

# L&G Engineering

Transportation Consultants

February 6, 2026

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

RE: County: Hidalgo  
Hwy.: Mile 6 West  
Limits: From: Mile 14.5 to Mile 11  
ROW CSJ No. 0921-02-355  
Parcel No.: 152

Dear Commissioner Fuentes:

Attached herewith is a counter-offer as submitted by Janet Figueroa and Jorge Figueroa (owners) of Parcel 152 on February 6, 2025. L & G Engineering has reviewed the aforementioned and hereby recommends that counter-offer **be approved**. The property owner feels that their land and improvements are undervalued, but did not provide salient information. Also attached is the N-9, Administrative Settlement Evaluation and Approval Form.

L & G Engineering believes the counter offer is within an acceptable range of value. Therefore, we recommend that the counteroffer of \$58,731.00 **be approved**.

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

Sincerely,

Fernando "Fred" Herrera  
Right of Way Administrator

Attachments: As noted.

cc: File



## HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

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ROW CSJ: 0921-02-355

County: Hidalgo

Highway: Mile 6W

Project Limits: From SH 107 to Mile 14.5

Parcel No.: 152

Owner's Name: Juan Coronado and Elena Coronado

Approved Offer: \$46,616.00

Date Offer Sent: 10/08/2025

Owner's Counteroffer: \$58,731.00

Date Counteroffer Received: 02/03/2026

### Factors considered in evaluation:

1. Valuation Issues

- a.  Reconciliation of all available appraisals, including Owner's.
- b.  Other: Appraisal report does not show overlooked improvements

2. Legal Issues

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

3. Cost Savings

- a.  Approximate cost to litigate through Special Commissioners' Hearing \$15,000.00
- b.  Approximate additional cost to litigate through jury trial \$20,000.00
- c.  Other: \_\_\_\_\_

4. Timing Issues

- a.  Maintain project schedule: 3/26  
Possession of this property is needed by: 3/26  
Projected possession date, if settled is: 3/26  
Projected possession date, if condemned is: 5/26  
Letting date: 11/26
- b.  Other: \_\_\_\_\_

5. Other Issues



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

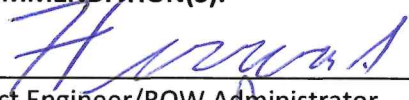
**Analysis and Conclusion:**

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

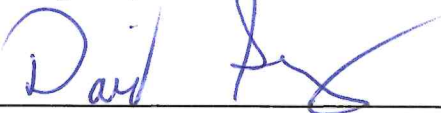
Parcel 152 is a partial acquisition containing 0.015 of an acre ( 639 sq. ft.) parcel of land situated in Hidalgo County, Texas and also being part or portion of a Lot 2, TORRE FUERTE SUBDIVISION, according to the plat map thereof recorded in Volume 48, Pages 164, of the Map Records of Hidalgo County (M.R.H.C.). On October 08, 2025, Acquisition Provider (L&G) mailed an offer of \$46,616.00 to purchase the property of Janet Figueroa & Jorge Figueroa. Property owners main concerns is that the reason for the rejection is that the appraisal report does not include compenstation for some overlooked improvements. Based on the information provided within the the counter offer and discussion by the acquisition team it is recommended that the Administrative Settlement be approved. The difference between the aproved value versus the property owner's counter offer is a difference of (\$12,118.00) does not warrant the risk and added expenses associated with standard eminent domain proceedings. Accepting said counter offer will help avoid project time delays, and associated condemnation proceedings, thus resulting in a cost saving to the county.

This administrative settlement of \$ 58,731.00  is /  is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

  
\_\_\_\_\_  
Project Engineer/ROW Administrator

2/6/26  
Date

  
\_\_\_\_\_  
RPIC/Authorized Pct. Representative

2/9/26  
Date

**COUNTY APPROVAL:**

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
Date

The Sunshine Nursery  
6404 West Gate Drive  
Weslaco, Texas 78599

1

February 03, 2026

Janet Figueroa & Jorge Figueroa  
6404 N. Westgate Dr.  
Weslaco, Texas 78599

County of Hidalgo  
Highway: Mile 6 West Rd.  
Parcel No. 152

**RE: Offer letter dated October 8, 2025**  
**Attn: Rolando Gonzalez, L&G Engr. R.O.W. Agent**

Dear Mr. Gonzalez,

As per your offer letter dated 10-8-25, the Texas Dept. of Transportation and the County of Hidalgo offered us \$46,616.00 for our land, improvements and damages to our remaining property. After a review of Mr. Garza's appraisal report and an on-the-ground inspection of what is within Parcel No. 152, we do not accept your total offer of \$46,616.00. The main concern and reason for our rejection is that the appraisal report does not include compensation for some overlooked improvement, items and damages caused to our remaining property due to the re-set up of our nursery inventory after the R.O.W. taking. Our concerns are explained and calculated in the following information:

- A. **Land--** Our property is an ongoing nursery commercial business that should have a higher land value and should be appraised on a per-square foot rate, instead of per acre rate. As per information obtained, our land in the taking should be valued at \$4,000.00.
- B. **Caliche--** The value of our drive is valued of only caliche. Our driveway was originally constructed of caliche and asphalt on top. It has a thick layer of caliche (approx. 8 inches) to withstand very heavy truck and trailer loads. It also has asphalt, which was not considered in the appraisal report. The value of our driveway within the R.O.W. taking should be valued at \$531.00.
- C. **Masonry Wall--** Our complete wall within the R.O.W. taking is also undervalued. The appraiser valued the wall as a hollow block with stucco. This wall was built with solid concrete block, stucco, painted and wrought iron decoration with a concrete entrance as shown on Exhibit "A." The value of our decorative wall should be \$38,500.00.
- D. **Metal Sign--** The value set on the Metal Sign on the appraisal's Page 6.1 is at \$10,000.00 for replacement cost new. It will cost us no less than \$10,800.00 for replacement.
- E. **Overlooked improvements not denoted or considered within the appraisal report--** There are seven (7) Crape Murtle adult trees that are planted and growing trees that need to be extracted from the ground with special equipment and re-planted on our land remainder. These are expensive trees that require special care so that we will not lose

them during their relocation. This complete work and cost are calculated at \$2,800.00. These trees are shown on the attached Exhibit "B" and "C."

- F. **Sprinkler System**--There is an above ground sprinkler system that is laid out next to the wall fence that is within the proposed R.O.W. This system will need to be carefully removed and re-set up after the new fence is re-built. The calculated cost for this job is \$300.00. This system is shown in Exhibits "A," "B," "C," and "D" here to attached.
- G. **Removal and Re-setup of large potted plants and trees**-- The relocation of numerous potted plants and trees that are behind the Crape Murtle planted trees will also need to be re-setup further back to allow space for the wall fence to be re-built at the replacement site. The removal of the heavy-duty plastic tarp in the ground will also have to be re-set on the replacement site to have continued use as before its relocation. This complete expense is calculated at \$1,800.00. These plants, trees, and tarps are shown on Exhibits "A," "B," "C," "D," and "E," hereto attached.

In view of the above information, our total values and costs are as follows:

A.	\$4,000.00
B.	\$531.00
C.	\$38,500.00
D.	\$10,800.00
E.	\$2,800.00
F.	\$300.00
G.	\$1,800.00
	+
Total=	\$58,731.00

As per the above values, costs, and calculations, our counteroffer is for the total amount of \$58,731.00. Please review and consider our counteroffer so we may proceed to consummate this Right of Way acquisition in a timely manner.

Thank you very much.

