

# COUNTEROFFER SUMMARY

## SHARY ROAD PROJECT FM 494

County: Hidalgo

Parcel No: 21

Federal Project No.: N/A

From: Mile 7 Road

Highway: Shary Road

To: Mile 9 Road

Original Offer Amount: \$68,376.00

Counteroffer Amount: \$156,478.36

Parcel 21 is owned by Oscar Sanchez and is located at 11958 N. Shary Road, Mission; along FM 494 Shary Road. The whole property is made up of 2 acres. The subject property is currently used as Commercial and Residential.

The property to be acquired contains 8,951 sq ft or 0.21 acres.; therefore, the remainder property will consist of 1.79 acres. The appraised value for the land to be acquired is \$33,570, based on \$3.75 sq ft. Additional compensation was provided for other improvements.

The property owner submitted a counteroffer in the amount of \$156,478.36. This counteroffer is based on the property owner's disagreement with the value of the property of \$3.75 per sq. ft. The property owner also explained how the expansion of the road will force him to modify his home so he can continue operating the daycare on the subject property.

Given the need to access this parcel in the shortest time possible, given the cost of condemnation, acceptance of this counteroffer is recommended.

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



Mr. Ruben Deleon

JUNE 30 2025

Property ( Parcel 21 )

11958 N SHARY RD  
MISSION TEXAS 78573

NEW FENCE :

See 3 estimates took average cost : 35,500.00

Trees :

live oak 2250.00

Mesquite trees x9 @ 1,200 = 10,800.00

Spanish Olive Tree : 350.00

Asphalt driveway 660sf = 5610.00

Block Fencing = 12,720.00

Power Drop Pole = 3000.00

Water Well =750.00

Electric gate instillation : 6,044.19

IF EXTRA 30 ft. TAKEN FROM PROPERTY MANDATORY OLD PLAYGROUND TO BE  
MOVED TO THE BACK OF PRE-SHOOL DAY CARE PER LIC. STATE ( COST WILL  
BE AS FOLLOWED )

Move existing playground structure to the back cost :

wooden poles 3in x 4in x 8 ft need 56 poles at 5.38 each = 326.14 tax included

Red Mulch will need 400 bags @ 674.10 per pallet ,will need 5 pallets = 3648.03 tax  
included .

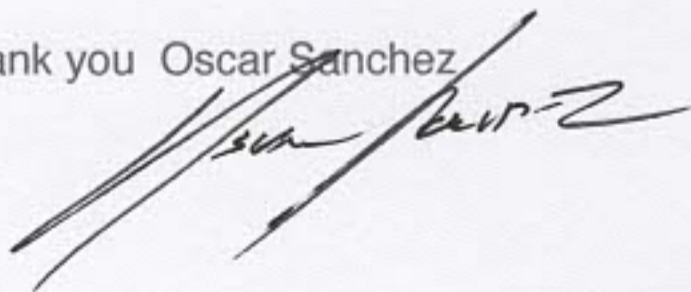
90 ft of new block fence back of school =15,680.0

Porch back of school = 9,800.00

Land = 50,000.00

TOTAL COST = 156,478.36

Thank you Oscar Sanchez



# GUERRERO'S FENCE LLC


1st

**Estimate 233**


[Hide estimate](#)

Feb 25, 2025

**Bill to**

 Oscar Sánchez

 (956) 867-1049

 11958 N Shary Rd  
Mission, TX, 78573-7998

[Download Estimate PDF](#)

| Description / Qty / Rate | Amount |
|--------------------------|--------|
|--------------------------|--------|

|                    |             |
|--------------------|-------------|
| Barda de ladrillos | \$29,340.00 |
|--------------------|-------------|

|                 |  |
|-----------------|--|
| 1 x \$29,340.00 |  |
|-----------------|--|

**Pay now**

Con muros cada 20 ft de 6 ft de alto

**Description / Qty / Rate**                      **Amount**

Barda de ladrillos                      \$29,340.00

1 x \$29,340.00

330 ft de barda de ladrillo igual ala existente

Con muros cada 20 ft de 6 ft de alto  
Con Chain link de 6 ft 12-1/2 gauge entre medio

Re locación de portón eléctrico existente en la nueva cerca con concreto para que corra nuevo

Re locación de la cerca existente en la propiedad por donde pasará la nueva cerca

Quitar árboles que están en la línea de la nueva cerca

Precio material y trabajo

[See less](#)

**Pay now**

2020  
Estimate  
2021

283138

Invoice

SOLD TO: Green Seaweed  
 ADDRESS: 11958 N Sharn Rd  
 CITY, STATE, ZIP: Mission TX  
 OFF. STATE, ZIP: 709 Maryland Dr  
 PHONE: Donna TX  
 DATE: 3-04-25

| QUANTITY | SHIPPED | DESCRIPTION               | PRICE | TAX | AMOUNT |
|----------|---------|---------------------------|-------|-----|--------|
|          |         | 56 Ft de las 2 enfradas   |       |     |        |
|          |         | 483 Ft de serca s. lonica |       |     |        |
|          |         | 100 Ft de barda de block  |       |     |        |
|          |         | 9 columnas de ladrillo    |       |     |        |
|          |         | Moher area de jugos       |       |     |        |
|          |         | <del>19 Yarpas</del>      |       |     |        |
|          |         | 1 dock de 4x50 con chico  |       |     |        |
|          |         | de mulsion de las muras   |       |     |        |
|          |         | 19 Yarpas de concreto     |       |     |        |
|          |         |                           |       |     | 35,000 |



