

September 2, 2025

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Erica Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 6 Project – WA#6**  
**Limits: Mile 11 to Mile 14 1/2**  
**PO#882106 - L&G Project#180506**

Dear Commissioner Fuentes:

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 during the month of August 2025.

The following is attached:

- L&G Invoice
- Exhibit C – Work Schedule

**Work Authorization#6 – Engineering services required for on-going PS&E Development, Right-Of-Way Acquisition Services, etc.**

		% Complete
<b>FC 16003 ~ PARTIAL PS&amp;E DEVELOPMENT FOR IRRIGATION STRUCTURE, SIPHON, AND IRRIGATION BYPASS</b>		
A coordination meeting was held with the irrigation district. Comments, on the proposed irrigation crossings, have been received from the irrigation district. L&G is coordinating with the irrigation district to complete the comments. Coordination continues with the irrigation district. Follow up meetings were held to discuss the Irrigation District's comments. The updated irrigation layouts were submitted to the irrigation district for their review and additional coordination meetings are on-going. Coordination continues with the irrigation district on their crossings. Follow up discussions have were held with the irrigation district to discuss the updated irrigation layouts. Coordination continues with the Irrigation district. The updated irrigation layouts were submitted to the irrigation district for their review and approval. In our follow up discussions the irrigation district; they are requesting that additional	<b>L&amp;G</b>	<b>100%</b>

<p>structures, that do not currently exist in the field, be added to several crossings. We are in discussions with TxDOT to ensure that the new structures that they are requesting are viable items to be added to the crossings. A coordination meeting was held with the irrigation district. L&amp;G Engineering continues to coordinate with TxDOT as well.</p> <p>L&amp;G Engineering has updated the irrigation siphon crossing with the latest comments from the irrigation district. The updated sheets have been submitted to the irrigation district for their review.</p> <p>Coordination continues with the irrigation district to finalize the plans.</p> <p><b>This task is complete.</b></p>		
<b>FC 16004 ~ PARTIAL PS&amp;E DEVELOPMENT ROADWAY</b>		
<p>The 60% PS&amp;E was submitted to the County for submittal to TxDOT on April 11, 2024. The county submitted the 60% PS&amp;E to TxDOT on May 1, 2024. L&amp;G has not received any comments from TxDOT on the submittal as of June 27, 2024. L&amp;G continues to develop the plan set. L&amp;G continues to work on the 90% PS&amp;E submittal. Coordination continues with the drainage district on their ditch/outfall crossings. L&amp;G Engineering received comments from TxDOT on the 60% PS&amp;E on July 31, 2024. L&amp;G has begun to review and respond to the comments that were provided. L&amp;G Engineering continues to review the comments provided by TxDOT and update the sheets as necessary. Updates to the drainage system are ongoing. Adjustments to the U&amp;D sheets' callouts continues.</p> <p>Updates continue to the plan sheets. Quantities for the drainage are being calculated. P&amp;P sheets are being updated.</p> <p>L&amp;G continues to develop the plan sheets for the 90% submittal. Item quantities continue to be collated for the entire project. L&amp;G to begin an internal QC/QA of the plan set soon.</p> <p>L&amp;G Engineering has begun an internal QC/QA of the plan set.</p> <p>L&amp;G Engineering has completed the internal QC/QA of the plan set and has begun to address the comments, as necessary.</p> <p>L&amp;G continues to work on updating the plan set, as per the internal QC/QA comments. <b>This task is complete.</b></p>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16006 ~ PARTIAL ENGINEERING FEE TO CREATE 1 SET OF PLANS AND SUBMIT TO TxDOT</b>		
<p>TxDOT provided comments on the 60% PS&amp;E submittal. L&amp;G has incorporated TxDOT's comments into the plan set as necessary. <b>This task is complete.</b></p>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16250 ~ PERMANENT MULTIWAY CONTROL SIGNS AND SIGNALS AND TEMPORARY SIGNAL DESIGNS</b>		
<p><b>No Update/No Invoice:</b> ETSI submitted preliminary General Notes, specifications, and a preliminary construction cost estimate for the proposed flashing beacons. Condition diagrams were created at all intersections. Proposed flashing beacon layouts, with intersection signing, pavement markings and curb ramp design were created and submitted to L&amp;G Engineering for their inclusion into the plan set. All necessary standard sheets were submitted to L&amp;G Engineering.</p>	<b>ETSI</b>	<b>90%</b>

<b>FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST UTILITIES ON ROADWAY</b>		
<p>L&amp;G Continues to coordinate with all the affected utility companies. Preliminary plan sheets are being sent to the utility companies for their review and utility mark up. A utility conflict matrix is being developed for all compensable utilities. A utility conflict matrix has been created for the permitted utilities.</p> <p>Coordination continues with the utility companies as we continue to receive information.</p>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
<p>Overall project management is being completed as a function of the coordination efforts with ROW acquisition needs and oversight of compensable utilities coordination.</p> <p>Monthly meetings with TxDOT and the County are on-going. Coordination meetings with the Irrigation District were held to discuss their structures. Coordination meetings with HCDD.</p> <p>Monthly meetings with TxDOT and the County are on-going. Coordination meetings with the Irrigation District and Drainage District continue.</p> <p><b>This Task is Complete.</b></p>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16404 ~ BID DOCUMENTS TO LOCAL LET AT COUNTY AND TxDOT APPROVAL</b>		
<p>L&amp;G continues to develop the plans for submittal to TxDOT.</p>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>• 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• Appraisals are being prepared for county approval. Communication is continuing with property owners and subs, easement owners. Negotiators are meeting with property owners to answer questions and comments. Appraisals are being completed and submitted.</li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60002 ~ TITLE SERVICES (29 PARCELS &amp; 7 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• <b>This task is complete.</b></li> </ul>	<b>L&amp;G</b>	<b>100.0%</b>
<b>FC 60003 ~ APPRAISAL SERVICES (29 PARCELS &amp; 7 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• 27 appraisals were submitted, have been submitted to HLH and County in the previous month.</li> </ul>	<b>L&amp;G</b>	<b>85.4%</b>

<b>FC 60004 ~ APPRAISAL REVIEW (29 PARCELS &amp; 7 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• Parcels 95-103 &amp; 106-123 were received in the previous month.</li> </ul>	<b>L&amp;G</b>	<b>84.9%</b>
<b>FC 60005 ~ PARCEL NEGOTIATIONS (29 PARCELS &amp; 7 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• Offers made to 12 out of the 29 Parcels and 0 offers out of the 7 Easements.</li> <li>• Offers made to Parcels 95, 96, 112, 113, 114, 115, 116, 117, 118, 119, 120, 122.</li> </ul>	<b>L&amp;G</b>	<b>53.3%</b>
<b>FC 60006 ~ CLOSING SERVICES (29 PARCELS &amp; 7 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• Closing process has begun.</li> </ul>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB (29 PARCELS &amp; 7 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• 27 appraisals were submitted, and have been submitted to HLH and County, in the previous month.</li> </ul>	<b>LEONEL</b>	<b>83.1%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB (29 PARCELS &amp; 7 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• Parcels 95-103 &amp; 106-123 were received in the previous month.</li> </ul>	<b>HLH</b>	<b>77.8%</b>
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
<ul style="list-style-type: none"> <li>• Project Files have been created and a list of compensable utilities is setup.</li> <li>• Preliminary Coordination efforts and proof of interests, etc. being analyzed.</li> <li>• On-going Coordination with utilities on eligibility ratio to establish DUL Setup for Agreements.</li> <li>• DUL packages are in the process of being prepared for compensable utilities.</li> </ul>	<b>L&amp;G</b>	<b>89%</b>

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.  
Right of Way Administrator

Sincerely,

Armando J. Sandoval, P.E.  
Project Manager

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

**INVOICE#: 11330189**  
**INVOICE DATE: 8/31/2025**

**BILL TO: 34**  
Hidalgo County Pct. #1  
902 Joe Stephens  
Weslaco, TX 78599

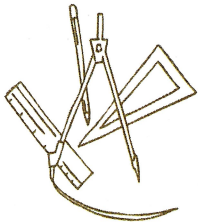
**JOB: 180506**  
Mile 6 WA#6 Project  
(From: Mile 11 to Mile 14 1/2)  
PO#882106

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of August 2025.</b>						
<b>Work Authorization #6 - Engineering services required for on-going PS&amp;E Development, Right-of-Way Acquisition Services, ect.</b>						
16003-PS&E Development Irrigation Structures (18% of Estimate)	28,398.00	28,398.00		28,398.00	100.0	-
16004-PS&E Development Roadway (12% of Total Estimate)	192,656.00	192,656.00		192,656.00	100.0	-
16006-Plans to TxDot (18% of Total Estimate)	12,056.00	12,056.00		12,056.00	100.0	-
16250-Permanent Multiway control signs and Signals and Temporary	40,412.59	36,371.33		36,371.33	90.0	4,041.26
16308-Permitted Utilities (18% of Total Estimate)	25,843.00	25,843.00		25,843.00	100.0	-
16403-Project Management (18% of Total Estimate)	44,488.00	42,263.60	2,224.40	44,488.00	100.0	-
16404-Bid Documents to local Let @ County (22% of Total Estimate)	19,753.00	19,753.00		19,753.00	100.0	-
<b>Right-of-Way Acquisition Services</b>						
60001-ROW Admin Acquisition (32% of Total Estimate)	160,200.00	160,200.00		160,200.00	100.0	-
60002-Title Services (32% of Total Estimate)	60,900.00	60,900.00		60,900.00	100.0	-
60003-Appraisal Services (32% of Total Estimate)	31,625.00	27,000.00		27,000.00	85.4	4,625.00
60004-Appraisal Review (32% of Total Estimate)	7,950.00	6,750.00		6,750.00	84.9	1,200.00
60005-Parcel Negotiations (32% of Total Estimate)	180,000.00	96,000.00		96,000.00	<del>53.3</del>	84,000.00
60006-Closing Services (32% of Total Estimate)	8,700.00			0.00	0.0	8,700.00
60030-Appraisal Services/SUB (32% of Total Estimate)	73,125.00	60,750.00		60,750.00	83.1	12,375.00
60040-Appraisal Review/SUB (32% of Total Estimate)	27,750.00	21,600.00		21,600.00	77.8	6,150.00
60101-Compensable Utility Management (19% of Total Estimate)	26,620.00	22,893.20	798.60	23,691.80	89.0	2,928.20
Sub Total	940,476.59	813,434.13	3,023.00	816,457.13		124,019.46
<b>TOTAL:</b>	<b>940,476.59</b>	<b>813,434.13</b>	<b>3,023.00</b>	<b>816,457.13</b>	<b>86.8</b>	<b>124,019.46</b>

ORIGINAL CONTRACT SUM	\$ 940,476.59
CHANGE BY CHANGE ORDER	
CONTRACT SUM TO DATE	\$ 940,476.59
TOTAL COMPLETED TO DATE	\$ 816,457.13
LESS PREVIOUS INVOICES	\$ 813,434.13
<b>CURRENT PAYMENT DUE</b>	<b>\$ 3,023.00</b>

PROJECT MANAGER'S SIGNATURE





September 2, 2025

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Erica Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 6 Project – WA#7**  
**Limits: Mile 11 to Mile 14 1/2**  
**PO#899875 - L&G Project#180507**

Dear Commissioner Fuentes:

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 during the month of August 2025.

The following is attached:

- L&G Invoice
- Exhibit C – Work Schedule

**Work Authorization#7 – Engineering services required for on-going PS&E Development, Right-Of-Way Acquisition Services, etc.**

		% COMP
<b>FC 12001 ~ Re-EVALUATION OF ROADWAY AND OUTFALL EA</b>		
<b>This task has not begun.</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 12007 ~ ARCHEOLOGICAL SURVEYS FOR ROADWAY AND OUTFALLS</b>		
<b>UPDATE:</b> L&G has been coordinating with the sub-consultant to complete and process the permit application needed to survey and have scheduled the survey in September.	<b>L&amp;G</b>	<b>22%</b>
<b>12070 ~ ARCHEOLOGICAL SURVEYS FOR ROADWAY AND OUTFALLS / SUB</b>		
<b>UPDATE:</b> The sub-consultant prepared the permit application and processed it via Hidalgo County for signatures and through Texas Historical commission. The permit has been approved and have scheduled the survey for mid-September.	<b>AmaTerra</b>	<b>11.5%</b>
<b>13002 ~ REVISE ROW MAP (6 REVISED PARCELS AND 1 ADDITIONAL PARCEL) TO FIT INTERSECTION IMPROVEMENTS (MILE 14 ½, MILE 13, AND MILE 12)</b>		
<b>Update:</b> L&G developed the intersection layouts and determined the needed ROW. Geometric designs have been submitted to surveyor.	<b>L&amp;G</b>	<b>20%</b>

<b>13020 ~ REVISE ROW MAP (6 REVISED PARCELS AND 1 ADDITIONAL PARCEL) TO FIT INTERSECTION IMPROVEMENTS (MILE 14 ½, MILE 13, AND MILE 12)</b>		
<b>This task has not begun.</b>	<b>QHA</b>	<b>0%</b>
<b>FC 15006 ~ ADDITIONAL FIELD SURVEYS FOR INCREASED DISTANCE OF INTERESECTIONS</b>		
<b>Update:</b> We have evaluated the existing survey data and based on the required changes to the roadway design, we have coordinated with surveyor to define the limits of the additional survey information that is required.	<b>L&amp;G</b>	<b>13%</b>
<b>FC 15060 ~ ADDITIONAL FIELD SURVEYS FOR INCREASED DISTANCE OF INTERESECTIONS / SUB</b>		
<b>This task has not begun.</b>	<b>QHA</b>	<b>0%</b>
<b>FC 16003 ~ PARTIAL PS&amp;E DEVELOPMENT FOR IRRIGATION STRUCTURE, SIPHON, AND IRRIGATION BYPASS</b>		
<b>Update:</b> L&G is reviewing the irrigation detail sheets and verifying estimated quantities in preparation for the 90% submittal. Coordination with the irrigation district is on-going. Plan sheets were submitted to the irrigation district for their final review. Coordination continues with the irrigation district.	<b>L&amp;G</b>	<b>35%</b>
<b>FC 16004 ~ PARTIAL PS&amp;E DEVELOPMENT ROADWAY</b>		
<b>Update:</b> L&G is working on the 90% PS&E submittal. This is expected to be submitted to TxDOT in July. The 90% PS&E submittal has been submitted to the County for their submittal to TxDOT. Certifications, construction cost estimates, and general notes, along with TxDOT's 90% checklist have been submitted as well.	<b>L&amp;G</b>	<b>27%</b>
<b>FC 16006 ~ PARTIAL ENGINEERING FEE TO CREATE 1 SET OF PLANS AND SUBMIT TO TxDOT</b>		
<b>No Invoice/No Update:</b> Specification list is being generated and General Notes are being reviewed. Plan set is being prepared for 90% submittal.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 16008 ~ PS&amp;E AT INTERSECTIONS</b>		
L&G has redesigned the geometrics of the intersections due to geometric constraints. We are working on the plan sheets which include the design details and estimated quantities. Cross sections along the intersection streets have been run to ensure that the geometrics of the roadway fit the proposed design. Drainage along the side streets/intersections has been designed and is being updated on the plan sheets.	<b>L&amp;G</b>	<b>40%</b>
<b>FC 16205 ~ PERMANENT MULTIWAY CONTROL SIGNS AND SIGNALS AND TEMPORARY SIGNAL DESIGNS</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST UTILITIES ON ROADWAY</b>		
<b>Update:</b> Coordination with utility companies continues. We have begun to research any additional utilities that will be affected by the redesign of the intersections and will update the utility matrix as needed. Coordination continues with the utility companies and our surveyor to ensure that all utility information is gathered correctly.	<b>L&amp;G</b>	<b>17%</b>

