

March 27, 2025

Shary Road Project – Parcel 7

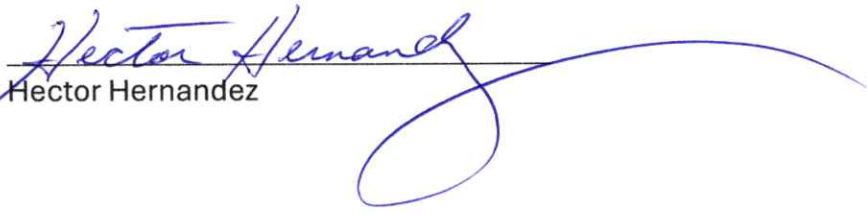
Hector Hernandez
6912 N. Taylor Road
McAllen, Texas 78504

Greetings

I would like to notify everyone that I received the offer in the amount of \$68,063.00 for the above-referenced property and I do not agree with this offer. I have provided sales comparable sales and estimates to justify a counteroffer in the amount of \$113,514.70. This amount is broken down as \$100,000 for the land and \$13,514.70 to clear the brush before installing the new fence and the material and labor for the new fence.

Feel free to let me know if you have any questions.

Best Regards,


Hector Hernandez

593014

03/04/25

SELLER		SHIP TO	
ADDRESS		ADDRESS	
2321 SYCAMORE AVE		CITY, STATE, ZIP	
MISSION TX 78574			
QUANTITY	DESCRIPTION	TERMS	F.O.B.
			DATE

QUANTITY	DESCRIPTION	PRICE	UNIT	AMOUNT
1	Trabajo de desenraizar Monte, y limpiar, un Total de 1000 pies, ó Mas de Largo. X 30 Pies de Ancho, Para Instalar una cerca de division, Por un valor de —\$4,500 ⁰⁰ dls y 50% x ciento al Empezar el trabajo y el Resto al Terminar el Trabajo.			
	Contratista		dueño	
	Guem Pabla			

22002 Lane Rd
Edinburg, Texas 78541
(956) 537-3272
ggweldingandfencing@gmail.com
Tax ID# 87-2731314

G & G WELDING AND FENCING LLC

Estimate

For: Hector Hernandez
North Sherry Rd
(956) 789-0406

Estimate No: 89
Date: 03/04/2025

The fencing of 1,060ft of short net wire fence with two strands of barbwire @\$4 a foot (\$4,240) \$4,720.00
(6) H braces @\$80 each (\$480)

Subtotal \$4,720.00
Total \$4,720.00

Total \$4,720.00



Martin

Farm & Ranch Supply

Website:
martinfarmandranch.com

Phone: (956) 383-4949
215 E. Monte Cristo Rd
Edinburg, TX 78541

NAME <i>Nector Hernandez</i>							
ADDRESS							
CITY				PH		DATE <i>2-27-25</i>	
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE.RETD.	PAID OUT	LAYAWAY
QTY	DESCRIPTION					PRICE	AMOUNT
<i>3</i>	<i>1661-6-330 Stay Tuff 2max</i>					<i>475¹⁹</i>	<i>1425 57</i>
<i>6</i>	<i>10 XBC CA Pouch</i>					<i>57⁵⁹</i>	<i>345 54</i>
<i>108</i>	<i>344 " "</i>					<i>13⁹¹</i>	<i>1502 28</i>
<i>24</i>	<i>Qjualesta</i>					<i>6³⁹</i>	<i>153 36</i>
<i>1</i>	<i>Smoolhouse 9ax 10" GW-402</i>						<i>26 87</i>
<i>1</i>	<i>14'x60 Gate FB265-360</i>						<i>362 87</i>
<i>1</i>	<i>1 1/2 Atoplon 10"</i>						<i>28 74</i>
<i>2</i>	<i>STDW-574 Dushura</i>					<i>57⁵⁹</i>	<i>115 18</i>
<i>24</i>	<i>300 mesh</i>					<i>3⁵⁰</i>	<i>7 00</i>
							<i>3967 46</i>
RECEIVED BY <i>Thank You!</i>						TAX	<i>327 32</i>
						TOTAL	<i>4294 78</i>
ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL.							