**956 Irrigation & Landscaping LLC**  
 2215 N. 23rd St #1008  
 McAllen, TX 78501  
 9562228866  
 info@956irrigation.com  
 956irrigation.com

**ESTIMATE**

3120  
 Estimate

**BILL TO**  
 Oscar Sanchez  
 11958 N. Shary Rd  
 Mission, TX 78574  
 9568672428

**ESTIMATE #** EST00026  
**CREATION DATE** 03/10/2025  
**DUE DATE** 03/17/2025

| DESCRIPTION  | QTY | PRICE       | AMOUNT      |
|--|-----|-------------|-------------|
| Demolition of Brickwall Front and Back including entrance and evacuation of all debries, including Chain link fence. Construction of Brickwall Front and Back with concrete foundation and 9 reinforced concrete pillars and entrance, including materials and labor | 1   | \$65,000.00 | \$65,000.00 |
| Trees removal, including root them out, evacuation of all the trunks, branches. includes labor   |     |             |             |
| Deck includes 4' x 15' material and labor.   |     |             |             |
| Gate   |     |             |             |
| Child's Play relocation.   |     |             |             |
| Chain Link Fence 106' including door materials and labor.  |     |             |             |

**PAYMENT METHOD**  
 Check, Cash, Credit Card

**TOTAL** \$65,000.00

**TERMS & CONDITIONS**  
 Payment upon Completion  
 Please see link below to see if you qualify for financing  
<https://www.synchony.com/mmc/HQ232626000>

Search...



Texas Tree Farms



ACCOUNT



CART



Search...



GET A QUOTE

Oak Live



### Oak Live

Price

2,250.<sup>00</sup>

12" tree

~~\$2,450.00~~ \$2,250.00

Size

- 1 Gallon   3 Gallon   5 Gallon   7 Gallon   15 Gallon   15 Gallon MT
- 30 Gallon   45 Gallon   95 Gallon   **200 Gallon**   ~~300 Gallon~~
- 9-10' ft Boxed MT   ~~13-14' ft Boxed MT~~   20' ft Boxed MT   ~~4" ST 36' Boxed~~
- 3.5" B&B   ~~4" B&B~~   ~~5" B&B~~   ~~6" B&B~~   6.5" B&B MT   7" B&B MT
- 7.5" B&B MT   ~~8" B&B~~   ~~8" B&B MT~~   ~~8.5" B&B MT~~   9" B&B   9" B&B MT
- 9.5" B&B MT   10" B&B   10" B&B MT   10.5" B&B   11" B&B
- 11" B&B MT   11.5" B&B   12" B&B   12.5" B&B   13" B&B   14" B&B
- 14" B&B MT   15.5" B&B MT

Quantity

- 1 +

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Buy with **shop** Pay


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✓ Pickup available at Texas Tree Farms

Usually ready in 24 hours

[View store information](#)

Description

Search... 

Texas Tree Farms 



ACCOUNT



CART



Search... 

GET A QUOTE

# Mesquite Thornless Chilean



## Mesquite Thornless Chilean

Price

Size

229.00

4"

Quantity

- 1 +

I have 12 trees

48" wide  
28' to 30' tall  
@ 1,200.00  
x 9 trees

Sold Out

= 10,800.00

✗ Pickup currently unavailable at Texas Tree Farms

Description

Ask a question

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- Shop Services
- Shop All





Home > Exotic > White Geiger, Texas Olive – Cordia boissieri

★★★★★ (2 customer reviews)

# White Geiger, Texas Olive – Cordia Boissieri

## \$275.00 – \$345.00

### Shop with Confidence

We send you a picture of your plant for your approval before it is delivered and our plants are covered by a 30 day guarantee.



| Pot Size      | Average Planted Height*  |
|---------------|--|
| 1 gallon/6"   | 6 in. - 1 ft.  |
| 3 gallon/10"  | 1 ft. - 2 ft.  |
| 7 gallon/14"  | 2 ft. - 4 ft.  |
| 15 gallon/17" | 4 ft. - 6 ft.  |
| 25 gallon/21" | 6 ft. - 10 ft.   |
|               | *Planted height is measured from the soil to the top of the plant. |

mine is H+18' - 15" wick price could be up to 600.00

Pot Size

25 gallon/21"    25 gallon/21" Installed

x 1 = 600.00

- 1 +



SKU: N/A

Categories: Exotic, Full Sun, Tree

Share:

Description    Additional information

Reviews (9)