<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
Management of the ROW acquisition services as well as the engineering design services is ongoing. Meetings with precinct staff and TxDOT personnel are held monthly.	<b>L&amp;G</b>	<b>25%</b>
<b>FC 16404 ~ BID DOCUMENTS TO LOCAL LET AT COUNTY AND TxDOT APPROVAL</b>		
<b>No Invoice/No Update:</b> L&G has submitted 90% PS&E design for the plans.	<b>L&amp;G</b>	<b>40%</b>
<b>FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>• 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• Appraisals are being prepared for county approval. Communication is continuing with property owners and subs, easement owners. Negotiators are meeting with property owners to answer questions and comments. Appraisals are being completed and submitted to reviewer. Appraisal reviews are being submitted to County for approval.</li> </ul>	<b>L&amp;G</b>	<b>47%</b>
<b>FC 60002 ~ TITLE SERVICES (31 PARCELS, 8 EASEMENTS &amp; 6 REVISIONS OUT OF EXISTING PARCELS)</b>		
<ul style="list-style-type: none"> <li>• All title commitments are complete.</li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES (31 PARCELS, 8 EASEMENTS &amp; 6 REVISIONS OUT OF EXISTING PARCELS)</b>		
<ul style="list-style-type: none"> <li>• 29 appraisals have been delivered.</li> </ul>	<b>L&amp;G</b>	<b>85.3%</b>
<b>FC 60004 ~ APPRAISAL REVIEW (31 PARCELS, 8 EASEMENTS &amp; 6 REVISIONS OUT OF EXISTING PARCELS)</b>		
<ul style="list-style-type: none"> <li>• Appraisal reviews for parcels 124,125,126,127,128,129.</li> </ul>	<b>L&amp;G</b>	<b>18.4%</b>
<b>FC 60005 ~ PARCEL NEGOTIATIONS (31 PARCELS, 8 EASEMENTS &amp; 6 REVISIONS OUT OF EXISTING PARCELS)</b>		
<ul style="list-style-type: none"> <li>• 13 Offer packages were sent out certified return receipt.</li> </ul>	<b>L&amp;G</b>	<b>26.7%</b>
<b>FC 60006 ~ CLOSING SERVICES (31 PARCELS, 8 EASEMENTS &amp; 6 REVISIONS OUT OF EXISTING PARCELS)</b>		
<ul style="list-style-type: none"> <li>• This task has not begun.</li> </ul>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB (31 PARCELS, 8 EASEMENTS &amp; 6 REVISIONS OUT OF EXISTING PARCELS)</b>		
<ul style="list-style-type: none"> <li>• 29 appraisals have been delivered.</li> </ul>	<b>LEONEL</b>	<b>76.3%</b>

<b>FC 60040 ~ APPRAISAL REVIEW / SUB (31 PARCELS, 8 EASEMENTS &amp; 6 REVISIONS OUT OF EXISTING PARCELS)</b>		
<ul style="list-style-type: none"> <li>Appraisal reviews for parcels 124,125,126,127,128,129.</li> </ul>	<b>HLH</b>	<b>14.6%</b>
<b>FC 60101 ~ COMPENSABLE UTILTIY MANAGEMENT</b>		
<ul style="list-style-type: none"> <li>Project Setup has initiated and preliminary coordination efforts have begun in an effort to verify conflict analysis.</li> <li>Project Coordination is on-going with each utility on Eligibility Ratio, Proof of Interests, etc. in an effort to establish utilities that will seek Compensable Utility Process.</li> <li>On-going coordination efforts and meetings are being scheduled.</li> </ul>	<b>L&amp;G</b>	<b>12%</b>


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.  
Right of Way Administrator

Sincerely,



Armando V. Sandoval, P.E.  
Project Manager

**L & G Consulting Engineers Inc****2100 W. Expressway 83****Mercedes, TX 78570****(956)565-9813 Fax (956)565-9018****INVOICE#: 11330190****INVOICE DATE: 8/31/2025****BILL TO: 34**

Hidalgo County Pct. #1

902 Joe Stephens

Weslaco, TX 78599

**JOB: 180507**

Mile 6 WA#7 Project

(From: Mile 11 to Mile 14 1/2)

PO#899875

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of August 2025.</b>						
<b>Work Authorization #7 - Engineering services required for on-going PS&amp;E Development, Right-of-Way Acquisition Services, ect.</b>						
12001-Re-Evaluation of Roadway and Outfall EA	20,000.00			0.00	0.0	20,000.00
12007-Archeological Surveys for Roadway and Outfalls	11,312.00	1,923.04	565.60	2,488.64	22.0	8,823.36
12070-Archeological Surveys for Roadway and Outfalls/SUB	28,688.00		3,299.25	3,299.25	11.5	25,388.75
13002-Revise ROW Map to fit Intersection Improvements	14,500.00	2,900.00		2,900.00	20.0	11,600.00
13020-Revise ROW Map to fit Intersection Improvements/SUB	20,500.00			0.00	0.0	20,500.00
15006-Additional Field Surveys for Increased Distance of Intersections	12,700.00	1,651.00		1,651.00	13.0	11,049.00
15060-Additional Field Surveys for Increased Distance of Intersections/SUB	8,500.00			0.00	0.0	8,500.00
16003-PS&E Development Irrigation Structures (18% of Estimate)	52,780.00	13,722.80	4,750.20	18,473.00	35.0	34,307.00
16004-PS&E Development Roadway (12% of Total Estimate)	683,031.00	122,945.58	61,472.79	184,418.37	27.0	498,612.63
16006-Plans to TxDot (18% of Total Estimate)	22,759.00			0.00	0.0	22,759.00
16008-PS&E at Intersections	58,500.00	11,700.00	11,700.00	23,400.00	40.0	35,100.00
16205-Permanent Multiway control signs and Signals and Temporary Signal Desi	59,587.41			0.00	0.0	59,587.41
16308-Permitted Utilities (18% of Total Estimate)	50,329.00	6,039.48	2,516.45	8,555.93	17.0	41,773.07
16403-Project Management (18% of Total Estimate)	97,478.00	9,747.80	14,621.70	24,369.50	25.0	73,108.50
16404-Bid Documents to local Let @ County (22% of Total Estimate)	38,377.00	15,350.80		15,350.80	40.0	23,026.20
<b>Right-of-Way Acquisition Services</b>						
60001-ROW Admin Acquisition (32% of Total Estimate)	173,550.00	55,536.00	26,032.50	81,568.50	47.0	91,981.50
60002-Title Services (32% of Total Estimate)	65,100.00	65,100.00		65,100.00	100.0	-
60003-Appraisal Services (32% of Total Estimate)	34,000.00	29,000.00		29,000.00	85.3	5,000.00
60004-Appraisal Review (32% of Total Estimate)	8,150.00		1,500.00	1,500.00	18.4	6,650.00
60005-Parcel Negotiations (32% of Total Estimate)	195,000.00		52,065.00	52,065.00	26.7	142,935.00
60006-Closing Services (32% of Total Estimate)	9,300.00			0.00	0.0	9,300.00
60030-Appraisal Services/SUB (32% of Total Estimate)	85,500.00	65,250.00		65,250.00	76.3	20,250.00
60040-Appraisal Review/SUB (32% of Total Estimate)	32,800.00		4,800.00	4,800.00	14.6	28,000.00
60101-Compensable Utility Management (19% of Total Estimate)	47,800.00	3,346.00	2,390.00	5,736.00	12.0	42,064.00
Sub Total	1,830,241.41	404,212.50	185,713.49	589,925.99		1,240,315.42
TOTAL:	1,830,241.41	404,212.50	185,713.49	589,925.99	32.2	1,240,315.42

  
 PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$ 1,830,241.41
CHANGE BY CHANGE ORDER	
CONTRACT SUM TO DATE	\$ 1,830,241.41
TOTAL COMPLETED TO DATE	\$ 589,925.99
LESS PREVIOUS INVOICES	\$ 404,212.50
CURRENT PAYMENT DUE	\$ 185,713.49



# Invoice for Professional Services

To: L&G Consulting Engineers, Inc.  
2100 West Expressway 83  
Mercedes, TX 78570

From: Environmental Research Group, LLC  
6049 Falls Rd  
Baltimore, MD 21209

Attn: Veima Garcia veima@lgengineers.com

Phone #: 512/329-0031  
ERG Manager: Katherine Seikel

cc: [agarcia@lgengineers.com](mailto:agarcia@lgengineers.com)

Re: Mile 6 Work Authorization No. 7 from Mile 11 to Mile 14 1/2  
Work Authorization 4

ERG Project #: 184-044

Invoice Date:	August 27, 2025	Invoice No.	184-044-01	Terms	Net 30	Due Date	September 26, 2025
Invoice Period:	July 16-August 23, 2025						

**Mile 6 from Mile 11 to Mile 14 1/2 CSJ 021-02-447**

Labor	Job Title	Name	Hours Billed	Base Rate	Total
Direct Labor	Principal	Foringer	0.5	\$ 289.00	\$ 144.50
Direct Labor	Program Director			\$ 172.00	\$ -
Direct Labor	Archeo VI/ Sr PI	Seikel	0.75	\$ 136.00	\$ 102.00
Direct Labor	Archeo VI/ PI	Seikel/ Bonine	6.5	\$ 108.00	\$ 702.00
Direct Labor	Archeo IV/ PA	Ayala	3	\$ 99.00	\$ 297.00
Direct Labor	Archeo III/ FD			\$ 86.00	\$ -
Direct Labor	GIS Specialist	Vermillion	0.25	\$ 131.00	\$ 32.75
Direct Labor	GIS Tech	Rose/ Thimlar	3.75	\$ 83.00	\$ 311.25
Direct Labor	Editor			\$ 81.00	\$ -
Direct Labor	Clerical			\$ 75.00	\$ -
Direct Labor	Admin	Mace	1	\$ 126.00	\$ 126.00
<b>Direct Labor Subtotal</b>			<b>15.75</b>		<b>\$ 1,715.50</b>
<b>Other Direct Expenses</b>					
		Quantity Billed	Unit	Rate	Total
Photocopies B/W			ea	\$ 0.10	\$ -
Photocopies color			ea	\$ 1.00	\$ -
Meals w/ overnight			day	\$ 68.00	\$ -
Meals w/o overnight			day	\$ 51.00	\$ -
Mileage			ea	\$ 0.700	\$ -
Lodging (tax included)			night	\$ 132.00	\$ -
Submeter GPS			day	\$ 100.00	\$ -
Meals			day	\$ 56.00	\$ -
TARL Site Registration			ea	\$ 110.00	\$ -
Curation			cost	\$ 262.00	\$ -
<b>Expenses Subtotal</b>					<b>\$ -</b>
<b>SubTotal for Invoice Period</b>					<b>\$ 1,715.50</b>

**Mile 6 from Mile 14 1/2 to SH 107 CSJ 021-02-448**

Labor	Job Title	Name	Hours Billed	Base Rate	Total
Direct Labor	Principal	Foringer	0.5	\$ 289.00	\$ 144.50
Direct Labor	Program Director			\$ 172.00	\$ -
Direct Labor	Archeo VI/ Sr PI	Seikel	0.75	\$ 136.00	\$ 102.00
Direct Labor	Archeo VI/ PI	Seikel/ Bonine	6.5	\$ 108.00	\$ 702.00
Direct Labor	Archeo IV/ PA	Ayala	2	\$ 99.00	\$ 198.00
Direct Labor	Archeo III/ FD			\$ 86.00	\$ -
Direct Labor	GIS Specialist	Vermillion		\$ 131.00	\$ -
Direct Labor	GIS Tech	Rose/ Thimlar	3.75	\$ 83.00	\$ 311.25
Direct Labor	Editor			\$ 81.00	\$ -
Direct Labor	Clerical			\$ 75.00	\$ -
Direct Labor	Admin	Mace	1	\$ 126.00	\$ 126.00
<b>Direct Labor Subtotal</b>			<b>14.5</b>		<b>\$ 1,583.75</b>
<b>Other Direct Expenses</b>					
		Quantity Billed	Unit	Rate	Total
Photocopies B/W			ea	\$ 0.10	\$ -
Photocopies color			ea	\$ 1.00	\$ -
Meals w/ overnight			day	\$ 68.00	\$ -
Meals w/o overnight			day	\$ 51.00	\$ -
Mileage			ea	\$ 0.700	\$ -
Lodging (tax included)			night	\$ 132.00	\$ -
Submeter GPS			day	\$ 100.00	\$ -
Meals			day	\$ 56.00	\$ -
TARL Site Registration			ea	\$ 110.00	\$ -
Curation			cost	\$ 262.00	\$ -
<b>Expenses Subtotal</b>					<b>\$ -</b>
<b>SubTotal for Invoice Period</b>					<b>\$ 1,583.75</b>

**Total For Invoice Period** \$ **3,299.25**

Line Item	Contract Budget \$	Total Expended		Total \$ Remaining	Previously Billed	Total Due This Invoice
		%	\$			
Mile 6 from Mile 11 to Mile 14 1/2 to SH 107 CSJ 021-02-447	\$ 17,657.00	10%	\$ 1,715.50	\$ 15,941.50	\$ -	\$ 1,715.50
Mile 6 from Mile 14 1/2 to SH 107 CSJ 021-02-448	\$ 11,031.00	14%	\$ 1,583.75	\$ 9,447.25	\$ -	\$ 1,583.75
<b>Total</b>	<b>\$ 28,688.00</b>	<b>12%</b>	<b>\$ 3,299.25</b>	<b>\$ 25,388.75</b>	<b>\$ -</b>	<b>\$ 3,299.25</b>

**TOTAL DUE** \$ **3,299.25**

**HLH APPRAISAL SERVICES**  
Specializing in Appraisal Review of Road and Drainage Projects

*H*  
*4/22/25*

**INVOICE NO. 2**  
**MILE 6 WEST ROAD – PHASE II**  
**RCSJ 0921-02-355**

**AUGUST 18, 2025**

**ITEMIZED BILLING STATEMENT FOR APPRAISAL REVIEW WORK PERFORMED ON MILE 6 WEST ROAD -PHASE III HIDALGO COUNTY, TEXAS. THE BILLING IS IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF WORK AUTHORIZATION NO. 41 BETWEEN L & G ENGINEERING (“Engineer”) AND HLH APPRAISAL SERVICES, (“SUBCONSULTANT”)**

<b>Parcel No. 124</b>	<b>\$</b>	<b>800.00</b>
<b>Parcel No. 125</b>		<b>800.00</b>
<b>Parcel No. 126</b>		<b>800.00</b>
<b>Parcel No. 127</b>		<b>800.00</b>
<b>Parcel No. 128</b>		<b>800.00</b>
<b>Parcel No. 129</b>		<b><u>800.00</u></b>
		<b>4,800.00</b>

**SIX (6) REVIEWS /800 REVIEW TOTALS \$4,800**



**Harvey L. Heerssen – Review Appraiser**

**8/18/2025**

**Date**

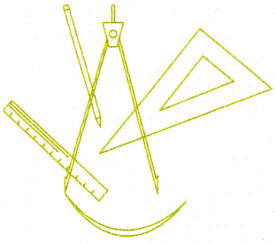
**Tx. State Certified General Real Estate Appraiser**

**No. TX-1327190-G**

**6107 Aberton Forest Drive**

**Houston, TX. 77084**





September 2, 2025

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Erica Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 6 Project – WA#2**  
**Limits: Mile 14 1/2 to SH 107**  
**PO#815794 - L&G Project#180502**

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work. L&G Engineering will be invoicing this project for the month of August 2025.