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Criteria Map Results

Previous Next 2 of 6 Checked 0 All None Page Custom Display display

Display 360 Property View at 1 per page

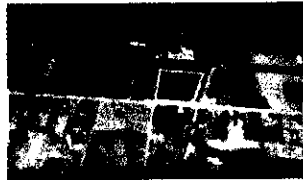
11800 N Ware Road, McAllen, Texas 78504

Listing



A / MLS #: 348924 (Sold) List Price: \$4,100,000 11800 N Ware Road, McAllen, TX 78504

Sold Price: \$3,900,000	Closing Date: 07/06/2022	Financing: Conventional
Selling Office: Arturo Chapa Realty	Selling Agent: Arturo Art Chapa	
Seller Concessions: \$0	Seller Conc Type:	Non-Realty Items \$:
Non Allowables: No	Repairs:	Buyer Closing Costs/Prepays: No
SP/SqFt:		
SP/Acre: 137,082.60		



Type: Commercial, Native Brush	County: Hidalgo
Suitable Use: Residential	Subdivision: Pride of Texas
Lot Dim: Irregular	School District: Edinburg ISD
Lot SqFt: 1,239,282	Elementary Sch: Magee
Acreage: 26.45	Middle School: Garza
Topography: Level, Partially Wooded	High School: Edinburg H.S.
Crops: None	POA/HOA: No Mandatory
Improvements: None	POA/HOA Fees: \$0 Pd
Tax GEO ID: P8400-00-000-0109-00	Lease Exp Date:
Base Taxes: \$91,922	
Tax Year: 2021	

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Showing Instructions: Show Anytime

Directions: North on Ware Road to Hwy 107. Property is located on the Northeast corner.
Legal Description: Pride of Texas Lots 109, 110 & 111, All 30.26 AC less 1.81 AC

Utilities: Electric, Public Water	Location Features: Corner Lot, Irregular Lot, Mature Trees
Water/Sewer: Public Water, Public Water Available	Access: City Street
Water Supplier: City	Street Type: Paved
Water Comments: N/A	Fence Type: Irrigation, Other
Irrigation District: HCID#1	Community Amenities: None
Irrig/Water Rights: Yes	Leased (Rent/Share): 0

Remarks: Excellent Northwest McAllen Commercial Location. This Hot Spot encompasses 26+ Acres Located on the Northeast Corner of Ware Rd. and State Hwy 107. This Prime Commercial Corner has High Traffic Volume and Great Visibility. Property has frontage on Ware Rd. of approx. 1000 Sq. Ft. and 950 Sq. Ft. on State Hwy 107. Great Location for Commercial, Retail or Mixed-Use Development with HEB having purchased the SW corner of Ware Rd. and Texas A&M University planning their new campus approx. 3 Miles North on Ware Rd. by 2017. University of Texas RGV and Idea Quest Academy are just minutes away.

Agent Remarks: Call listing agent for more information

Escrow (Use \$ or %): 50,000	REO: No	Relocation:	Short Sale:
Agreement Type: Exclusive Right to Sell	Proposed Terms: Cash, Conventional	Owner Name: Isaac Escaba	Possession: Closing and Funding
Original LP: \$4,100,000	Internet: Yes	List Date: 01/07/2021	Owner Name 2:
Broker License #: 204690	Display Addr: Yes	Expiration Date: 07/15/2022	DOM: 414
Supervisor Lic #:	LP/OLP: 1.00	Allow AVM: Yes	Allow Comments: Yes
LP/Acre: \$137,082.60	LP/SqFt:	Broker: Arturo Art Chapa	Supervisor:
Listing Office: Arturo Chapa Realty	Listing Agent: Arturo Chapa	Agent Email: volart1572@sbcglobal.net	
Address: 2101 N. 11th Street, Suite D, McAllen, TX 78501	Contact #: (956) 330-1812	License #: 0204690	
Main: (956) 686-1571			
Fax: (956) 618-3404			

Listing information provided by Greater McAllen Association of REALTORS MLS. Information is deemed to be reliable but is not guaranteed.

