-style-type: none"> ▪ N/A <p>Project Schedule:</p> <ul style="list-style-type: none"> ▪ Project Start Date – 09/03/2024 ▪ Original Contract Time – 258 Days ▪ Project Completion Date – 08/14/2025 ▪ Time extension Change Order will be needed 	
Task 3: Construction Inspection	85%
<p><u>UPDATED:</u></p> <p>B2Z began conducting daily job-site inspections to document the following: Job-site conditions, weather conditions, job-site safety, job progress, material deliveries, and installed construction. Documented inspection findings via job reports and photo journal.</p> <p>Project Delays:</p> <ul style="list-style-type: none"> ▪ Documented rain days <p>Project Progress:</p> <ul style="list-style-type: none"> • Placement of Concrete on the trail <p>Issues:</p>	

<ul style="list-style-type: none"> • N/A 	
Task 4: Construction Management (Post Construction)	0%
<u>NO UPDATE:</u>	
Direct Expenses (CMT)	85%
<p>B2Z conducted the following tests in July:</p> <ul style="list-style-type: none"> • 5KHB-27SA • 5KHB-27SB • 5KHB-27SC • 5KHB-27SD • 5KHB-28SA • 5KHB-28SB • 5KHB-29SA • 5KHB-29SB • 5KHB-29SC • 5KHB-30SA • 5KHB-30SB • 5KHB-31SA • 5KHB-31SB • 5KHB-32SA • 5KHB-32SB • 5KHB-33SA • 5KHB-33SB • 5KHB-33SC • 5KHB-34SA • 5KHB-34SB • 5KHB-35SA • 5KHB-35SB • 5KHB-36SA • 5KHB-36SB • 5KHB-37SA • 5KHB-37SB • 5KHB-38SA • 5KHB-38SB • 5KHB-38SC • 5KHB-38SD • 5KHB-39SA • 5KHB-39SB • 5KHB-39SC • 5KHB-40SA • 5KHB-40SB • 5KHB-40SC • 5KHB-40SD • 5KHB-41SA 	

- 5KHB-41SB
- 5KHB-42SA
- 5KHB-42SB
- 5KHB-43SA
- 5KHB-43SB
- 5KHB-43SC
- 5KHB-43SD
- 5KHB-44SA
- 5KHB-44SB
- 5KHB-45SA
- 5KHB-45SB
- 5KHB-46SA
- 5KHB-46SB
- 5KHB-47SA
- 5KHB-47SB
- 5KHB-48SA
- 5KHB-48SB
- 5KHB-49SA
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- 5KHB-54SB
- 5KHB-54SC
- 5KHB-54SD
- 5KHB-55SA
- 5KHB-55SB
- 5KHB-56SA
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- 5KHB-57SB
- 5KHB-58SA
- 5KHB-58SB
- 5KHB-58SC
- 5KHB-59SA
- 5KHB-59SB
- 5KHB-60SA
- 5KHB-60SB
- 5KHB-61SA
- 5KHB-61SB
- 5KHB-61SC
- 5KHB-62SA

- | | |
|---|--|
| <ul style="list-style-type: none">• 5KHB-62SB• 5KHB-62SC• 5KHB-64SA• 5KHB-64SB• 5KHB-64SC• 5KHB-65SA• 5KHB-65SB• 5KHB-65SC• 5KHB-66SA• 5KHB-66SB• 5KHB-66SC• 5KHB-67SA• 5KHB-67SB• 5KHB-67SC | |
|---|--|

Should you have any questions regarding this submittal, please do not hesitate to call me at (956) 585-3773.

Sincerely,



David Rivera
Project Manager