

COUNTEROFFER SUMMARY

SHARY ROAD PROJECT FM 494

County: Hidalgo

Parcel No: 12

Federal Project No.: N/A

From: Mile 7 Road

Highway: Shary Road

To: Mile 9 Road

Original Offer Amount: \$34,434.00

Counteroffer Amount: \$55,000.00

Parcel 12 is owned by Sonia Canales and is located on the west side of Shary Road, Mission; along FM 494 Shary Road Project. The whole property is made up of 1.29 acres. The subject property is currently used as Residential.

The property to be acquired contains 8,766 sq ft. and will bring the new right of way closer to the existing home. The appraised value for the land to be acquired is \$32,874.00, based on \$3.75 per sq ft. Additional compensation was provided for the fencing.

The property owner submitted a counteroffer in the amount of \$55,000 based on a disagreement with the price per square foot and based on the effects of the project on the remainder property.

Given the need to access this parcel in the shortest time possible it is recommended that the counteroffer be approved.

Sincerely,

Eddie De León

Eddie De León, Broker, R/W-NAC
Right of Way Manager/Acquisition Agent
De Leon Right of Way Services, Inc.
Subcontractor for:
SAMES ENGINEERING

Re: Shary Road Expansion Project P12

From Ezequiel C Jurado <txjury3@gmail.com>

Date Mon 8/18/2025 3:33 PM

To Ruben De Leon <rdeleon@deleonrow.com>

Cc Eddie De Leon <edeleon@deleonrow.com>

Greetings,

I regard to the offer you provided I must decline.

Based on our future plans, the inconvenience is so great that the amount offered will not cover the expenses now anticipated.

Our plan all along has been to rebuild making use of the existing porch slab, side walks, and garage slab. Now, with the loss of a portion of the land, and County restrictions this is no longer possible. This means that we would now have to spend on the removal of those items, as well as removing the old system and the filters. In addition, the septic tanks will have to be moved, and the fence replaced anew.

Due to these reasons I'm afraid we can not accept a penny less than \$55,000.00

The loss of our native vegetation has to be taken into account as well.

NOT TO
SCALE