Property Type is 'Land'
 Status is 'Sold'
 Status Contractual Search Date is 03/10/2025 to 06/14/2022
 Land Type is 'Commercial'
 Latitude, Longitude is within 5.00 mi of N Shary Rd, Texas, USA
 Acreage is 10+
 Ordered by \$/SqFt, Year Built, City, Status, Current Price
 Found 6 results in 0.02 seconds.

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Criteria Map Results

Previous Next 7 of 8 Checked 0 All None Page Custom Display display

Display 360 Property View at 1 per page

00 Shary Road, Mission, Texas 78573

Listing



A / MLS #: 386346 (Sold) List Price: \$1,000,000 00 Shary Road, Mission, TX 78573

Sold Price: \$1,150,000	Closing Date: 04/17/2023	Financing: Conventional
Selling Office: Non-Participant	Seller Conc Type:	Selling Agent: Non-Participating Agent
Seller Concessions: \$0	Repairs:	Non-Realty Items \$:
Non Allowables: No		Buyer Closing Costs/Prepays: No
SP/SqFt:		
SP/Acre: 115,000.00		



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Type: Commercial, Mobile Home Park, Residential Multi-Family, Residential Single Family, Unimproved	County: Hidalgo
Suitable Use: Commercial, Farmland, Residential, Subdevelopment	Subdivision: John H Shary
Lot Dim: 353X1230	School District: Sharyland ISD
Lot SqFt: 435,600	Elementary Sch: Garza
Acreage: 10.00	Middle School: Sharyland North Junior
Topography: Other	High School: Sharyland Pioneer H.S.
Crops: None	POA/HOA: No Mandatory:
Improvements: None	Lease Exp Date:
Tax GEO ID: S2950-00-000-0435-20	
Base Taxes: \$7,734	
Tax Year: 2022	

Showing Instructions: Show Anytime, Vacant

Directions: North on Shary Road, between Mile 5 and 6, property will be located on the East side

Legal Description: A PORTION OF 10 ACRES FROM: JOHN H SHARY S792' EXC AN IRR TR N165'-W264' LOT 435 23.11 AC GR 21.38 AC NET

Utilities: Electric, Public Water	Location Features: Irregular Lot
Water/Sewer: Public Water, Septic	Access: City Street
Water Supplier: City	Street Type: Paved
Water Comments: Public Water	Fence Type: Chain Link, Partial
Irrigation District: HCID#1	Community Amenities: None
Irrig/Water Rights: Yes	Leased (Rent/Share): 0

Remarks: Great area for Land Development, opportunity for investment on a growing part of Sharyland, Land is currently not subdivided, is a total of 21.75 acres, selling a portion of 10 acres on the south side of the property.

Agent Remarks: Call agent with any questions and access to the property, thank you

Escrow (Use \$ or %): 10,000

REO: No	Relocation:	Short Sale:
Agreement Type: Exclusive Right to Sell		Possession: Closing and Funding

Proposed Terms: Cash, Conventional	Owner Name 2:
Owner Name: Quality Multi Investments, LLC	Expiration Date: 06/30/2023
Original LP: \$1,000,000	List Date: 07/28/2022
Internet: Yes	Display Addr: Yes
Broker License #: 609166	Allow AVM: Yes
Supervisor Lic #: 0609166	Broker: Romayeo Ronnie R. Esparza
LP/OLP: 1.00	Supervisor: Romayeo Ronnie R. Esparza
Curr \$/Acre: \$115,000.00	LP/Acre: \$100,000.00

Listing Office: Realty Executives Rio Grande Valley	Listing Agent: Mere Flores
Address: 902 Orange Avenue, Ste A, McAllen, TX 78501	Agent Email: realformereflores@gmail.com
Main: (956) 971-8989	Contact #: (956) 223-6011
Fax:	License #: 0699895

Listing Information provided by Greater McAllen Association of REALTORS MLS. Information is deemed to be reliable but is not guaranteed.