for Gradalove Figueroa \*  
Janet Figueroa

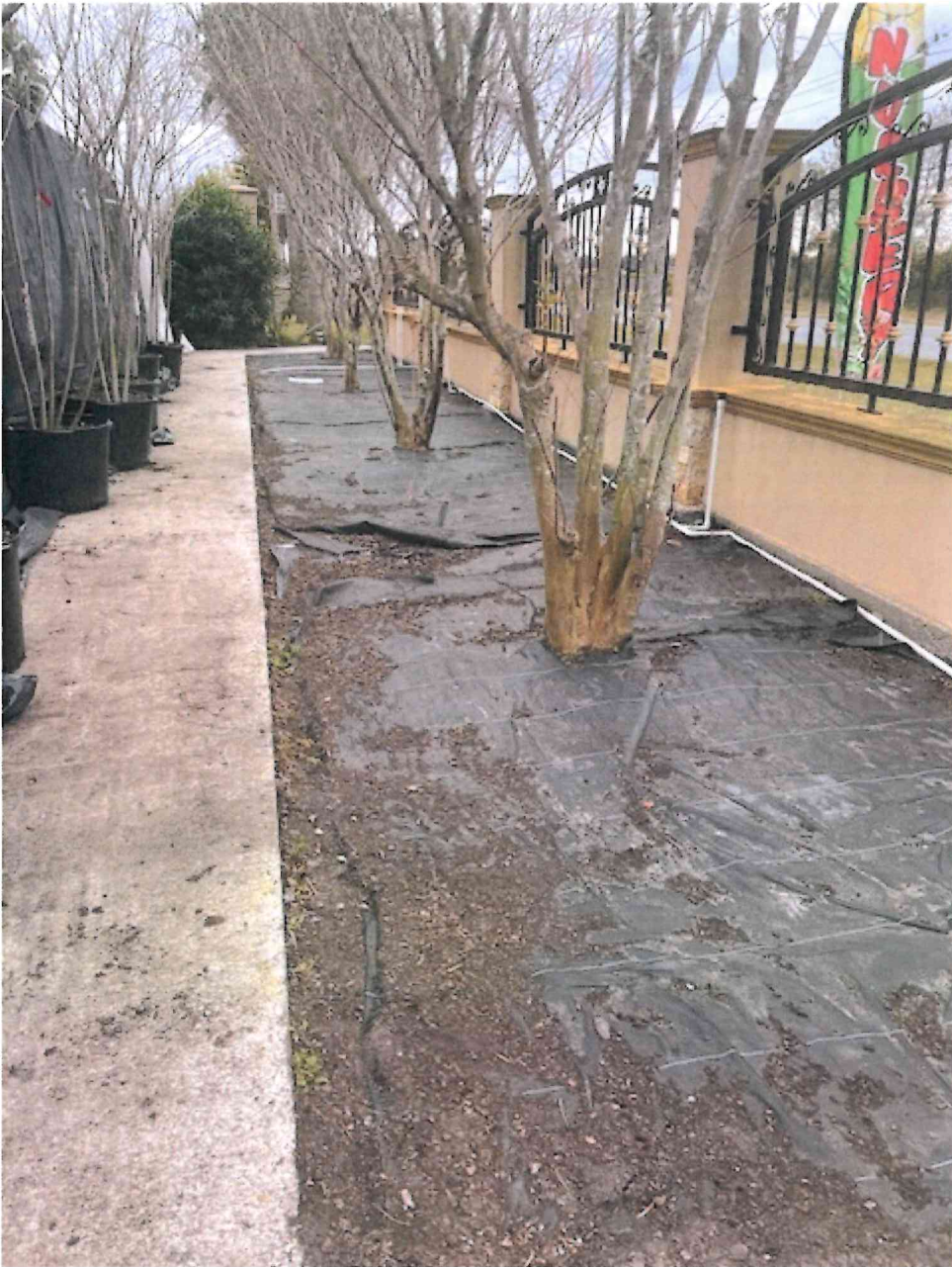
for Gradalove Figueroa \*  
Jorge Figueroa

\* = Father of both and person in charge  
of this property's acquisition



Sent from my iPhone

*Exhibit "A"*



Sent from my iPhone

*Exhibit "B"*

**Rolando Gonzalez**

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**From:** Rolando Gonzalez <rgonzalez1960@icloud.com>  
**Sent:** Wednesday, January 28, 2026 1:22 PM  
**To:** Rolando Gonzalez



*Exhibit "C"*



*Exhibit "D"*

**Rolando Gonzalez**

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**From:** Rolando Gonzalez <rgonzalez1960@icloud.com>  
**Sent:** Wednesday, January 28, 2026 1:22 PM  
**To:** Rolando Gonzalez



*Exhibit "E"*

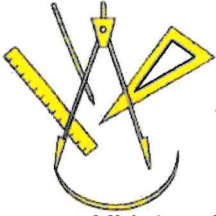
**Rolando Gonzalez**

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**From:** Rolando Gonzalez <rgonzalez1960@icloud.com>  
**Sent:** Wednesday, January 28, 2026 1:21 PM  
**To:** Rolando Gonzalez



*Exhibit "F"*



# L&G Engineering

Transportation Consultants

October 8, 2025

Hidalgo County  
Mile 6 West  
Limits: (Mile 14.5 to Mile 11 N.)  
RCSJ: 0921-02-355  
Parcel No. 152

**RE:** The purchase of a 0.015 of an acre (639 square feet) parcel of land situated in Hidalgo County, Texas and also being a part or portion of a Lot 2, TORRE FUERTE SUBDIVISION, according to the plat map thereof recorded in Voume 48, Page 164 of the Map Records of Hidalgo County (M.R.H.C.)