The attached is the following:

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

**Work Authorization#2 – Engineering services for 19 Parcels including Right-of-Way map, Right-of-Way Acquisition and Compensable Utility Management**

		<b>% Complete</b>
<b>FC 13002 ~ RIGHT-of-WAY MAP</b>		
A contract has been generated with Sub Quintanilla Headley & Associates (QHA) and scope of services was identified. L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G has completed its review of the final ROW map for the nineteen parcels.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 13020 ~ RIGHT-of-WAY MAP / SUB</b>		
QHA has acquired title reports for the nineteen parcels identified by L&G for ROW mapping. A final ROW map has been provided to L&G for the nineteen parcels. The ROW map is now complete.	<b>QHA</b>	<b>100%</b>

<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
ROW mapping, title, appraisal, appraisal review, and compensable utility management of the first 19 parcels have been completed. L&G will continue to submit weekly ROW reports to TxDOT and the Precinct, and hold monthly meetings with the Precinct to provide status updates on ROW Acquisition.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60001 ~ ROW ACQUISITION ADMINISTRATION</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>• 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• L&amp;G submitted the attached letter requesting release of ROW Acquisitions. The appraisers have been released. Title commitments have been received. All appraisals have been reviewed and received. We are negotiating with the property owners and utilities.</li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
<ul style="list-style-type: none"> <li>• <b>Task is complete.</b></li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<ul style="list-style-type: none"> <li>• <b>Task is complete.</b></li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
<ul style="list-style-type: none"> <li>• <b>Task is complete.</b></li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
<ul style="list-style-type: none"> <li>• 17 parcels in possession out of 19 parcels.</li> </ul>	<b>L&amp;G</b>	<b>97.7%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
<ul style="list-style-type: none"> <li>• Parcels in possession 1, 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19.</li> <li>• 2 Parcels pending.</li> </ul>	<b>L&amp;G</b>	<b>89.5%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
<ul style="list-style-type: none"> <li>• <b>Task is complete.</b></li> </ul>	<b>PAS</b>	<b>100%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
<ul style="list-style-type: none"> <li>• <b>Task is complete.</b></li> </ul>	<b>HLH</b>	<b>100%</b>

<b>FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
L&G has identified all the compensable utility lines from the rail road commission and with field visits to the project site. L&G has coordinated with the surveyor to identify compensable utility lines and to ensure they are identified in the PS&E. NAWSC has released their easement within parcel 4 and is scheduling Release of Easements for the remaining parcels. This task is complete for Parcels 2-20.	<b>L&amp;G</b>	<b>100%</b>

**Supplemental #1 to Work Authorization No. 2 – For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.**

		<b>% Complete</b>
<b>FC 13002 ~ RIGHT-of-WAY MAP</b>		
Contract has been generated with Sub Quintanilla Headley & Associates (QHA) and scope of services was identified. L&G has provided QHA with the roadway schematic for their reference to the 51 parcels remaining for this CSJ. L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G has completed its review of the final ROW map for the 0921-02-448 CSJ limits.	<b>L&amp;G</b>	<b>96%</b>
<b>FC 13020 ~ RIGHT-of-WAY MAP / SUB</b>		
QHA has begun to acquire title reports for the fifty-one parcels identified by L&G for ROW mapping. The ROW map has been revised for the additional parcels. Parcel sketches and field notes for 46 parcels have been completed.	<b>QHA</b>	<b>90.2%</b>
<b>FC 16107 ~ COORDINATION WITH TxDOT</b>		
L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G continues to participate in monthly calls with TxDOT PM and the RPIC to provide status updates on project development and schedule.	<b>L&amp;G</b>	<b>95%</b>
<b>FC 16108 ~ HYDROLOGIC MODEL &amp; REPORT</b>		
L&G has submitted a revised hydrologic report based on hydrologic and hydraulic analyses via HEC-RAS and HEC-HMS to address TxDOT comments. This report has been reviewed by TxDOT PM and the TxDOT Pharr District Subject Matter Expert. The report and associated models have been approved by TxDOT. This task is complete.	<b>L&amp;G</b>	<b>100%</b>

<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
Management of the title, appraisal, and appraisal review subs continue on the project. L&G will continue to submit weekly ROW reports to TxDOT and the Precinct, and hold monthly meetings with the Precinct to provide status updates on ROW Acquisition.	<b>L&amp;G</b>	<b>99%</b>
<b>FC 60001 ~ ROW ACQUISITION ADMINISTRATION</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>• 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. L&amp;G submitted the attached letter requesting release of ROW Acquisitions. The appraisers have been released.</li> <li>• Offers are being sent out and negotiations continue..</li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
<ul style="list-style-type: none"> <li>• L &amp; G received commitments for parcels 41, 47, 52-65.</li> </ul>	<b>L&amp;G</b>	<b>72.1%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<ul style="list-style-type: none"> <li>• Parcels submitted previously 35, 37, 38, 49, 50, 51, 52, 55, 56, 57, 58, 59, 60, 61, 62, 29, 30, 31, 36, 39, 63, 64, 65. None this month.</li> </ul>	<b>L&amp;G</b>	<b>55.1%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
<ul style="list-style-type: none"> <li>• Parcels 1, 22, 26, 28,29,30,35,36, 32, 33, 37, 38, 48, 50, 53, 54, 24, 25, 39, 63, 64, 65. None this month.</li> </ul>	<b>L&amp;G</b>	<b>48.3%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
<ul style="list-style-type: none"> <li>• Out of the proposed 51 parcels and 10 easements, through design adjustments we have reduced the parcels to 48 and 10 easement parcels. We have 48 parcels to acquire. We have made 48 offers out of 48 parcels. For the 10 easements we have made 10 offers.</li> </ul>	<b>L&amp;G</b>	<b>80%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
<ul style="list-style-type: none"> <li>• 39 parcels are in possession in the month of August.</li> </ul>	<b>L&amp;G</b>	<b>49.2%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
<ul style="list-style-type: none"> <li>• Parcels submitted last month 5,37,38,49,50,51,52,55,56,57,58,59,60,61,62, 29, 30, 31, 36, 39, 63, 64, 65. None this month.</li> </ul>	<b>Leonel</b>	<b>90.2%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
<ul style="list-style-type: none"> <li>• Parcels 1, 22, 26, 28, 29, 30, 35, 36, 32, 33, 37, 38, 48, 50, 53, 54, 24, 25, 39, 63, 64, 65. None this month.</li> </ul>	<b>HLH</b>	<b>82.4%</b>

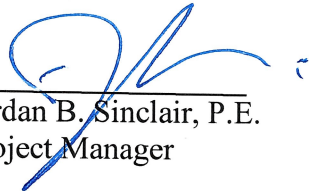
FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT		
L&G has identified all the compensable utility lines from the rail road commission and with field visits to the project site. L&G has coordinated with the surveyor to identify compensable utility lines and to ensure they are identified in the PS&E. NAWSC is scheduling Release of Easements. This task is complete for Parcels 1 & 21-65.	<b>L&amp;G</b>	<b>100%</b>

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 Gonzalez  
Project Manager



Jordan B. Sinclair, P.E.  
Project Manager

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

**INVOICE#:** 11330188  
**INVOICE DATE:** 8/31/2025

**BILL TO: 34**  
Hidalgo County Pct. #1  
902 Joe Stephens  
Weslaco, TX 78599

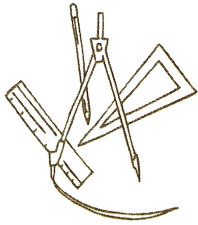
**JOB: 180502**  
Mile 6 WA#2 - PO#815794  
(From: Mile 14 1/2 to SH 107)

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of August 2025.</b>						
Work Authorization #2 - Engineering services for 19 Parcels including Right-of-Way Acquisition and Compensable Utility Management						
13002-ROW Mapping	30,185.43	30,185.43		30,185.43	100.0	-
13020-ROW Map/SUB	57,000.00	57,000.00		57,000.00	100.0	-
16403-Project Management	30,700.50	30,700.50		30,700.50	100.0	-
60001-ROW Admin Aqui	95,000.00	95,000.00		95,000.00	100.0	-
60002-Title Services	39,900.00	39,900.00		39,900.00	100.0	-
60003-Appraisal Serv	19,000.00	19,000.00		19,000.00	100.0	-
60004-Appraisal Revw	4,750.00	4,750.00		4,750.00	100.0	-
60005-Parcel Negotia	61,750.00	59,650.00	700.00	60,350.00	97.7	1,400.00
60006-Closing Servic	5,700.00	4,800.00	300.00	5,100.00	89.5	600.00
60030-Aprs1 Srv/SUB	42,750.00	42,750.00		42,750.00	100.0	-
60040-Aprs1 Rvw/SUB	12,350.00	12,350.00		12,350.00	100.0	-
60100-Comp Utily Mgt	35,685.33	35,685.33		35,685.33	100.0	-
Sub Total	434,771.26	431,771.26	1,000.00	432,771.26		2,000.00
Supplemental #1 to Work Authorization #2 - For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.						
13002-ROW Mapping	77,000.00	73,920.00		73,920.00	96.0	3,080.00
13020-ROW Map/SUB	153,000.00	138,000.00		138,000.00	90.2	15,000.00
16107-Coordination with TxDOT	130,000.00	123,500.00		123,500.00	95.0	6,500.00
16108-Hyrdologic Model and Report	75,000.00	75,000.00		75,000.00	100.0	-
16403-Project Management	152,840.00	151,311.60		151,311.60	99.0	1,528.40
60001-ROW Admin Aqui	305,000.00	305,000.00		305,000.00	100.0	-
60002-Title Services	128,100.00	92,400.00		92,400.00	72.1	35,700.00
60003-Appraisal Serv	83,500.00	46,000.00		46,000.00	55.1	37,500.00
60004-Appraisal Revw	21,750.00	10,500.00		10,500.00	48.3	11,250.00
60005-Parcel Negotia	198,250.00	137,600.00	21,000.00	158,600.00	80.0	39,650.00
60006-Closing Servic	18,300.00	8,700.00	300.00	9,000.00	49.2	9,300.00
60030-Aprs1 Srv/SUB	114,750.00	103,500.00		103,500.00	90.2	11,250.00
60040-Aprs1 Rvw/SUB	33,150.00	27,300.00		27,300.00	82.4	5,850.00
60100-Comp Utily Mgt	150,000.00	150,000.00		150,000.00	100.0	-
Sub Total	1,640,640.00	1,442,731.60	21,300.00	1,464,031.60		176,608.40
TOTAL:	2,075,411.26	1,874,502.86	22,300.00	1,896,802.86	91.4	178,608.40

ORIGINAL CONTRACT SUM \$ 434,771.26  
CHANGE BY CHANGE ORDER \$ 1,640,640.00  
CONTRACT SUM TO DATE \$ 2,075,411.26  
TOTAL COMPLETED TO DATE \$ 1,896,802.86  
LESS PREVIOUS INVOICES \$ 1,874,502.86  
CURRENT PAYMENT DUE \$ 22,300.00

  
PROJECT MANAGER'S SIGNATURE





Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Erica Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 10 Project – WA#2**  
**Limits: Mile 6 to FM 1015**  
**PO#860539 - L&G Project#180702**

Dear Commissioner Fuentes:

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 during the month of August 2025.