Property Type is 'Land'
 Status is 'Sold'
 Status Contractual Search Date is 03/10/2025 to 06/14/2022
 Land Type is one of 'Commercial', 'Unimproved'
 Street Name is like 'Shary*'
 Ordered by \$/SqFt, Year Built, City, Status, Current Price
 Found 8 results in 0.02 seconds.

Cross Property Agent Full

Listing



A / MLS #: 419068 (Sold)

List Price: \$675,000

10864 N Glasscock Road, Mission, TX 78573

Sold Price: \$600,000 Closing Date: 02/06/2025 Financing: Conventional
Selling Office: Keller Williams Realty RGV Selling Agent: Maggie Harris
Seller Concessions: \$0 Seller Conc Type: Non-Realty Items \$:
Non Allowables: No Repairs: Buyer Closing Costs/Prepays: No
SP/SqFt:
SP/Acre: 120,000.00



Type: Unimproved
Suitable Use: Grazing
Lot Dim: 330 X 660
Lot SqFt: 217,800
Acreage: 5.00
Topography: Level
Crops: None
Improvements: None
Tax GEO ID: S2950-00-000-0483-15
Base Taxes: \$2,855
Tax Year: 2023

County: Hidalgo
Subdivision: John H Shary
School District: Sharyland ISD
Elementary Sch: Wernecke
Middle School: Sharyland North Junior
High School: Sharyland Pioneer H.S.
POA/HOA: No Mandatory
Lease Exp Date:

Showing Instructions: Show Anytime

Directions: corner of N. Glasscock and Mile 7 RD, 2 blocks south of 107.

Legal Description: JOHN H SHARY W660'-N660' LOT 483 10 AC GR 9.18 AC NET

Utilities: Electric, Public Water, Septic
Water/Sewer: Public Water, Septic
Water Supplier: Sharyland WSC
Water Comments: Water pump is closed
Irrigation District: Other
Irrig/Water Rights: Yes

Location Features: Mature Trees, Sidewalks
Access: City Street
Street Type: Paved
Fence Type: None
Community Amenities: Sidewalks
Leased (Rent/Share): no

Remarks: Enjoy the peace and tranquility of living in the country, just minutes away from the city! Build your paradise ON 5 ACRES in a great location, at the corner of Mile 7 and N. Glasscock. 660 ft face Mile 7 and 330 ft face N. Glasscock. Enjoy walks on your private sidewalk, the Beautiful mature trees that create a natural fence, with its private sidewalk. Survey is available. Do not miss this great opportunity.

Agent Remarks: Per HCAD, after closing, Buyer must register the deed to be recorded and the new property ID will be assigned. Thank you!

Escrow (Use \$ or %): 7,500

REO: No Relocation:
Agreement Type: Exclusive Right to Sell
Proposed Terms: Cash, Conventional
Owner Name: Family trust Juan M. Campos
Original LP: \$750,000 List Date: 11/19/2023
Internet: Yes Display Addr: Yes
Broker License #: 598310
LP/OLP: 0.90 LP/SqFt:
Curr \$/Acre: \$120,000.00 LP/Acre: \$135,000.00

Short Sale:
Possession: Closing and Funding
Owner Name 2:
Expiration Date: 11/30/2025 DOM: 412
Allow AVM: Yes Allow Comments: Yes
Broker: Dendea L. Balli

Listing Office: Keller Williams Realty RGV
Address: 3300 N McColl. Ste P &
Q, McAllen, TX 78501
Main: (956) 928-1155
Fax: n/a

Listing Agent: Angela M. Navarrete
Agent Email: angela1navarrete@gmail.com
Contact #: (956) 342-0384
License #: 0713156

Listing information provided by Greater McAllen Association of REALTORS MLS.
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Cross Property Agent Full

Listing



A / MLS #: 395575 (Sold)