Janet Figueroa and Jorge Figueroa  
6404 N. westgate Dr.  
Weslaco, Texas 78596

Dear Ms. Janet Figueroa and Jorge Figueroa:

Enclosed for your review and further processing are the following:

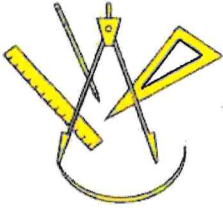
- Initial Offer Letter
- Metes and Bounds and Plat
- Appraisal Report prepared by: Leonel Garza, III dated 07/31/2025
- Acknowledgement of Receipt of Appraisal Report
- Land Owner Bill of Rights w/Supplement
- Title Commitment
- Sample Deed
- Brochures ("State Purchase of Right of Way")

Please return the signed Acknowledgement of Receipt to our office at L&G Engineering, 900 S. Stewart Road, Suite 10, Mission, Texas 78572.

Should you have any questions or need additional information, please do not hesitate to contact me at (956) 585-1909.

Sincerely,

Fernando Herrera,  
Right of Way Administrator



# L&G Engineering

Transportation Consultants

October 8, 2025

**Via Certified Mail, Return Receipt Requested**  
**No. 9589 0710 5270 2984 0006 91**

County: Hidalgo  
Federal Project No.: N/A  
Highway: Mile 6 West

ROW CSJ: 0921-02-355  
Parcel: 152  
From: Mile 14.5  
To: Mile 11 N.

Janet Figueroa and Jorger Figueroa  
6404 N. Westgate Dr.  
Weslaco, Texas 78599

Dear Ms Janet Figueroa and Mr. Jorge Figueroa:

In acquiring property for the highway system of Hidalgo County (the "County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Fernando Herrera Right of way Manager, a portion of your property located on Mile 6 West, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you **\$46,616.00** for your property, which includes **\$36,929.00** for the property to be purchased and **\$9,687.00** for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the County.

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

<u>Improvement</u>	<u>Type</u>	<u>Amount to be Subtracted if Retained</u>
A. Drive	Caliche – 177 SF.	\$1.00
B. Wall	Masonry – 151 LF.	\$1.00
C. Sign	Metal 1 EA.	\$1.00

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



After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by Hidalgo County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

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

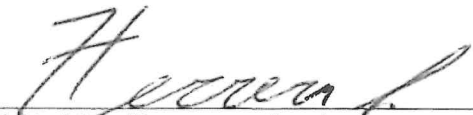
You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as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

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

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

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

Sincerely,

  
\_\_\_\_\_  
Right of Way Manager or other signatory

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



**REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION**

Address of Property: 6404 N Westgate Dr. Weslaco, Texas  
Property Owner: Janet Figueroa & Jorge Figueroa  
Address of Property Owner: 6404 N Westgate Dr, Weslaco, Texas  
78599

District: Pharr  
Parcel: 152  
ROW CSJ: 0921-02-355

Occupant's Name: The Sunshine Nursery  
Whole:  Partial:  Acquisition

Federal Project No: N/A  
Highway: Mile 6 West Road Phase III County: Hidalgo

**Purpose of the Appraisal**

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

**Market Value**

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

**Certificate of Appraiser**

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$46,616 as of July 29, 2025, based upon my independent appraisal and the exercise of my professional judgment;

That on July 29, 2025, I personally inspected in the field the property herein appraised; that I afforded Janet Figueroa & Jorge Figueroa, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on July 29, 2025;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of L&G Engineering Transportation Consultants Inc., Hidalgo County Precinct No. 1 and or the Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

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

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82<sup>nd</sup> Regular Legislative Session and finds as follows:

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

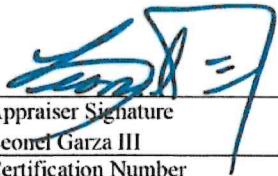
I certify to the best of my knowledge and belief:

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


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

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

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

  
 Appraiser Signature  
 Leonel Garza III  
 Certification Number  
 TX-1328375 G  
 Date: July 31, 2025

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

 9/12/2025  
 Reviewing Appraiser Date



**TABULATION OF VALUES**

Parcel: 152 Highway: Mile 6 West Road-Phase II ROW CSJ: 0921-02-355  
 Taking Type: Partial District: PHR  
 Size of Remainder: 5.148 Acres County: Hidalgo  
 Type of Property: Res-SFR  
 Contract Fencing: N/A  
 Appraised by: Leonel Garza III  
 Effective Date of Appraisal Report 7/29/2025  
 Date Appraised Report Signed: 7/31/2025

