

COUNTEROFFER SUMMARY

SHARY ROAD PROJECT FM 494

County: Hidalgo

Parcel No: 22

Federal Project No.: N/A

From: Mile 7 Road

Highway: Shary Road

To: Mile 9 Road

Original Offer Amount: \$9,177.00

Counteroffer Amount: \$17,500.00

Parcel 22 is owned by Luis Ochoa and Jacklynn M. Ochoa and is located at 11900 N. Shary Road, Mission; along FM 494 Shary Road. The whole property is made up of 52,707 sq feet. The subject property is currently used as Residential.

The property to be acquired contains 2,447.26 sq ft.; therefore, the remainder property will consist of 50,260 sq. ft. The appraised value for the land to be acquired is \$9,177.00, based on \$3.75 sq ft. No additional compensation was provided.

The property owner submitted a counteroffer in the amount of \$17,500.00. This counteroffer is based on the property owner's disagreement with the value of the property. The property owner also stated that they've done a lot of work on the subject property to get it to the clean condition that is in right now. Furthermore, by them doing this work, this saved the county the cost of clearing the area.

Given the need to access this parcel in the shortest time possible and 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



Outlook

Fwd: Offer Package Parcel 22

From Ruben De Leon <rdeleon@deleonrow.com>

Date Mon 3/17/2025 4:44 PM

To Eddie De Leon <edeleon@deleonrow.com>

Sent from my iPhone

Begin forwarded message:

From: Luis Ochoa <joseluis.ochoajr@gmail.com>

Date: March 17, 2025 at 3:00:08 PM CDT

To: Ruben De Leon <rdeleon@deleonrow.com>

Subject: Re: Offer Package Parcel 22

Good morning, in discussing with my wife. We have had to put in several thousand dollars in dirt and tractor work to fill the front of the property to raise it from what it was. As well we paid a lot to install a drainage culvert on one of the entrances. We also spent a lot of money having to clear out and dispose of the 10 mature trees that were in that front section of our property. We were not expecting to sell any of our property, that's why we have spent the last few years improving the land.

We feel comfortable with selling the part of our property for \$17,500. If y'all agree we are ready to sign as soon as possible.

Luis Ochoa

On Fri, Mar 14, 2025 at 8:35 AM Luis Ochoa <joseluis.ochoajr@gmail.com> wrote:

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