List Price: \$499,000

6340 State Highway 107, Mission, TX 78573

Sold Price: \$490,000
Selling Office: REIC, LLC
Seller Concessions: \$0
Non Allowables: No
SP/SqFt:
SP/Acre: 100,409.84

Closing Date: 07/26/2024
Financing: Cash
Selling Agent: Eric Fantich
Seller Conc Type: Non-Realty Items \$:
Repairs: Buyer Closing Costs/Prepays: No

Type: Commercial
Suitable Use: Commercial
Lot Dim: IRREGULAR
Lot SqFt: 212,573
Acreage: 4.88
Topography: Level
Crops: None
Improvements: None
Tax GEO ID: S2950-00-000-0504-10
Base Taxes: \$1,824
Tax Year: 2022

County: Hidalgo
Subdivision: John H Shary
School District: Sharyland ISD
Elementary Sch: Jensen
Middle School: Sharyland North Junior
High School: Sharyland H.S.
POA/HOA: No Mandatory
Lease Exp Date:

Showing Instructions: Show Anytime, Vacant

Directions: From Shary Rd, go west on 107, property on the right side next to River Rock Real Estate Office.

Legal Description: JOHN H SHARY 4.88AC IRR TR-W415.03'-N779.49' LOT 504

Utilities: City Garbage, Electric, Public Water, Septic
Water/Sewer: Public Water, Septic
Water Supplier: Sharyland WSC
Water Comments: Sharyland Water
Irrigation District: United ID
Irrig/Water Rights: Yes

Location Features: None
Access: State Highway
Street Type: Paved
Fence Type: None
Community Amenities: None
Leased (Rent/Share): 0

Remarks: Nearly 5 acres of land with frontage in State Hwy 107 and access to Old Hwy 107. Quick access to Edinburg, McAllen and Mission. Minutes away from the site of the new Sharyland High School. Excellent for commercial development, lots of potential.

Agent Remarks: For any questions please call Shannon Lindley at 956-789-0709

Escrow (Use \$ or %): 4,500

REO: No
Relocation:
Agreement Type: Exclusive Right to Sell
Proposed Terms: Cash, Conventional
Owner Name: MARKET PRICE MANAGEMENT LLC
Original LP: \$479,000
List Date: 12/20/2022
Internet: Yes
Display Addr: Yes
Broker License #: 516665
LP/OLP: 1.04
LP/SqFt:
Curr \$/Acre: \$100,409.84
LP/Acre: \$102,254.10

Short Sale:
Possession: Closing and Funding
Owner Name 2:
Expiration Date: 09/30/2024
DOM: 584
Allow AVM: Yes
Allow Comments: Yes
Broker: Shannon Lindley

Listing Office: River Rock Real Estate
Address: 6400 Hwy. 107, Mission, TX 78573
Main: (956) 583-9696
Fax: (956) 583-9698

Listing Agent: Shannon Lindley
Agent Email: haymanlindley@yahoo.com
Contact #: (956) 789-0709
License #: 0516665

Listing Information provided by Greater McAllen Association of REALTORS MLS.
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Criteria Map Results

Previous Next 4 of 8 Checked 0 All None Page Custom Display display

Display 360 Property View at 1 per page

000 N Shary Road, Mission, Texas 78573

Listing



A / MLS #: 398127 (Sold) List Price: \$750,000 000 N Shary Road, Mission, TX 78573

Sold Price: \$725,000 **Closing Date:** 04/21/2023 **Financing:** Owner Financed
Selling Office: [The Pecina Real Estate Group](#) **Selling Agent:** [R.I. Nacho Pecina](#)
Seller Concessions: \$0 **Seller Conc Type:** **Non-Realty Items \$:**
Non Allowables: No **Repairs:** **Buyer Closing Costs/Prepays:** No
SP/SqFt:
SP/Acre: 145,000.00