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

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

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Janet Figueroa & Jorge Figueroa	Fee Simple	0.015 Ac/ 639 sf	\$1,050.00	No

**I. Appraised Values**

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$1,050.00	\$35,879.00	\$0.00	\$9,687.00	46,616.00

**II. Improvements**

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
A.	Drive	Caliche- 177 SF.	\$66.00	\$1.00	N/A
B.	Wall	Masonry- 151 LF.	28,313.00	1.00	N/A
C.	Sign	Metal- 1 EA.	7,500.00	1.00	N/A

<b>Item No.</b>	<b>Improvement Type</b>	<b>Type Construction</b>	<b>Improvement Value</b>	<b>Retention Value</b>	<b>Bisection Category</b>
		Total	\$35,879.00	\$3.00	N/A

**TABULATION OF VALUES (continued)**

Parcel: 152

Highway: Mile 6 West Road-Phase II ROW CSJ: 0921-02-355

**III. Damages and Enhancements**

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$9,687.00	\$9,687.00

**IV. Sign Values**

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

**V. Recapitulation**

<b>Date:</b>	<b>7/29/2025</b>			<b>Recommended Value</b>
<b>Appraiser's Name:</b>	<b>Leonel Garza III.</b>			
<b>Value of Whole Property</b>	\$710,892.00			\$710,892.00
Parcel Area: 0.015 Acres				
<b>VALUE FOR PARCEL</b>				
Land: per ac. \$70,000	\$1,050.00			\$1,050.00
Easement	\$0.00			\$0.00
Improvements	35,879.00			35,879.00
Net Damages or (Enhancements)	\$9,687.00			\$9,687.00
OAS Value (s)	\$0.00			\$0.00
<b>Total Compensation</b>	<b>\$46,616.00</b>		6	<b>\$46,616.00</b>

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

**TABULATION OF VALUES (continue**

Parcel: 152

Highway: Mile 6 West Road-Phase II ROW CSJ: 0921-02-355

**VI. Comments and Conclusions on Values in the Appraisal Report**

**Appraiser: Leonel Garza III**  
**Effective Date of Report: July 29, 2025**  
**Report Dated: July 31, 2025**  
**Review Appraiser: Harvey L. Heerssen**  
**Effective Date of Review: August 20, 2025**

Parcel 152 is a partial taking of (0.015 acres (639 sf.) parcel of land situated in Hidalgo County, Texas and being a part or a portion of Lot 2, Torre Fuerte Subdivision according to the plat or map thereof recorded Volume 48 Pages 164, of the Map Records Hidalgo County, according in a deed dated Marvh 3, 2017 from Mireyda Juarez -Ojeda and Guadalupe Figueroa Jarez to Jane Figueroa and Jorge Figueroa recorded in Document Number 2793826 of the Official Records of Hidalgo County, Texas.

The whole property is located on the east side of Mile 6 West Road and is addressed as 6404 Mil 6 West Road, Weslaco, Texas. The whole tract is improved with a single-family residence that is not impacted by the proposed acquisition.

The appraiser has selected three (3) vacant sales to value the whole property at 70,000 per acre. The part taken is properly valued as a pro-rata part of the whole value. There are no market damage to the remainder land. Cost to Cure is necessary to compensate for the site improvements that were depreciated within the acquisition to replace these items on the remainder to retain the same utility.

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

**The report prepared by the appraiser Leonel Garza III. is an Appraisal Report presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' opinion and conclusions appear to be well supported by information contained within this appraisal report. It is recommended that the total value of \$46,616 be approved for negotiations and acquisition.**

**VII. Justification and Explanation for Credit if Retained.**

Retentions of \$1.00 were applied to each site improvement within the acquisition to encourage retention and removal.

**TABULATION OF VALUES (continued)**

Parcel: 152

Highway: Mile 6 West Road-Phase II ROW CSJ: 0921-02-355

**VIII. Conditions**

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

**IX. Reviewing Appraisers' Statements**

**Reviewing Appraiser's Statement**

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

\_\_\_\_\_  
Reviewing Appraiser

\_\_\_\_\_  
Date

*John L. Johnson*  
\_\_\_\_\_  
Contract Reviewing Appraiser (if applicable)

\_\_\_\_\_  
9/12/2025  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Division Reviewing Appraiser (if applicable)

\_\_\_\_\_  
Date

**X. Approval of Values**

*Kevin B.*  
\_\_\_\_\_  
County/City Representative

*9/23/25*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
ROW Staff Representative

\_\_\_\_\_  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: *5/3/25*