The Following is attached:

- Exhibit C – Work Schedule

**Work Authorization #2 – Engineering Services required for PS&E Development and Right-of-Way Map**

		<b>% Complete</b>
<b>FC 12001 ~ ADDITIONAL WORK ASSOCIATED WITH EA CLEARANCE</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 13002 ~ COMPLETE ROW MAP ROADWAY</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC ~13020 ~ COMPLETE ROW MAP ROADWAY / SUB</b>		
<b>This task is complete.</b>	<b>ROWSS</b>	<b>100%</b>
<b>FC 15006 ~ ADDITIONAL FIELD SURVEYS</b>		
L&G has reviewed the H&V Control as well as the existing ROW/Existing centerline and created a proposed centerline for the proposed PS&E from various meetings and submittals by ROWSS. Contracts have been generated with our subcontractor and L&G has provided all the Proposed Alignments for ROWSS to continue the finalizing the Design Surveys for Construction. L&G continues to work with the surveyor to tie down the project corridor.	<b>L&amp;G</b>	<b>98.8%</b>

<b>FC 15060 ~ ADDITIONAL FIELD SURVEYS / SUB</b>		
Surveyor has re-established road benchmarks and surveyed all visible utilities along the project route. The 2D/3D survey has been updated to include the full outfall 1 and outfall 4 limits. SUE Level A data sheets are 95% complete.	<b>ROWSS</b>	<b>98.8%</b>
<b>FC 16004 ~ PS&amp;E DEVELOPMENT ROADWAY</b>		
L&G has completed the proposed alignment with field verifications and is proceeding to complete the Plans, Specifications and Estimates. Title sheet, index of sheets, typical sections, summary sheets, sequence of construction outline, culvert layouts and P&Ps have been produced. L&G is reviewing TxDOT's 60% PS&E comments and continues development of the 90% PS&E package.	<b>L&amp;G</b>	<b>89%</b>
<b>FC 16005 ~ PS&amp;E DEVELOPMENT OUTFALLS</b>		
L&G has completed the proposed alignment with field verifications and is proceeding to complete the Plans, Specifications and Estimates. Typical sections, P&Ps, summary sheets, and sequence of construction outline have been produced. L&G is reviewing TxDOT's 60% PS&E comments and continues development of the 90% PS&E package.	<b>L&amp;G</b>	<b>89%</b>
<b>FC 16006 ~ ENGINEERING FEE TO CREATE 1 SET OF PLANS AND SUBMIT TO TxDOT</b>		
L&G has prepared and submitted the 60% PS&E package including all the requisite forms, estimates, checklists, and ROW & utility information. L&G continues to work towards the 90% PS&E submittal.	<b>L&amp;G</b>	<b>45%</b>
<b>FC 16101 ~ HYDROLOGIC MODEL &amp; REPORT FOR ROADWAY</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16205 ~ SIGNAL DESIGN, FLASHING BEACON DESIGN &amp; TEMPORARY TRAFFIC SIGNAL DESIGNS</b>		
Contracts have been secured with ETSI and digital files have been submitted for Traffic Engineers to create their sheets. Basis of estimate and general notes for traffic items have been incorporated into the 60% PS&E package. L&G's coordination with SUB continues.	<b>L&amp;G</b>	<b>70%</b>
<b>FC 16250 ~ SIGNAL DESIGN, FLASHING BEACON DESIGN &amp; TEMPORARY TRAFFIC SIGNAL DESIGNS / SUB</b>		
Proposed signal layouts, intersection design details for pedestrian / bicyclist features have been drafted. General notes and basis of estimate has been prepared for the 60% PS&E package.	<b>ETSI</b>	<b>50.9%</b>

<b>FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST UTILITIES ON THE ROADWAY</b>		
L&G has identified permitted utilities within the project limits and has reflected utilities in the preliminary plans and utility conflict matrix. Letters to the affected utility companies have been sent out and coordination activities are underway. L&G continues to coordinate with utility companies and local planning departments to preserve and maintain the project corridor.	<b>L&amp;G</b>	<b>97%</b>
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
The project contracts and management with the client and subcontracts have been generated as well as numerous meetings with client and stakeholders. The \$4M earmark has been reflected in the project at the MPO level and a request for TxDOT to begin the AFA Amendment process has been submitted. Upon execution of the AFA amendment, the request to begin ROW acquisition will be sent to TxDOT. L&G continues to provide schedule and status updates to County and TxDOT monthly.	<b>L&amp;G</b>	<b>97%</b>
<b>FC 16404 ~ LOCAL LET/BID DOCUMENTS</b>		
L&G is continuing to compile all the General Notes, Specs, Plans, and Quantities in an effort to continue plan completion for letting the project.	<b>L&amp;G</b>	<b>25%</b>
<b>FC 33001 ~ GEOTECHNICAL AND PAVEMENT DESIGN FOR APPROVAL BY TxDOT</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>

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

Sincerely,



Jordan B. Sinclair, P.E.  
Project Manager

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

**INVOICE #: 11330199**  
**INVOICE DATE: 08/31/25**

**BILL TO: 34**

Hidalgo County Pct. #1  
 902 Joe Stephens  
 Weslaco, TX 78596

**JOB: 180702**

Mile 10 WA#2 Project  
 (From:Mile 6 to FM 1015)  
 PO#860539

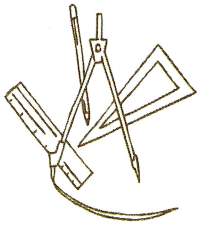
<u>DESCRIPTION</u>	<u>CONTRACT</u>	<u>PREVIOUS APPLICATIONS</u>	<u>CURRENT COMPLETED</u>	<u>TOTAL COMPLETED</u>	<u>% COMPL</u>	<u>BALANCE TO FINISH</u>
Engineering services for the month of August 2025.						
Work Authorization#2 - Engineering Services required for PS&E Development and Right-of-Way Map						
12001-EA Reports	35,500.00	35,500.00		35,500.00	100.0	
13002-ROW Mapping	96,000.00	96,000.00		96,000.00	100.0	
13020-ROW Map/Sub	259,200.00	259,200.00		259,200.00	100.0	
15006-Field Surveys	65,410.00	64,625.08		64,625.08	98.8	784.92
15060-Flld Srvys/SUB	20,990.00	20,739.70		20,739.70	98.8	250.30
16004-PS&E Roadway	1,584,000.00	1,409,760.00		1,409,760.00	89.0	174,240.00
16005-PS&E Outfalls	329,472.00	293,230.08		293,230.08	89.0	36,241.92
16006-Plans to TxDot	132,000.00	59,400.00		59,400.00	45.0	72,600.00
16180-Hydrologic Mod	60,000.00	60,000.00		60,000.00	100.0	
16205-Signal Design	112,869.72	79,008.80		79,008.80	70.0	33,860.92
16250-Sgnl Dsgn/SUB	139,130.28	70,817.31		70,817.31	50.9	68,312.97
16308-Permitted Utili	151,200.00	146,664.00		146,664.00	97.0	4,536.00
16403-Project Mngmnt	300,000.00	291,000.00		291,000.00	97.0	9,000.00
16404-Local Let/Bid	60,000.00		15,000.00	15,000.00	25.0	45,000.00
33001-Geotechnical	42,000.00	42,000.00		42,000.00	100.0	
TOTALS:	3,387,772.00	2,927,944.97	15,000.00	2,942,944.97	86.9	444,827.03

ORIGINAL CONTRACT SUM \$ 3,387,772.00  
 CHANGE BY CHANGE ORDER \$ 0.00  
 CONTRACT SUM TO DATE \$ 3,387,772.00  
 TOTAL COMPLETED TO DATE \$ 2,942,944.97  
 LESS PREVIOUS INVOICES \$ 2,927,944.97

  
 \_\_\_\_\_  
 PROJECT MANAGER'S SIGNATURE

CURRENT PAYMENT DUE \$ 15,000.00





September 2, 2025

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Erica Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 10 Project – WA#3**  
**Limits: Mile 6 to FM 1015**  
**PO#886545 - L&G Project#180703**

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and request for payment. Attached for your approval is our invoice for services rendered during the month of August 2025.

The following is attached:

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

**Work Authorization#3 – To provide Engineering services required for Right-of-Way Acquisition, Re-Evaluation of Environmental Document, Project Management and Compensable Utility Management**

		<b>% Complete</b>
<b>FC 12001 ~ Re-EVALUATION OF EA</b>		
L&G has reviewed the project to determine the need for the Re-Evaluation; however, due to the project going through the right of way acquisition, this task will not commence until a later date.	<b>L&amp;G</b>	<b>5%</b>
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
Contracts have been issued to all subconsultants on this work authorization. L&G continues to coordinate with all the stakeholders involved. L&G continues to provide schedule and status updates to County and TxDOT monthly. L&G and Pct#3 staff met with TxDOT at HCMPO office to obtain release for Right-of-Way Acquisition. The Right-of-Way coordination for release of acquisition is on-going. Draft AFA amendment reflecting additional \$4M ROW has been reviewed.	<b>L&amp;G</b>	<b>58%</b>

<b>FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (72 ROADWAY PARCELS)</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>• 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• L &amp; G has consulted with the subcontractors concerning the project.</li> <li>• Subs are working on the project. Receiving title commitments and L &amp; G is reviewing them.</li> <li>• <b>Working (strenuously) with County in an effort to obtain release from TxDOT.</b></li> </ul>	<b>L&amp;G</b>	<b>80.0%</b>
<b>FC 60002 ~ TITLE SERVICES (72 ROADWAY PARCELS)</b>		
<ul style="list-style-type: none"> <li>• All title commitments have been received.</li> <li>• This Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71</li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES (72 ROADWAY PARCELS)</b>		
This Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>1.4%</b>
<b>FC 60004 ~ APPRAISAL REVIEW (72 ROADWAY PARCELS)</b>		
This Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>1.4%</b>
<b>FC 60005 ~ PARCEL NEGOTIATIONS (72 ROADWAY PARCELS)</b>		
This Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>1.4%</b>
<b>FC 60006 ~ CLOSING SERVICES (72 ROADWAY PARCELS)</b>		
This Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>1.4%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB (72 ROADWAY PARCELS)</b>		
This Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>LEONEL</b>	<b>1.4%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB (72 ROADWAY PARCELS)</b>		
This Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>HLH</b>	<b>1.4%</b>

<b>FC 60007 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (6 OUTFALL PARCELS)</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>• 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. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed.</li> <li>• L &amp; G has consulted with the subcontractors concerning the project.</li> <li>• Subs are working on the project. L &amp; G is coordinating on the outfall parcels with HCDD and Pct.</li> <li>• <b>Working (strenuously) with County in an effort to obtain release from TxDOT.</b></li> </ul>	<b>L&amp;G</b>	<b>77%</b>
<b>FC 60008 ~ TITLE SERVICES (6 OUTFALL PARCELS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60009 ~ APPRAISAL SERVICES (6 OUTFALL PARCELS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60011 ~ APPRAISAL REVIEW (6 OUTFALL PARCELS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60012 ~ PARCEL NEGOTIATIONS (6 OUTFALL PARCELS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60013 ~ CLOSING SERVICES (6 OUTFALL PARCELS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60090 ~ APPRAISAL SERVICES / SUB (6 OUTFALL PARCELS)</b>		
<b>This task has not begun</b>	<b>LEONEL</b>	<b>0%</b>
<b>FC 600110 ~ APPRAISAL REVIEW / SUB (6 OUTFALL PARCELS)</b>		
<b>This task has not begun</b>	<b>HLH</b>	<b>0%</b>
<b>FC 60014 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (44 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>• 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. Have negotiated title commitments and title insurance with</li> </ul>	<b>L&amp;G</b>	<b>77%</b>

<ul style="list-style-type: none"> <li>a local, reputable title company who is available to begin work when needed.</li> <li>Subs are working on the project. L &amp; G is working with easement holders.</li> <li><b>Working (strenuously) with County in an effort to obtain release from TxDOT.</b></li> </ul>		
<b>FC 60015 ~ APPRAISAL SERVICES (44 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60016 ~ APPRAISAL REVIEW (44 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60017 ~ PARCEL NEGOTIATIONS (44 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 600150 ~ APPRAISAL SERVICES / SUB (44 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>LEONEL</b>	<b>0%</b>
<b>FC 600160 ~ APPRAISAL REVIEW / SUB (44 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>HLH</b>	<b>0%</b>
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
<ul style="list-style-type: none"> <li>Project Setup has initiated and preliminary coordination efforts have begun in an effort to verify conflict analysis.</li> <li>Project Coordination is on-going with each utility on Eligibility Ratio, Proof of Interests, etc. in an effort to establish utilities that will seek Compensable Utility Process.</li> <li>On-going coordination efforts and meetings are being scheduled.</li> </ul>	<b>L&amp;G</b>	<b>44%</b>

**Supplemental No. 1 to Work Authorization No. 3 – Engineering services to complete the ROW Map for an additional 105 Easement Parcels.**

<b>FC 13002 ~ REDUCE RIGHT-of-WAY MAP COSTS (TOTAL REVISED PARCELS REDUCE FROM 74 TO 71) – (3 PARCEL REDUCTION) RDWY</b>		
Upon completion of the ROW Map the total roadway parcel count was reduced from the originally estimated 74 to 71. This task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 13020 ~ REVISE ROW MAP TO ADD AND INCLUDE ESTIMATED 105 PARCELS OF COMPENSABLE EASEMENTS / SUB</b>		
Upon completion of the ROW Map 105 easement parcels were identified. The final ROW map was completed and submitted to TxDOT as part of the release for ROW acquisition request.	<b>ROWSS</b>	<b>100%</b>
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
L&G has coordinated with TxDOT and the surveyor to finalize a ROW Map reflecting 71 roadway parcels and 105 easement parcels. This map has been submitted to TxDOT as part of a request to be released for ROW acquisition. L&G continues to work with the County to obtain the release for ROW acquisition by TxDOT. L&G has met with City of Weslaco and Precinct 1 to provide a status update on this phase of project development.	<b>L&amp;G</b>	<b>100%</b>

**Supplemental No. 2 to Work Authorization No. 3 – Engineering services to provide Right-of-Way Acquisition services for an additional 61 Easement Parcels and to reduce 1 Roadway Parcel**

<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
Contracts have been issued to all subconsultants on this work authorization. L&G continues to coordinate with all the stakeholders involved. L&G continues to provide schedule and status updates to County and TxDOT monthly.	<b>L&amp;G</b>	<b>18%</b>
<b>FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (1 REDUCTION ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60002 ~ TITLE SERVICES (1 REDUCTION OF ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES (1 REDUCTION OF ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60004 ~ APPRAISAL REVIEW (1 REDUCTION OF ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60005 ~ PARCEL NEGOTIATIONS (1 REDUCTION OF ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60006 ~ CLOSING SERVICES (1 REDUCTION OF ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB (1 REDUCTION OF ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>LEONEL</b>	<b>100%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB (1 REDUCTION OF ROADWAY PARCELS)</b>		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71	<b>HLH</b>	<b>100%</b>
<b>FC 60014 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (AN ADDITIONAL 61 EASEMENTS)</b>		
<ul style="list-style-type: none"> <li>Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&amp;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.</li> <li>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. Have negotiated title commitments and title insurance with</li> </ul>	<b>L&amp;G</b>	<b>18%</b>

<p>a local, reputable title company who is available to begin work when needed.</p> <ul style="list-style-type: none"> <li>• Subs are working on the project. L &amp; G is working with easement holders.</li> <li>• <b>Working (strenuously) with County in an effort to obtain release from TxDOT.</b></li> </ul>		
<b>FC 60015 ~ APPRAISAL SERVICES (AN ADDITIONAL 61 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60016 ~ APPRAISAL REVIEW (AN ADDITIONAL 61 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60017 ~ PARCEL NEGOTIATIONS (AN ADDITIONAL 61 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>L&amp;G</b>	<b>0%</b>
<b>FC 600150 ~ APPRAISAL SERVICES / SUB (AN ADDITIONAL 61 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>LEONEL</b>	<b>0%</b>
<b>FC 600160 ~ APPRAISAL REVIEW / SUB (AN ADDITIONAL 61 EASEMENTS)</b>		
<b>This task has not begun</b>	<b>HLH</b>	<b>0%</b>

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.  
Right of Way Administrator

Sincerely,



Jordan Sinclair, P.E.  
Project Manager

**L & G Consulting Engineers Inc****2100 W. Expressway 83****Mercedes, TX 78570****(956)565-9813 Fax (956)565-9018****INVOICE#: 11330191****INVOICE DATE: 8/31/2025****BILL TO: 34**

Hidalgo County Pct. #1

902 Joe Stephens

Weslaco, TX 78599

**JOB: 180703**

Mile 10 Project - WA#3

(From: Mile 6 to FM 1015)