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Type: Unimproved **County:** Hidalgo
Suitable Use: Commercial, Residential, Subdevelopment **Subdivision:** John H Shary
Lot Dim: IRREGULAR **School District:** Sharyland ISD
Lot SqFt: 217,800 **Elementary Sch:** Werneck
Acreage: 5.00 **Middle School:** Sharyland North Junior
Topography: Flood Plain **High School:** Sharyland Pioneer H.S.
Crops: None **POA/HOA:** No Mandatory
Improvements: None **Lease Exp Date:**
Tax GEO ID: S2950-00-000-0314-30
Base Taxes: \$5,690
Tax Year: 2023

Showing Instructions: Vacant

Directions: From expressway 83 go North on Shary Rd before mile 3, property to your left hand.
Legal Description: JOHN H SHARY N219.45'-S454.45' EXC N91'- E289' LOT 314 5.67AC GR 5.00AC NET

Utilities: City Garbage, Public Water **Location Features:** Other
Water/Sewer: City Sewer **Access:** City Street
Water Supplier: Sharyland WSC **Street Type:** Paved
Water Comments: Sharyland water have service to this property. **Fence Type:** None
Irrigation District: HCID#1 **Community Amenities:** None
Irrig/Water Rights: No **Leased (Rent/Share):** 0

Remarks: Explore the potential of 5 acres in the heart of Shary road. Situated between 2 and 3 Mile road, this property boasts 130 feet of frontage and endless possibilities for development or subdividing with a highly trafficked location. With many high-end custom home subdivisions nearby, this land is surrounded by residential and commercial growth. The property is currently zoned as agricultural but has the potential to be developed for many uses. Don't miss this opportunity to invest in a growing area, close to new homes and businesses.--

Agent Remarks: Owners have existing survey. Buyer responsible to verify the information.

Escrow (Use \$ or %): 7,000
REO: No **Relocation:** **Short Sale:**
Agreement Type: Exclusive Right to Sell **Possession:** Closing and Funding
Proposed Terms: Cash, Other
Owner Name: Martinez Marco A **Owner Name 2:** Patricia Martinez
Original LP: \$750,000 **List Date:** 01/05/2023 **Expiration Date:** 07/31/2023 **DOM:** 106
Internet: Yes **Display Addr:** Yes **Allow AVM:** Yes **Allow Comments:** No
Broker License #: 556289 **Broker:** Eugenia Morales
LP/OLP: 1.00 **LP/SqFt:**
Curr \$/Acre: \$145,000.00 **LP/Acre:** \$150,000.00
Listing Office: [Equity Assets Realty](#) **Listing Agent:** [Monica Santos](#)
Address: 5111 N. McColl Road, McAllen, TX 78504 **Agent Email:** monica@equityassetsrealty.com
Main: **Contact #:** (956) 624-5568
Fax: **License #:** 0617272

Listing Information provided by Greater McAllen Association of REALTORS MLS. Information is deemed to be reliable but is not guaranteed.

Property Type is 'Land'
 Status is 'Sold'
 Status Contractual Search Date is 03/10/2025 to 06/14/2022
 Land Type is one of 'Commercial', 'Unimproved'
 Street Name is like 'Shary**'
 Ordered by \$/SqFt, Year Built, City, Status, Current Price
 Found 8 results in 0.06 seconds.

COUNTEROFFER SUMMARY

SHARY ROAD PROJECT FM 494

County: Hidalgo

Parcel No: 7

Federal Project No.: N/A

From: Mile 7 Road

Highway: Shary Road

To: Mile 9 Road

Original Offer Amount: \$68,063.00

Counteroffer Amount: \$113,514.70

Parcel 7 is owned by Hector Hernandez and is located on the west side of Shary Road, Mission; along FM 494 Shary Road Project. The whole property is made up of 29.48 acres. The subject property is currently used as Vacant Land.

The property to be acquired contains 1.35 acres. The appraised value for the land to be acquired is \$60,750.00, based on \$45,000 per acre. Additional compensation was provided for the improvements, including the grid fencing and ranch gate.

The property owner submitted a counteroffer in the amount of \$113,514.70. This counteroffer is based on the property owner's disagreement with the value of the property. The property owner provided sales which, according to him, justify a value of \$74,000 per acre.

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