Lone Star Doors, LLC.  
 12535 N. Ware Road  
 Edinburg, TX 78541

# Estimate

|           |            |
|-----------|------------|
| Date      | Estimate # |
| 2/12/2025 | 5136       |

|   |
|---|
| Name / Address  |
| OSCAR<br>11958 N. SHARY RD<br>MISSION, TX<br>867-1049 |

|   |
|---|
| Ship To                                   |
| SAME<br>ATLANTICUSTOMAQUARIUM'S@YAHOO.COM |

| Item   | Description   | Qty          | Rate     | Total                        | P.O. No.                          | Terms                    | Project |
|--|---|--------------|----------|------------------------------|-----------------------------------|--------------------------|---------|
|  |   |              |          |                              |                                   | Due on receipt           |         |
| LSC  | (1) LIFTMASTER CSL24UL SLIDE GATE MOTOR, SAFETY SENSOR, BATTERY BACK UP, TWO REMOTES, GATEWAY FOR PHONE CONTROL | 1            | 2,750.00 | 2,750.00T                    |                                   |                          |         |
| LSC  | (2) ADVANTAGE 500 CODE KEYPADS WITH SIMPLE MOUNTING POSTS   | 2            | 675.00   | 1,350.00T                    |                                   |                          |         |
| LSC  | (1) CP4 DIRECT BURIAL EXIT DEVICE - IN GROUND ALONG DRIVEWAY  | 1            | 375.00   | 375.00T                      |                                   |                          |         |
| LSC  | LABOR TO INSTALL MOTOR AND DEVICES  | 1            | 1,200.00 | 1,200.00                     |                                   |                          |         |
| <b>Signature:</b> _____  |   |              |          |                              |                                   |                          |         |
| *PLEASE REVIEW YOUR QUOTE FOR ACCURACY- SIGNATURE OR PO REQUIRED*<br>*ESTIMATE IS ONLY VALID 30 DAYS*<br>*A NON-REFUNDABLE 50% Down Payment is required to secure your order - Please allow an approximate 3-4 weeks for delivery.<br>*Any items purchased and not installed by Lone Star Doors voids the warranty and are non refundable.<br>*Any Credit Card transactions over \$5,000.00 will be subject to a 3% Convenience Fee. |   |              |          |                              | <b>Sales Tax (8.25%)</b> \$369.19 |                          |         |
|  |   |              |          |                              | <b>Total</b> \$6,044.19           |                          |         |
| Phone #  |   | Fax #        |          | E-mail                       |                                   | Web Site                 |         |
| 956-316-3671   |   | 956-316-4679 |          | lonestarinvoices@outlook.com |                                   | www.lonestardoorsrgv.com |         |

### Severe Weather 3-in x 4-in x 8-ft Unfinished Pressure Treated Landscap...

Item #4574 | Model #LSTP

[Shop Severe Weather](#)

★★★★☆ 4.1 [dropdown] 1995 [heart]



10k+ bought last week

**\$5.38**

$$\begin{array}{r}
 \times 56 \\
 \hline
 = 301.28 + \text{TAX } 8.25\% = 326.14
 \end{array}$$

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Mcallen 10PM

78577



FREE DELIVERY

4th of July Savings

Red Mulch  
Pallet 120 cu.  
ft. Bulk  
Shredded  
Wood Mulch  
for Landscapes  
(Pallet of 80 1.5  
cu. ft. Bags)

Live Chat

by Earthgro >

★★★★★ (6701)

SPECIAL BUY \$674<sup>10</sup> /pallet (\$149.80/cu. ft.)

Need 400 bags

$$= 3,370.00 + TAX = 3,648.00$$

Shop All

Services

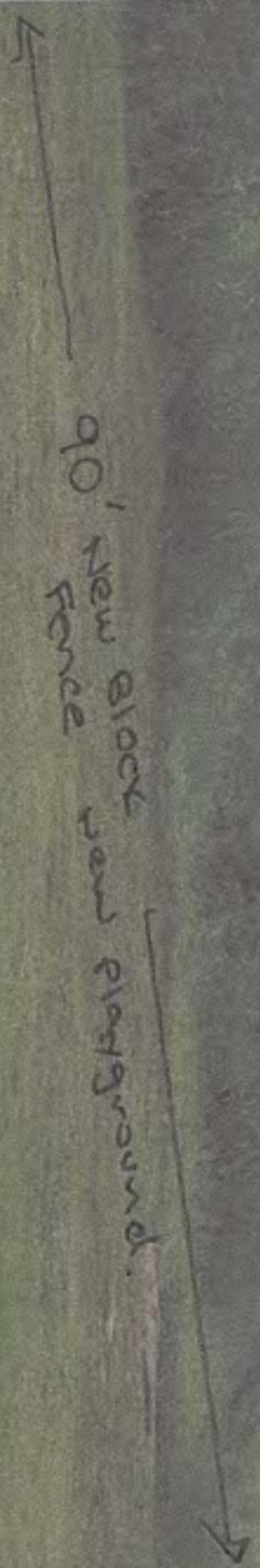
DIY

Log In



# 15,680.00

90' New Block and playground.



1st  
9,800.<sup>00</sup>  
handyman  
need porch  
in the back  
for playground  
entrance.