PO#886545

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of August 2025.</b>						
Work Authorization #3 - Right-of-Way Acquisition, Compensable Utilities Easements, Outfalls & Re-Evaluation of EA						
12001-Re-Evaluation EA	45,000.00	2,250.00		2,250.00	5.0	42,750.00
16403-Project Management	300,000.00	147,000.00	27,000.00	174,000.00	58.0	126,000.00
<b>Right-of-Way Acquisition for 72 Roadway Parcels)</b>						
60001-ROW Admin. Acquisitions	320,400.00	251,158.00	5,162.00	256,320.00	80.0	64,080.00
60002-Title Services	151,200.00	151,200.00		151,200.00	100.0	-
60003-Appraisal Services	72,000.00	1,000.00		1,000.00	1.4	71,000.00
60004-Appriaisal Review	18,000.00	250.00		250.00	1.4	17,750.00
60005-Parcel Negotiation	374,400.00	5,200.00		5,200.00	1.4	369,200.00
60006-Closing Services	32,400.00	450.00		450.00	1.4	31,950.00
60030-Appraisal Services/SUB	162,000.00	2,250.00		2,250.00	1.4	159,750.00
60040-Appraisal Review/SUB	57,600.00	800.00		800.00	1.4	56,800.00
<b>Right-of-Way Acquisition for 6 Outfalls</b>						
60007-ROW Admin. Acquisitions	26,700.00	20,559.00		20,559.00	77.0	6,141.00
60008-Title Services	12,600.00			0.00	0.0	12,600.00
60009-Appraisal Services	6,000.00			0.00	0.0	6,000.00
60011-Appriaisal Review	1,500.00			0.00	0.0	1,500.00
60012-Parcel Negotiation	31,200.00			0.00	0.0	31,200.00
60013-Closing Services	2,700.00			0.00	0.0	2,700.00
60090-Appraisal Services/SUB	13,500.00			0.00	0.0	13,500.00
600110-Appraisal Review/SUB	4,800.00			0.00	0.0	4,800.00
<b>Right-of-Way Acquisition for 44 Compensable Utilities Easements</b>						
60014-ROW Admin. Acquisitions	195,800.00	150,766.00		150,766.00	77.0	45,034.00
60015-Appraisal Services	16,500.00			0.00	0.0	16,500.00
60016-Appriaisal Review	15,400.00			0.00	0.0	15,400.00
60017-Parcel Negotiation	220,000.00			0.00	0.0	220,000.00
600150-Appraisal Services/SUB	49,500.00			0.00	0.0	49,500.00
600160-Appraisal Review/SUB	17,600.00			0.00	0.0	17,600.00
60101-Comp. Utility Management	194,400.00	79,704.00	5,832.00	85,536.00	44.0	108,864.00
Sub Total	2,341,200.00	812,587.00	37,994.00	850,581.00		1,490,619.00
<b>Supplemental No. 1 to Work Authorization #3 - Complete ROW Map for an Additional 105 Easement Parcels</b>						
13002-Reduce Right-of-Wap Costs from ;	-19,200.00	-19,200.00		-19,200.00	100.0	-
13020-Revise ROW Map to add 105 Easeme	185,400.00	185,400.00		185,400.00	100.0	-
16403-Project Management	69,200.00	69,200.00		69,200.00	100.0	-
Sub Total	235,400.00	235,400.00	0.00	235,400.00		0.00

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

**INVOICE#:** 11330191  
**INVOICE DATE:** 8/31/2025

**BILL TO:** 34  
 Hidalgo County Pct. #1  
 902 Joe Stephens  
 Weslaco, TX 78599

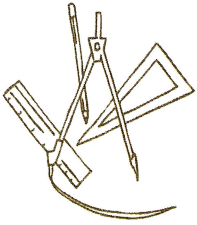
**JOB:** 180703  
 Mile 10 Project - WA#3  
 (From: Mile 6 to FM 1015)  
 PO#886545

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental No. 2 to Work Authorization #3 - To reduce the Right-of-Way Acquisition services by 1 parcel from 72 to 71 Roadway						
Parcels and Right-of-Way Acquisition services for an additional 61 Easement Parcels						
16403-Project Management	100,000.00		18,000.00	18,000.00	18.0	82,000.00
Right-of-Way Acquisition Reduction from 72 to 71 Roadway Parcels						
60001-ROW Admin. Acquisitions	-4,450.00	-4,450.00		-4,450.00	100.0	-
60002-Title Services	-2,100.00	-2,100.00		-2,100.00	100.0	-
60003-Appraisal Services	-1,000.00	-1,000.00		-1,000.00	100.0	-
60004-Appriaisal Review	-250.00	-250.00		-250.00	100.0	-
60005-Parcel Negotiation	-5,200.00	-5,200.00		-5,200.00	100.0	-
60006-Closing Services	-450.00	-450.00		-450.00	100.0	-
60030-Appraisal Services/SUB	-2,250.00	-2,250.00		-2,250.00	100.0	-
60040-Appraisal Review/SUB	-800.00	-800.00		-800.00	100.0	-
Right-of-Way Acquisition for an additional 61 Compensable Utilities Easements						
60014-ROW Admin. Acquisitions	271,450.00	27,145.00	21,716.00	48,861.00	18.0	222,589.00
60015-Appraisal Services	22,875.00			0.00	0.0	22,875.00
60016-Appriaisal Review	21,350.00			0.00	0.0	21,350.00
60017-Parcel Negotiation	305,000.00			0.00	0.0	305,000.00
600150-Appraisal Services/SUB	68,625.00			0.00	0.0	68,625.00
600160-Appraisal Review/SUB	24,400.00			0.00	0.0	24,400.00
Sub Total	797,200.00	10,645.00	39,716.00	50,361.00		746,839.00
TOTAL:	<u>3,373,800.00</u>	<u>1,058,632.00</u>	<u>77,710.00</u>	<u>1,136,342.00</u>	33.7	<u>2,237,458.00</u>

ORIGINAL CONTRACT SUM	\$	2,341,200.00
CHANGE BY CHANGE ORDER	\$	1,032,600.00
CONTRACT SUM TO DATE	\$	3,373,800.00
TOTAL COMPLETED TO DATE	\$	1,136,342.00
LESS PREVIOUS INVOICES	\$	1,058,632.00
CURRENT PAYMENT DUE	\$	<u>77,710.00</u>

  
 PROJECT MANAGER'S SIGNATURE





September 2, 2025

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Ms. Erika Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 1 East Rd Project – WA#2**  
**Limits: (From Bus 83 to Mile 8 N)**  
**PO#886869 - L&G Project # 230102**

Dear Commissioner Fuentes:

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 during the month of August 2025.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

**Work Authorization#2 – To provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the Roadway design.**

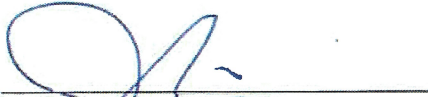
		<b>% Complete</b>
<b>FC 16004 ~ PS&amp;E DEVELOPMENT ROADWAY</b>		
This is a continuation of services initiated in WA#1. L&G has reviewed and incorporated TxDOT comments on the 30% PS&E package into the 60% set of plans. Preliminary traffic signal designs based on the final traffic signal warrant study have been included in the plan set. L&G has submitted the 60% PS&E package to the County.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16005 ~ PS&amp;E DEVELOPMENT OUTFALL</b>		
This is a continuation of services initiated in WA#1. Coordination with City of Mercedes and HCDD1 for the outfall design continues.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16205 ~ TRAFFIC SIGNAL DESIGNS</b>		
Contract has been generated with Sub, ETSI, and scope of services was identified. Design files have been transferred and shared between the firms. L&G has reviewed the preliminary traffic signal plans, specifications, and estimates and included them in the 60% PS&E package.	<b>L&amp;G</b>	<b>100%</b>

<b>FC 16250 ~ TRAFFIC SIGNAL DESIGNS / SUB</b>		
General notes, basis of estimate, proposed signals/flashing beacon layouts, standards, specifications, etc have been submitted for inclusion in the 60% PS&E package.	<b>ETSI</b>	<b>100%</b>
<b>FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST</b>		
This is a continuation of services initiated in WA#1. An inventory of utilities along the project has been prepared and preliminary utility conflicts have been identified. Initial Project Advisory Letters to the affected utility companies have been disseminated and coordination with the utility companies is ongoing to identify permitted utility conflicts. L&G continues to update the Utility Conflict Matrix as conflicts are identified.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16309 ~ COORDINATE RAILROAD EXHIBIT A IDENTIFYING RAILROAD SIGNALS AND MAST ARM DESIGNS</b>		
This is a continuation of services initiated in WA#1. L&G has initiated coordination with RVSC operations management and UP agency contacts. L&G has drafted a preliminary railroad Exhibit A for the preliminary engineering agreement with Union Pacific. The preliminary engineering agreement has been fully executed by UP and the County. Railroad Exhibit A was refined for the on-site diagnostic and submitted to UP/Benesch so they may conduct their review. Coordination with UP/Benesch continues.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16311 ~ RAILROAD PLANKING DESIGN</b>		
An "external inquiry" has been submitted to UP / Benesch to initiate the job with the railroad. A preliminary engineering agreement has been fully executed by UP and the County. Exhibit A, 60% plans, and the railroad preemption form have been submitted to UP / Benesch for their review and development of surface improvements at the railroad crossing. Coordination with UP/Benesch continues.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16312 ~ COORDINATE A CONSTRUCTION MAINTERNANCE AGREEMENT FOR THE PLANKING AND ARMS</b>		
Coordination with the railroad is ongoing and the Exhibit A for the RR Planking has been developed.	<b>L&amp;G</b>	<b>50%</b>
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
This is a continuation of services initiated in WA#1. L&G continues to provide project status updates in monthly meetings with TxDOT. L&G continues to monitor project estimates against available federal funding.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60001 ~ ROW ACQUISITION ADMINISTRATION</b>		
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 have been created and are maintained in the office. Personnel are available daily for project meetings determined by the County. An initial property owner list has been developed. L&G has negotiated title commitments	<b>L&amp;G</b>	<b>95%</b>

and title insurance with a local, reputable title company who is available to begin work when needed. Appraisals ordered and being submitted. Offers being made. 10 appraisals out of 10 have been completed, 5 easement appraisals out of 5 have been completed. 10 offers out of 10 have been made, 5 easement offers out of 5 have been made.		
<b>FC 60002 ~ TITLE SERVICES</b>		
L&G has received title commitments for all 10 out of 10 parcels tasked under this work authorization. <b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
All 10 roadway parcel appraisals out of 10 and all 5 easement parcels out of 5 appraisals included in this work authorization have been completed. This task is complete. <b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
All 10 out of 10 roadway parcel appraisal reviews and 5 easement parcel appraisal reviews out of 5 included in this work authorization have been completed. This task is complete. <b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
<ul style="list-style-type: none"> <li>• This Work Authorization is for 10 roadway parcels and 5 easement parcels.</li> <li>• L&amp;G has sent out initial offer letters to all 10 parcels and all 5 easement parcels, and negotiations with property owners are ongoing. Parcels 20 &amp; 22 in possession.</li> </ul>	<b>L&amp;G</b>	<b>82.7%</b>
<b>FC 60006 ~ CLOSING SERVICES</b>		
<ul style="list-style-type: none"> <li>• Parcels 20 &amp; 22 in this WA are in possession. 9 parcels are in the closing process.</li> </ul>	<b>L&amp;G</b>	<b>20.0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
All 10 roadway parcel appraisals out of 10 and all 5 easement parcels out of 5 appraisals included in this work authorization have been completed. This task is complete. <b>This task is complete.</b>	<b>LEONEL</b>	<b>100%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
All 10 out of 10 roadway parcel appraisal reviews and 5 easement parcel appraisal reviews out of 5 included in this work authorization have been completed. <b>This task is complete.</b>	<b>HLH</b>	<b>100%</b>
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
This is a continuation of services initiated in WA#1. L&G has identified all the compensable utility lines from the railroad commission and with field visits to the project site. An inventory of utilities along the project has been prepared and preliminary utility conflicts identified. L&G has coordinated with the surveyor to tie down utilities that might conflict with the proposed design. L&G continues to update the Utility Conflict Matrix as conflicts are identified.	<b>L&amp;G</b>	<b>100%</b>

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

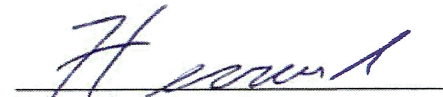
Sincerely,



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Jordan B. Sinclair, P.E.  
Project Manager

Sincerely,



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Fernando Herrera Jr.  
Right-of-Way Administrator

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

**INVOICE#:** 11330184  
**INVOICE DATE:** 8/31/2025

**BILL TO: 34**  
Hidalgo County Pct. #1  
902 Joe Stephens  
Weslaco, TX 78599

**JOB: 230102**  
Mile 1 E Rd Project WA#2  
(From: Bus 83 North to Mile 8 N)  
PO#886869

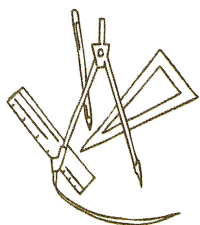
DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of August 2025.</b>						
Work Authorization #2 - To Provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the roadway design.						
16004-PS&E Development Roadway (39% of Total Estim)	264,000.00	264,000.00		264,000.00	100.0	-
16005-PS&E Development Outfalls (40% of Total Estimate)	75,615.59	75,615.59		75,615.59	100.0	-
16205-Signal Designs, Warrants (50% of Total Estimate)	45,288.16	45,288.16		45,288.16	100.0	-
16250-Signal Designs, Warrants/SUB (50% of Total Estimate)	45,711.84	45,711.84		45,711.84	100.0	-
16308-Permitted Utilities (33% of Total Estimate)	45,900.00	45,900.00		45,900.00	100.0	-
16309-Coord. w/RR Exhibit A (33% of Total Estimate)	30,000.00	30,000.00		30,000.00	100.0	-
16311-Coord. Permit Assoc. w/Jack & Bore (33% of Total Estim)	22,500.00	22,500.00		22,500.00	100.0	-
16312-Coord. Const. Maintenance Agreem. (33% of Total Estimate)	22,500.00		11,250.00	11,250.00	50.0	11,250.00
16403-Project Management (42% of total Estimate)	119,053.49	119,053.49		119,053.49	100.0	-
60001-ROW Admin Acquisition (31% of Total Estimate)	66,750.00	63,412.50		63,412.50	95.0	3,337.50
60002-Title Services (31% of Total Estimate)	21,000.00	21,000.00		21,000.00	100.0	-
60003-Appraisal Services (31% of Total Estimate)	11,875.00	11,875.00		11,875.00	100.0	-
60004-Appraisal Review (31% of Total Estimate)	4,250.00	4,250.00		4,250.00	100.0	-
60005-Parcel Negotiations (31% of Total Estimate)	75,000.00	60,000.00	2,000.00	62,000.00	82.7	13,000.00
60006-Closing Services (31% of Total Estimate)	3,000.00		600.00	600.00	20.0	2,400.00
60030-Appraisal Services/SUB (31% of Total Estimate)	28,125.00	28,125.00		28,125.00	100.0	-
60040-Appraisal Review/SUB (31% of Total Estimate)	10,000.00	10,000.00		10,000.00	100.0	-
60101-Compensable Utility Management (33% of Total Estimate)	72,000.00	72,000.00		72,000.00	100.0	-
Sub Total	962,569.08	918,731.58	13,850.00	932,581.58		29,987.50
TOTAL:	962,569.08	918,731.58	13,850.00	932,581.58	96.9	29,987.50

ORIGINAL CONTRACT SUM \$ 962,569.08  
CHANGE BY CHANGE ORDER  
CONTRACT SUM TO DATE \$ 962,569.08  
TOTAL COMPLETED TO DATE \$ 932,581.58  
LESS PREVIOUS INVOICES \$ 918,731.58  
CURRENT PAYMENT DUE \$ 13,850.00

PROJECT MANAGER'S SIGNATURE







September 2, 2025

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Ms. Erika Espinoza**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Mile 1 East Rd Project – WA#3**  
**Limits: (From Bus 83 N to Mile 8)**  
**PO#899120 - L&G Project#230103**

Dear Commissioner Fuentes:

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 during the month of August 2025.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

**Work Authorization #3 – To provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the Roadway design.**

		<i>% Complete</i>
<b>FC 16004 ~ PS&amp;E DEVELOPMENT ROADWAY</b>		
This is a continuation of services from WA#1 and WA#2. L&G has reviewed TxDOT's 60% PS&E comments and is progressing towards finalizing the 90% PS&E package.	<b>L&amp;G</b>	<b>57%</b>
<b>FC 16005 ~ PS&amp;E DEVELOPMENT OUTFALL</b>		
This is a continuation of services from WA#1 and WA#2. Coordination with City of Mercedes and HCDD1 for the outfall continues.	<b>L&amp;G</b>	<b>57%</b>
<b>FC 16205 ~ TRAFFIC SIGNAL DESIGNS</b>		
This is a continuation of services from WA#2. TxDOT's 60% PS&E comments are under review.	<b>L&amp;G</b>	<b>10%</b>
<b>FC 16250 ~ TRAFFIC SIGNAL DESIGNS/SUB</b>		
This is a continuation of services from WA#2. TxDOT's 60% PS&E comments are under review.	<b>ETSI</b>	<b>0%</b>

<b>FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST</b>		
This is a continuation of services from WA#1 and WA#2. An inventory of utilities along the project has been prepared and preliminary utility conflicts have been identified. Initial Project Advisory Letters to the affected utility companies have been disseminated and coordination with the utility companies is ongoing to identify permitted utility conflicts. L&G continues to update the Utility Conflict Matrix as conflicts are identified.	<b>L&amp;G</b>	<b>25%</b>
<b>FC 16309 ~ COORDINATE RAILROAD EXHIBIT A IDENTIFYING RAILROAD SIGNALS AND MAST ARM DESIGNS</b>		
This is a continuation of services from WA#1 and WA#2.	<b>L&amp;G</b>	<b>10%</b>
<b>FC 16311 ~ RAILROAD PLANKING DESIGN</b>		
Through the design efforts and modifications with TxDOT & UPRR, this task is complete.	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16312 ~ COORDINATE A CONSTRUCTION MAINTENANCE AGREEMENT FOR THE PLANKING AND ARMS</b>		
This is a continuation of services from WA#1 and WA#2.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
This is a continuation of services from WA#1 and WA#2. L&G continues to provide project status updates in monthly meetings with TxDOT. L&G continues to monitor project estimates against available federal funding.	<b>L&amp;G</b>	<b>37.5%</b>
<b>FC 60001 ~ ROW ACQUISITION ADMINISTRATION</b>		
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 have been created and are maintained in the office. Personnel are available on a daily basis for project meetings determined by the County. Initial property owner list has been developed. L&G has negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. Appraisals ordered and being submitted. Offers being made.	<b>L&amp;G</b>	<b>30%</b>
<b>FC 60002 ~ TITLE SERVICES</b>		
<ul style="list-style-type: none"> <li>All commitments received.</li> </ul>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 60003 ~ APPRAISAL SERVICES</b>		
<ul style="list-style-type: none"> <li>Received parcels 26,27,24,29,30, 30e,29e.</li> </ul>	<b>L&amp;G</b>	<b>76.7%</b>
<b>FC 60004 ~ APPRAISAL REVIEW</b>		
<ul style="list-style-type: none"> <li>Received P 24,26,27,29,30e, 29e.</li> </ul>	<b>L&amp;G</b>	<b>67.2%</b>
<b>FC 60005 ~ PARCEL NEGOTIATION</b>		
<ul style="list-style-type: none"> <li>There are 6 Roadway Parcels and 4 Easements on this project as per this Work Authorization. To date we have made 5 offers on Roadway parcels and 4 offers on Easement Parcels.</li> <li>Negotiations have begun on parcels 24,26,27,29,30,30e,29e,EE3,EE4.</li> </ul>	<b>L&amp;G</b>	<b>80%</b>

<b>FC 60006 ~ CLOSING SERVICES</b>		
Task has not begun.	<b>L&amp;G</b>	<b>0%</b>
<b>FC 60030 ~ APPRAISAL SERVICES / SUB</b>		
• Received parcels 24,26,27,29,30, 30e, 29e.	<b>LEONEL</b>	<b>75.0%</b>
<b>FC 60040 ~ APPRAISAL REVIEW / SUB</b>		
• Received P 24,26,27,29,30,30e,29e.	<b>HLH</b>	<b>75.0%</b>
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
This is a continuation of services from WA#1 and WA#2. L&G has identified all the compensable utility lines from the railroad commission and with field visits to the project site. An inventory of utilities along the project has been prepared and preliminary utility conflicts identified. L&G has coordinated with the surveyor to tie down utilities that might conflict with the proposed design. Through coordination with Texas Gas, L&G has determined that the eligibility ratio for their gas line adjustment is 0%.	<b>L&amp;G</b>	<b>40%</b>

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

Sincerely,

Jordan Sinclair, P.E.  
Project Manager

Sincerely,

Fernando Herrera Jr.  
Right-of-Way Administrator

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

**INVOICE#: 11330185**  
**INVOICE DATE: 8/31/2025**

**BILL TO: 34**  
Hidalgo County Pct. #1  
902 Joe Stephens  
Weslaco, TX 78599

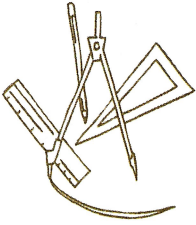
**JOB: 230103**  
Mile 1 E Rd Project WA#3  
(From: Bus 83 North to Mile 8 N)  
PO#899120

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services for the month of August 2025.</b>						
Work Authorization #3 - To Provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the roadway design.						
16004-PS&E Development Roadway (33% of Total Estimate)	224,000.00	89,600.00	38,080.00	127,680.00	57.0	96,320.00
16005-PS&E Development Outfalls (33% of Total Estimate)	62,388.89	24,955.56	10,606.11	35,561.67	57.0	26,827.22
16205-Signal Designs, Warrants (50% of Total Estimate)	45,288.16		4,528.82	4,528.82	10.0	40,759.34
16250-Signal Designs, Warrants/SUB (50% of Total Estimate)	45,711.84			0.00	0.0	45,711.84
16308-Permitted Utilities (33.3% of Total Estimate)	45,900.00	8,262.00	3,213.00	11,475.00	25.0	34,425.00
16309-Coord. w/RR Exhibit A (33.3% of Total Estimate)	30,000.00		3,000.00	3,000.00	10.0	27,000.00
16311-Coord. Permit Assoc. w/Jack & Bore (33.3% of Total Estim	22,500.00	22,500.00		22,500.00	100.0	-
16312-Coord. Const. Maintenance Agreem. (33.3% of Total Estima	22,500.00			0.00	0.0	22,500.00
16403-Project Management (48% of total Estimate)	135,203.49	43,670.73	7,030.58	50,701.31	37.5	84,502.18
60001-ROW Admin Acquisition (20% of Total Estimate)	104,650.00	26,162.50	5,232.50	31,395.00	30.0	73,255.00
60002-Title Services (20% of Total Estimate)	12,600.00	12,600.00		12,600.00	100.0	-
60003-Appraisal Services (20% of Total Estimate)	7,500.00	5,750.00		5,750.00	76.7	1,750.00
60004-Appraisal Review (20% of Total Estimate)	2,900.00	1,950.00		1,950.00	67.2	950.00
60005-Parcel Negotiations (20% of Total Estimate)	50,000.00	40,000.00		40,000.00	80.0	10,000.00
60006-Closing Services (20% of Total Estimate)	1,800.00			0.00	0.0	1,800.00
60030-Appraisal Services/SUB (20% of Total Estimate)	18,000.00	13,500.00		13,500.00	75.0	4,500.00
60040-Appraisal Review/SUB (20% of Total Estimate)	6,400.00	4,800.00		4,800.00	75.0	1,600.00
60101-Compensable Utility Management (33.3% of Total Estimate)	72,000.00	19,440.00	9,360.00	28,800.00	40.0	43,200.00
Sub Total	909,342.38	313,190.79	81,051.01	394,241.80		515,100.58
TOTAL:	909,342.38	313,190.79	81,051.01	394,241.80	43.4	515,100.58

  
\_\_\_\_\_  
PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$ 909,342.38
CHANGE BY CHANGE ORDER	
CONTRACT SUM TO DATE	\$ 909,342.38
TOTAL COMPLETED TO DATE	\$ 394,241.80
LESS PREVIOUS INVOICES	\$ 313,190.79
CURRENT PAYMENT DUE	\$ 81,051.01





September 2, 2025

Hon. David Fuentes  
Hidalgo County Commissioner, Pct. #1  
**Attn: Ms. Erika Espinosa**  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: Nolana Loop Project – WA#1**  
**Limits: (From FM 493 to FM 88)**  
**PO#873385 - L&G Project #230301**

Dear Commissioner Fuentes:

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 during the month of August 2025.

The following is attached:

- L & G's Invoice (and sub consultant invoice, if applicable)
- Exhibit C – Work Schedule

**Work Authorization#1 – Engineering services required for ROW Map, Surveys, Hydraulic Report, Re-Evaluation of EA, Update Schematic and 30% of PS&E**

		<b>% Complete</b>
<b>FC 10209 ~ LEVEL OF SERVICE ANALYSIS</b>		
<b>Update:</b> L&G has generated contracts with our subcontractor ETSI Group and generated the scope of work plus provided them with the computer working files. Coordination meetings were held with ETSI, C&M, and L&G to discuss the information that is required to complete their tasks. ETSI & C&M are modeling results. ETSI continues to model the LOS based off of the approved traffic projections.	<b>L&amp;G</b>	<b>82%</b>
<b>FC 11008 ~ UPDATE SCHEMATIC</b>		
Schematic was approved/concurred by TxDOT on July 11, 2025. <b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>

<b>FC 12001 ~ RE-EVALUATION EA REPORT</b>		
L&G has completed the Re-Evaluation along with the technical reports and submitted it to TxDOT for review. <b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 12011 ~ RIGHT OF ENTRY (ROE)</b>		
<b>Update:</b> L&G continues to coordinate the ROE efforts.	<b>L&amp;G</b>	<b>95%</b>
<b>FC 10290 ~ LEVEL OF SERVICE ANALYSIS / SUB</b>		
<b>No Update/No Invoice:</b> ETSI has held several coordination meetings between L&G Engineering and C&M. Field reconnaissance along the project corridor has occurred. ETSI has collected the pertinent information necessary to begin the Level of Service Analysis. Preliminary traffic projections and trip generations are being developed based off of C&M's traffic projections that were submitted to TxDOT for approval. Alternative scenarios have been developed and are being analyzed.	<b>ETSI GROUP</b>	<b>43%</b>
<b>FC 13002 ~ ROW MAP</b>		
<b>Update:</b> Contract has been generated with Sub, ROWSS, and scope of services was identified. Design files have been transferred and shared between the firms. ROW files are provided to L&G from ROWSS. A review of the file has been completed and additional easement information has been requested. Proposed ROW file has been provided to ROWSS for their use in the creation of the ROW map. ROW Map work is ongoing.	<b>L&amp;G</b>	<b>75%</b>
<b>FC 13020 ~ ROW MAP / SUB</b>		
<b>No Update/No Invoice:</b> ROWSS has completed 20% of the ROW Map. Parcel information is being developed and labeled. A preliminary existing ROW file containing the existing ROW, property lines, and easements was submitted to L&G Engineering for their use.	<b>ROWSS</b>	<b>25%</b>
<b>FC 15006 ~ FIELD SURVEYS</b>		
<b>No Update/No Invoice:</b> 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. Coordination continues with the surveyor. Coordination continues with the surveyor. Updated timelines have been received on completion of work. The surveyor provided a preliminary TOPO file. L&G reviewed the submittal. The surveyor continues to update the TOPO. Coordination is on-going with the surveyor to tie down all existing facilities in the field. Coordination continues with the surveyor to tie down all existing facilities in the field.	<b>L&amp;G</b>	<b>90%</b>

<b>FC 15007 ~ SUB-SURFACE UTILITY ENGINEERING</b>		
<p><b>No Update/No Invoice:</b> Contract has been generated with Sub ROWSS and scope of services was identified. ROWSS was provided with a preliminary schematic for their reference. Coordination continues with the surveyor.</p> <p>Coordination continues with the surveyor to tie down utilities in the field for SUE investigation. Our surveyor completed the Aerial mapping along the corridor of the project and provided L&amp;G with latest file for use on the project with vertical ties to utilities.</p> <p>Coordination continues with the surveyor to tie down the sub-surface utilities located along the project.</p>	<b>L&amp;G</b>	<b>70%</b>
<b>FC 15060 ~ FIELD SURVEYS / SUB</b>		
<p><b>No Update/No Invoice:</b> Benchmarks have been established out in the field. Topography and cross section survey has begun out in the field. Cross culverts, irrigation crossings, driveways and intersecting streets are being tied down. A preliminary TOPO file was provided to L&amp;G Engineering for their use. We continue to complete the remaining TOPO out in the field as well as in the office.</p> <p>ROWSS completed additional survey work out in the field. We continue to coordinate with L&amp;G Engineering to clean up any discrepancies. Approximately 60% of the field work has been completed and is being digitized in the office.</p> <p>Approximately 85% of the field work has been completed and is being digitized in the office for submittal to L&amp;G Engineering. ROWSS provided a preliminary TOPO file to L&amp;G Engineering for their use.</p>	<b>ROWSS</b>	<b>75.4%</b>
<b>FC 15070 ~ SUB-SURFACE UTILITY ENGINEERING / SUB</b>		
<p><b>No Update/No Invoice:</b> Aerial mapping of the projects corridor has been completed and the file has been submitted to L&amp;G Engineering for their use. We continue to coordinate with L&amp;G Engineering and the existing utilities located along the project to tie down the crossings for SUE investigation.</p>	<b>ROWSS</b>	<b>27.4%</b>
<b>FC 16004 ~ PS&amp;E DEVELOPMENT ROADWAY</b>		
<p>L&amp;G has completed the proposed alignment with field verifications and is proceeding to complete the Plans, Specifications and Estimates. A preliminary title sheet, index of sheets, and typical sections have been produced.</p> <p>Preliminary layouts have been created based on the final alignment. Work Continues.</p> <p>L&amp;G has produced preliminary Plan &amp; Profile (P&amp;P) sheets. L&amp;G has begun to populate the sheets.</p> <p>Work continues on the Plan &amp; Profile sheets.</p>	<b>L&amp;G</b>	<b>70%</b>
<b>FC 16007 ~ PAVEMENT DESIGN</b>		
<p>The Final pavement design report was completed with the TxDOT approved traffic projections, and was submitted to TxDOT for their review and approval.</p> <p>TxDOT comments were addressed on the pavement design and a final signed and sealed report was submitted to TxDOT.</p> <p><b>This task is complete.</b></p>	<b>L&amp;G</b>	<b>100%</b>

<b>FC 16008 ~ SOIL CORE HOLE DRILLING FOR PAVEMENT DESIGN</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16108 ~ HYDROLOGIC MODEL &amp; REPORT</b>		
<p><b>No Update/No Invoice:</b> The preliminary drainage areas have been developed and coordination with the HCDD #1 is underway for establishing the impacts of drainage.</p> <p>A DTM file of the project area has been generated based off of LIDAR information. Project alignment file has been incorporated into the model. Preliminary flow patterns have been developed. Coordination with HCDD #1's consultant that is working on upgrades to the existing ditches along the project area is on-going.</p> <p>A preliminary HEC-HMS model has been developed based on the drainage areas that were generated for the Hydrologic Map. Coordination continues with HCDD #1 and their consultant to identify the proposed ditch improvements that they are going to do, and how they will affect the project. The HMS calculations/models are complete. Work continues on the existing HEC-RAS model. We have sent out the surveyor to pick up various ditch crossing Topo points to complete the existing model. The various ditch crossing information was completed and implemented into the existing model.</p> <p>Coordination meetings were held with HCDD No. 1 to discuss their bond project (Bond Project #23), which is located adjacent to Nolana Loop on the north side of the roadway between Mile 6 W. and FM 88. A meeting has been scheduled for October 11, 2024 with HCDD No. 1 and their consultant to exchange information and to continue to develop the H&amp;H.</p> <p>The drainage meeting was cancelled and will be rescheduled due to the DCC meeting being scheduled on the same day.</p> <p>Coordination with HCDD #1 and our H&amp;H Engineer continues.</p>	<b>L&amp;G</b>	<b>65%</b>
<b>FC 16206 ~ TRAFFIC COUNT PROJECTIONS</b>		
<b>This task is complete.</b>	<b>L&amp;G</b>	<b>100%</b>
<b>FC 16260 ~ TRAFFIC COUNT PROJECTIONS / SUB</b>		
<p><b>No Update/No Invoice:</b> Coordination continues between L&amp;G and C&amp;M. C&amp;M reviewed the STARS II count locations, the count data, and calculated the historical growth rate. C&amp;M prepared the Traffic Projection Methodology (TPM) memo for submittal to TxDOT. Preliminary traffic projections based on the proposed methodology have begun. C&amp;M collected and examined base year count data and calculated vehicle classifications. C&amp;M provided management and coordination functions. C&amp;M performed 2045 No-Build model run, edited the 2045 roadway network, performed 2045 Build model run, summarized the TDM runs, and performed/reviewed the No-Build and Build TDM runs for the 2019 year. C&amp;M developed the build scenario traffic projection and traffic projections based on the TDM runs.</p>	<b>C&amp;M</b>	<b>96.6%</b>

<p>C&amp;M provided management and coordination functions. C&amp;M reviewed the Traffic Projection Methodology Memo and prepared additional information in response to TPP's request for the Traffic Projection Memo. C&amp;M finalized the traffic projection line diagram based on comments received from TPP and completed the traffic projections for the project. C&amp;M prepared and reviewed the Option B Traffic Projections Memo (TPM) and submitted the TPM to TxDOT for review/approval by TPP.</p> <p>C&amp;M provided management and coordination functions in order to progress the project including preparation of progress report and coordination e-mails. C&amp;M reviewed the traffic projection for the project. C&amp;M reviewed the Traffic Projections and stick diagrams.</p>		
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
<p><b>Update:</b> Project Status meetings were held between Hidalgo County Pct. No. 1 and TxDOT. Additional coordination meetings were held with Hidalgo County Drainage District No. 1, ETSI, and C&amp;M. Coordination meetings were held with the pavement design engineer and Hydrologic &amp; Hydraulic engineer.</p> <p>Project Status meetings were held between Hidalgo County Pct. No. 1 and TxDOT. Coordination meetings were held with Hidalgo County Pct. No. 1, ETSI, and C&amp;M. Discussions were held with TxDOT to submit the TPM memo to TxDOT's Transportation Planning and Programming (TPP) for approval. Coordination meetings were held with the pavement design engineer and Hydrologic &amp; Hydraulic engineer working on the HEC-RAS model. A project status meeting was held between Hidalgo County Pct. No. 1 and TxDOT. Coordination meetings were held with Hidalgo County Pct. No. 1, ETSI, and C&amp;M. Follow up meetings were held with TxDOT to discuss the status of the TPM memo that was submitted to TPP. Coordination meetings were held between Hidalgo County Pct. No. 1, and TxDOT. Coordination meeting was held with the MPO and HCDD #1. Coordination meetings were held with Hidalgo County Pct. No. 1, ETSI, and C&amp;M. Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&amp;M. A preliminary DCC meeting was held between TxDOT, County, and L&amp;G personnel. A power point presentation and speech was created and presented at the Pre-DCC meeting. Very few comments were made by TxDOT on the presentation and speech. TxDOT scheduled a DCC meeting for this project for October 11, 2024.</p> <p>Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&amp;M. A DCC meeting was held on October 11, 2024, between TxDOT, the County, and L&amp;G personnel. A power point presentation and speech was created and presented at the DCC meeting. No comments were made by TxDOT on the presentation and speech other than positive comments. In our coordination with TxDOT, L&amp;G was given the go-ahead by TxDOT's environmental section to hold an open-house style MAPO for the affected property owners along the project. Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&amp;M. TxDOT provided comments on the MAPO letters that were provided to them. TxDOT changed the MAPO letters to a NOC letter which means that the County does not have to hold an open-house style MAPO meeting.</p> <p>Coordination meetings were held between Pct. No. 1 and TxDOT. Coordination meetings were held with ETSI and C&amp;M. Meetings were held with HCDD #1.</p>	<b>L&amp;G</b>	<b>97%</b>

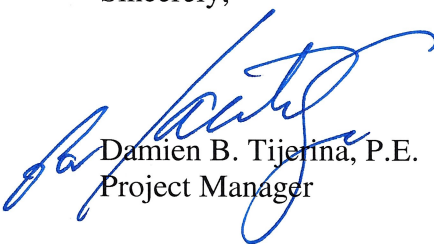
<b>FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT</b>		
<p><b>Update:</b> The information from the railroad commission has been downloaded and communication with the High pressure gas companies has started. We have started to identify the compensable utilities. The schematic has been updated with gas line crossings that we are currently aware of. Coordination is ongoing with the utilities to identify all crossings. Field surveys of the entire project length have been made. Information that was gathered from the railroad commission was attempted to be verified in the field. Coordination with the gas company continues. Preliminary survey has tied down the crossing and we are preparing to engage the gas company to help expose the line so that the surveyor can complete the SUE work. Coordination continues with the gas company and high voltage transmission lines.</p> <p>Coordination continues with the gas companies. Several of the crossings have been abandoned and have been labeled as such on the schematic.</p> <p>Coordination continues with the gas companies.</p>	<b>L&amp;G</b>	<b>93%</b>

**Supplemental No. 1 to Work Authorization No. 1 – To provide Archeological Survey to address alignment modifications and to conduct new Noise Analysis to address alignment modifications**

		<b>% Complete</b>
<b>FC 12004 ~ NOISE ANALYSIS</b>		
<p><b>Update:</b> L&amp;G has reviewed the previous noise analysis, developed a map for the validation locations, analyzed the changes to the alignment and the distance of each receiver and determined the feasibility of moving forward with a noise model. Coordinating results with TxDOT.</p>	<b>L&amp;G</b>	<b>60%</b>
<b>FC 12070 ~ ARCHEOLOGICAL SURVEY</b>		
<p><b>Update:</b> <b>Subconsultant</b> completed project setup and initiated work on the ACT permit and accompanying scope of work.</p>	<b>AmaTerra</b>	<b>12.4%</b>
<b>FC 16403 ~ PROJECT MANAGEMENT</b>		
<p><b>Update:</b> L&amp;G has provided the subconsultant with the necessary information to proceed with the archeological surveys and has submitted the ACT Permit for processing to schedule the archeological surveys.</p>	<b>L&amp;G</b>	<b>60%</b>

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

Sincerely,



Damien B. Tijerina, P.E.  
Project Manager

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

**INVOICE#: 11330180**  
**INVOICE DATE: 8/31/2025**

**BILL TO: 34**  
Hidalgo County Pct. #1  
902 Joe Stephens  
Weslaco, TX 78599

**JOB: 230301**  
Nolana Loop Project WA#1  
(From: FM 493 to FM 88)  
PO#873385

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
<b>Engineering services rendered from August 2025</b>						
Work Authorization #1 ~ Engineering Services required ROW Map, Surveys, Hydraulic Report, Re-Evaluation of EA, Update Schematic and 30% PS&E						
10209-Level of Service Analysis	53,490.62	41,187.78	2,674.53	43,862.31	82.0	9,628.31
11008-Update Schematic	109,520.00	109,520.00		109,520.00	100.0	-
12001-Re-Evaluation of EA	85,000.00	85,000.00		85,000.00	100.0	-
12001-Right of Entry (ROE)	25,000.00	23,750.00		23,750.00	95.0	1,250.00
12090-Level of Service Analysis/SUB	61,509.38	26,464.12		26,464.12	43.0	35,045.26
13002-ROW Mapping	36,000.00	25,200.00	1,800.00	27,000.00	75.0	9,000.00
13020-ROW Mapping / SUB	72,000.00	18,000.00		18,000.00	25.0	54,000.00
15006-Field Surveys	116,191.00	104,571.90		104,571.90	90.0	11,619.10
15007-Sub Surface Utility Engineering	31,000.00	21,700.00		21,700.00	70.0	9,300.00
15060-Field Surveys / SUB	123,809.00	93,325.15		93,325.15	75.4	30,483.85
15070-Sub-Surface Utility Engineering /SUB	31,000.00	8,500.00		8,500.00	27.4	22,500.00
16004-PS&E Development Roadway	219,040.00	146,756.80	6,571.20	153,328.00	70.0	65,712.00
16007-Pavement Design	80,000.00	80,000.00		80,000.00	100.0	-
16008-Soil Core Hole Drilling for Pavement Design	30,000.00	30,000.00		30,000.00	100.0	-
16108-Hydrologic Model & Report	110,000.00	71,500.00		71,500.00	65.0	38,500.00
16206-Traffic Count Projections	30,009.04	30,009.04		30,009.04	100.0	-
16260-Traffic Count Projections/SUB	34,990.96	33,790.96		33,790.96	96.6	1,200.00
16403-Project Management	180,000.00	172,800.00	1,800.00	174,600.00	97.0	5,400.00
60101-Compensable Utility Management	40,000.00	37,200.00		37,200.00	93.0	2,800.00
Sub Total	1,468,560.00	1,159,275.75	12,845.73	1,172,121.48		296,438.52
Supplemental #1 to Work Authorization #1 -To provide Archeological Surveys to address alignment modifications and to conduct new Nois Analysis to address alignment modifications.						
12004-Noise Analysis	13,000.00	6,500.00	1,300.00	7,800.00	60.0	5,200.00
12070-Archeological & Historical / SUB	30,321.75	2,194.00	1,576.75	3,770.75	12.4	26,551.00
16403-Project Management	8,000.00	4,000.00	800.00	4,800.00	60.0	3,200.00
Sub Total	51,321.75	12,694.00	3,676.75	16,370.75		34,951.00
<b>TOTAL:</b>	<b>1,519,881.75</b>	<b>1,171,969.75</b>	<b>16,522.48</b>	<b>1,188,492.23</b>	<b>78.2</b>	<b>331,389.52</b>

ORIGINAL CONTRACT SUM	\$ 1,468,560.00
CHANGE BY CHANGE ORDER	\$ 51,321.75
CONTRACT SUM TO DATE	\$ 1,519,881.75
TOTAL COMPLETED TO DATE	\$ 1,188,492.23
LESS PREVIOUS INVOICES	\$ 1,171,969.75
<b>CURRENT PAYMENT DUE</b>	<b>\$ 16,522.48</b>

  
PROJECT MANAGER'S SIGNATURE



# Invoice for Professional Services

To: L&G Consulting Engineers, Inc.  
2100 West Expressway 83  
Mercedes, TX 78570

From: Environmental Research Group, LLC  
6049 Falls Rd  
Baltimore, MD 21209

Attn: Velma Garcia velma@lgengineers.com

Phone #: 512/329-0031  
ERG Manager: Katherine Seikel

cc [agarcia@lgengineers.com](mailto:agarcia@lgengineers.com)

Re: **Nolana Loop From FM 493 to FM 88  
WA 3**

ERG Project #: 184-043

Invoice Date: August 27, 2025	Invoice No. 184-043-02	Terms Net 30	Due Date September 26, 2025
Invoice Period: July 20-August 23, 2025			

Labor	Job Title	Name	Hours Billed	Base Rate	Total
Direct Labor	Principal	Foringer		\$ 289.00	\$ -
Direct Labor	Program Director			\$ 172.00	\$ -
Direct Labor	Project Manager	Seikel	0.25	\$ 149.00	\$ 37.25
Direct Labor	Archeo V/ PI	Seikel	4.75	\$ 108.00	\$ 513.00
Direct Labor	Archeo IV/ PA	Ayala/ Castillo	7	\$ 99.00	\$ 693.00
Direct Labor	Archeo III/ FD			\$ 86.00	\$ -
Direct Labor	GIS Specialist	Vermillion		\$ 131.00	\$ -
Direct Labor	GIS Tech	Rose	2.5	\$ 83.00	\$ 207.50
Direct Labor	Editor			\$ 81.00	\$ -
Direct Labor	Clerical			\$ 75.00	\$ -
Direct Labor	Admin	Mace	1	\$ 126.00	\$ 126.00
<b>Direct Labor Subtotal</b>			15.5		\$ 1,576.75

Other Direct Expenses	Quantity Billed	Unit	Rate	Total
Photocopies B/W		ea	\$ 0.10	\$ -
Photocopies color		ea	\$ 1.00	\$ -
Meals w/ overnight		day	\$ 68.00	\$ -
Meals w/o overnight		day	\$ 51.00	\$ -
Mileage		ea	\$ 0.700	\$ -
Lodging (tax included)		night	\$ 132.00	\$ -
Submeter GPS		day	\$ 100.00	\$ -
Meals		day	\$ 56.00	\$ -
TARL Site Registration		ea	\$ 110.00	\$ -
Curation		cost	\$ 550.00	\$ -
<b>Expenses Subtotal</b>				\$ -
<b>Total for Invoice Period</b>				\$ 1,576.75

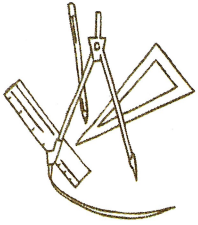
Line Item	Contract Budget \$	Total Expended		Total \$ Remaining	Previously Billed	Total Due This Invoice
		%	\$			
Labor	\$ 25,522.00	15%	\$ 3,770.75	\$ 21,751.25	\$ 2,194.00	\$ 1,576.75
Expenses	\$ 4,799.75	0%	\$ -	\$ 4,799.75	\$ -	\$ -
<b>Total</b>	\$ 30,321.75	12%	\$ 3,770.75	\$ 26,551.00	\$ 2,194.00	\$ 1,576.75

**TOTAL DUE** **\$ 1,576.75**

## EXHIBIT "C" PROJECT DEVELOPMENT SCHEDULE

CSJ: 0921-02-169  
Nolana Loop (S2-4)  
From FM 907 To FM 88  
Length = 7.6 miles

TASK AND DESCRIPTION	FIRM	2023				2024				2025												2026				2027				2028			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Advanced Funding Agreement</b>																																	
TxDOT Executes AFA - Prelim. Eng. & PS&E (2006)	COMPL																																
TxDOT Executes AFA - ROW, Const. & CE (2019)	COMPL																																
TxDOT Executes AFA Amend #1 - Prelim. Eng. & PS&E (2020)	COMPL																																
AFA Amend #1 - ROW, Const. & CE	TxDOT																																
AFA Amend #2 - ROW, Const. & CE	TxDOT																																
AFA - ROW, Const. & CE for Section 4a (Mile 6 to FM 88)	TxDOT																																
<b>Functional Classification (Victoria Rd to FM 88)</b>																																	
Functional Classification	MPO																																
<b>Phase I: Schematic, Environmental, Traffic, Survey, ROW Mapping &amp; 30% PS&amp;E</b>																																	
<b>Segments 2 - 4 (FM 907 - FM 88)</b>																																	
<b>Environmental (Segments 2-4: FM 907 - FM 88)</b>																																	
Environmental Re-Evaluation (2022)	COMPL																																
Environmental Revision	L&G																																
MAPO (NOC Letters sent out February 2025)	L&G																																
Conduct Noise Analysis and prepare report	L&G																																
Conduct Archeological Surveys and prepare Report	L&G																																
Approval of Re-Evaluation	TxDOT																																
<b>Segment 4 (FM 493 - FM 88)</b>																																	
<b>Traffic (Segment 4: FM 493 - FM 88)</b>																																	
Traffic Signal Warrants	L&G																																
Projected Traffic	L&G																																
Projected Traffic TxDOT Approval	TxDOT																																
<b>Surveying (Segment 4: FM 493 - FM 88)</b>																																	
Field Surveys, DTM, Recover Existing ROW	L&G																																
Subsurface Utility Engineering (Level A)	L&G																																
<b>Hydrologic &amp; Hydraulic Report (Segment 4: FM 493 - FM 88)</b>																																	
H&H Modeling and Report	L&G																																
Report Approval	TxDOT																																
<b>Schematic (Segment 4: FM 493 - FM 88)</b>																																	
Schematic Approved (2018)	COMPL																																
Schematic Revision (2024)	L&G																																
Schematic Approval (2025) (July 2025)	TxDOT																																
<b>Segment 4A (Mile 6 W - FM 88)</b>																																	
<b>ROW Mapping (Segment 4A: Mile 6 W - FM 88)</b>																																	
Prepare ROW Map (Est. 10 Parcels & 8 Easement Parcels)	L&G																																
TXDOT Review & Parcel ID Assignment	TxDOT																																
<b>PS&amp;E (Segment 4A: Mile 6 W - FM 88)</b>																																	
30% PS&E Completion	L&G																																
<b>Phase II: ROW Map, Compensable Utilities, PS&amp;E</b>																																	
<b>PS&amp;E (Segment 4A: Mile 6 W - FM 88)</b>																																	
Compensable Utility Oversight	L&G																																
60% PS&E Completion	L&G																																
90% PS&E Completion	L&G																																
95% PS&E Completion	L&G																																
100% PS&E Completion	L&G																																
TXDOT Plan Set Approval	TxDOT																																
<b>Phase III: ROW Acquisition &amp; Construction Oversight</b>																																	
<b>ROW Acquisition</b>																																	
Project Administration	L&G																																
Title Commitments	L&G																																
Appraisal Reports	L&G																																
Appraisal Review Reports	L&G																																
Acquisition Negotiation Offers	L&G																																
Title Curative Process	L&G																																
Payments for Parcels	L&G																																
Eminent Domain Proceedings	COUNTY																																
Title Insurance Policies	L&G																																
<b>Construction Oversight</b>																																	
Advertise for Bids, Bid Analysis & Contract Award	COUNTY																																
Let Project (MPO FY2028)(LET May 2028) (Dependent on Availability of Funds)	COUNTY																																



August 30, 2025

Hon. David Fuentes.  
Hidalgo County Commissioner, Pct.#1  
Attn: Ms. Erika Espinosa  
1902 Joe Stevens  
Weslaco, TX 78596

**RE: ARPA-22-121-044 Mercedes Gate Structure Stormwater Project  
PO#892645**

Mr. Fuentes:

Included for your use with this letter are test reports **R010-7 – R012** for the above-referenced project. All test results have met or exceeded the project requirements unless noted otherwise. Also included for your use, is an invoice for the services provided.

L&G Engineering appreciates the opportunity to serve your material testing needs on this project, and we look forward to working with you in the future.

Should you have any questions, please feel free to give me a call at 956-565-9813.

Sincerely,

Ricardo Gallaga, P.E.  
General Manager, Laboratory Operations

Attachments

cc:

**2100 W. Expressway 83**  
**Mercedes, TX 78570**  
**Office (956) 565-0760 Fax (956) 565-6746**
**Client Address:** Hidalgo County Pct. #1  
 1902 Joe Stevens Drive  
 Weslaco, TX. 78596 USA

**Account No:** L155  
**Project No:** E155251  
**Project Desc.:** ARPA-22-121-044 Mercedes Gate Structure  
 Stormwater Project

**Due Date:** UPON RECEIPT  
**Budget/Remaining:** \$24,968.81 / \$19,718.15  
**PO:** 892645

**===== Invoice Summary by Billing Code =====**

	<u>Unit Rate</u>	<u>Qty</u>	<u>Extension</u>
910:91011 - Field Density (Nuclear Method)	\$25.37	2.00	\$50.74
920:92034 - Comp. Strength of Cyl. Specimen	\$16.89	2.00	\$33.78
940:94047 - Eng. Tech. (Concrete / Lab)	\$77.66	0.50	\$38.83
940:94048 - Eng. Tech. (Soils / SP.)	\$77.66	4.00	\$310.64
940:94054 - Eng. Lab Mgr.	\$141.20	1.00	\$141.20
940:94054 - Engineering Lab Manager	\$141.20	0.50	\$70.60
940:94055 - Engineer / P.E.	\$197.68	0.50	\$98.84
940:94055 - Project Engineer	\$197.68	0.25	\$49.42
950:95058 - Vehicle Trip Charge	\$0.66	8.00	\$5.28
950:95060 - Admin/Clerical	\$77.66	1.50	\$116.49
950:95061 - Test Report	\$25.03	3.00	\$75.09
<b>Total for this Invoice:</b>			<b>\$990.91</b>

**===== Invoice Detail by Report =====**

<u>Report No.</u>	<u>Sampled</u>	<u>Qty</u>	<u>Billing Code</u>	<u>Unit Type</u>	<u>Unit Rate</u>	<u>Extension</u>
R010-7	07/15/2025	2.00	920:92034 - Comp. Strength of Cyl. Specimen	Each	\$16.89	\$33.78
R010-7	07/15/2025	0.50	940:94047 - Eng. Tech. (Concrete / Lab)	Each	\$77.66	\$38.83
R010-7	07/15/2025	0.50	940:94054 - Engineering Lab Manager	Hour	\$141.20	\$70.60
R010-7	07/15/2025	0.25	940:94055 - Project Engineer	Hour	\$197.68	\$49.42
R010-7	07/15/2025	0.50	950:95060 - Admin/Clerical	Hour	\$77.66	\$38.83
R010-7	07/15/2025	1.00	950:95061 - Test Report	Each	\$25.03	\$25.03
<i>Report Number R010-7 for a Subtotal of:</i>						\$256.49
R011	07/24/2025	1.00	910:91011 - Field Density (Nuclear Method)	Each	\$25.37	\$25.37
R011	07/24/2025	2.00	940:94048 - Eng. Tech. (Soils / SP.)	Hour	\$77.66	\$155.32

**REMIT TO: 2100 W. Expressway 83**  
**Mercedes, TX 78570**  
**Office (956) 565-0760 Fax (956) 565-6746**
**Net 30 Days**
**PAST DUE BALANCES SUBJECT TO 1.5% SERVICE CHARGE PER MONTH**  
**PLEASE REFERENCE INVOICE NUMBER WITH PAYMENT**

2100 W. Expressway 83  
 Mercedes, TX 78570  
 Office (956) 565-0760 Fax (956) 565-6746

===== Invoice Detail by Report =====

<u>Report No.</u>	<u>Sampled</u>	<u>Qty</u>	<u>Billing Code</u>	<u>Unit Type</u>	<u>Unit Rate</u>	<u>Extension</u>
R011	07/24/2025	0.50	940:94054 - Eng. Lab Mgr.	Hour	\$141.20	\$70.60
R011	07/24/2025	0.25	940:94055 - Engineer / P.E.	Hour	\$197.68	\$49.42
R011	07/24/2025	4.00	950:95058 - Vehicle Trip Charge	Mile	\$0.66	\$2.64
R011	07/24/2025	0.50	950:95060 - Admin/Clerical	Hour	\$77.66	\$38.83
R011	07/24/2025	1.00	950:95061 - Test Report	Each	\$25.03	\$25.03
Report Number R011 for a Subtotal of:						\$367.21
R012	07/28/2025	1.00	910:91011 - Field Density (Nuclear Method)	Each	\$25.37	\$25.37
R012	07/28/2025	2.00	940:94048 - Eng. Tech. (Soils / SP.)	Hour	\$77.66	\$155.32
R012	07/28/2025	0.50	940:94054 - Eng. Lab Mgr.	Hour	\$141.20	\$70.60
R012	07/28/2025	0.25	940:94055 - Engineer / P.E.	Hour	\$197.68	\$49.42
R012	07/28/2025	4.00	950:95058 - Vehicle Trip Charge	Mile	\$0.66	\$2.64
R012	07/28/2025	0.50	950:95060 - Admin/Clerical	Hour	\$77.66	\$38.83
R012	07/28/2025	1.00	950:95061 - Test Report	Each	\$25.03	\$25.03
Report Number R012 for a Subtotal of:						\$367.21
<b>Total for this Invoice:</b>						<b>\$990.91</b>

REMIT TO: 2100 W. Expressway 83  
 Mercedes, TX 78570  
 Office (956) 565-0760 Fax (956) 565-6746

Budget: \$24,968.81  
 Prev Inv: \$4,259.75  
 This Inv: \$990.91  
 Balance: \$19,718.15

**Net 30 Days**

PAST DUE BALANCES SUBJECT TO 1.5% SERVICE CHARGE PER MONTH  
 PLEASE REFERENCE INVOICE NUMBER WITH PAYMENT



**FIELD DENSITIES  
 TEST REPORT**

Project: ARPA-22-121-044 Mercedes Gate Structure Stormwater Project L&G Project Number: E155251  
 Client: Hidalgo County Pct. #1 L&G Report Number: R011  
 Sample Date: 07/24/2025  
 Date Reported: 07/24/2025  
 Sampled By: Javier Garza

Client PO: 892645

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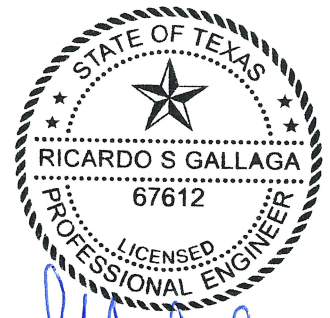
Material Description	Flexbase		
Required % Proctor	98	Moisture Tolerance	-2+3
	<u>Proctor No</u>	<u>Optimum % Moisture</u>	<u>Opt. Density, LB/CF</u>
	E155251-2	8.8	129.0

Test No.	Test Location	Proctor No	Moisture Content	Dry Density	Percent Compaction	8"
1	Fourteenth St On CL 1st and Final Lift	E155251-2	12.1%	114.3 pcf	88.6% (Fail)	8"

Remarks: Test results are in general compliance with the project specifications except as noted.  
 Test Methods: ASTM D2922, D3017

Orig: Hidalgo County Pct. #1 (R&B) (Hidalgo County Pct. #1)  
 (Weslaco, TX) Attn: Mr. P.R. Avila  
 (1-cc copy)  
 1-cc Laboratory

Respectfully Submitted,  
 L&G Engineering



*[Signature]*  
 Eloy Casares, Lab Manager

*[Signature]*

**FIELD DENSITIES  
 TEST REPORT**

Project: ARPA-22-121-044 Mercedes Gate Structure Stormwater Project L&G Project Number: E155251  
 Client: Hidalgo County Pct. #1 L&G Report Number: R012  
 Sample Date: 07/28/2025  
 Date Reported: 07/28/2025  
 Sampled By: Javier Garza

Client PO: 892645

Page 1 of 1

Material Description	Flexbase	
Required % Proctor	98	Moisture Tolerance -2+3
	Proctor No	Optimum % Moisture
	E155251-2	8.8
		Opt. Density, LB/CF
		129.0

Test No.	Test Location	Proctor No	Moisture Content	Dry Density	Percent Compaction	8"
1	Colorado & Fourteenth St Center of Intersection 1st and Final Lift	E155251-2	9.3%	127.5 pcf	98.8% (Pass)	8"
	RETEST					

Remarks: Test results are in general compliance with the project specifications except as noted.  
 Test Methods: ASTM D2922, D3017

Orig: Hidalgo County Pct. #1 (R&B) (Hidalgo County Pct. #1)  
 (Weslaco, TX) Attn: Mr. P.R. Avila  
 (1-cc copy)  
 1-cc Laboratory

Respectfully Submitted,  
 L&G Engineering



*[Handwritten Signature]*

*[Handwritten Signature]*  
 Eloy Casares, Lab Manager