

L&G Engineering

Transportation Consultants

July 1, 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 10 N
Limits: From: Mile 6 W. To N. International Blvd. (FM 1015)
ROW CSJ No. 0921-02-355
Parcel No.: 6

Dear Commissioner Fuentes:

Attached herewith is a counter-offer as submitted by Iliana A Lopez (owner) of Parcel 6 on June 25, 2026. 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 \$8,445.00 **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

ROW CSJ: 0921-02-444

Highway: Mile 10 N Rd

Parcel No.: 69 (P000865030)

Owner's Name: Iliana Alyssa Lopez

Approved Offer: \$5,630.00

Owner's Counteroffer: \$8,445.00

County: Hidalgo

Project Limits: From Mile 6 W. to N. international
Blvd. (FM 1015)

Date Offer Sent: 4 /30/2026

Date Counteroffer Received: 6/25/2026

Factors considered in evaluation:

1. Valuation Issues

- a. ☐ Reconciliation of all available appraisals, including Owner's.
- b. ☐ Other: None

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: 9/26
Possession of this property is needed by: 12/26
Projected possession date, if settled is: 9/26
Projected possession date, if condemned is: 12/26
Letting date: 12/27
- 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 06 is a partial acquisition containing 0.043 of an acre (1,866 square feet) parcel of land situated in Farm Tract 194, Block 160, Lot 13 West and Adams Tract 194 Subdivision out of 0.621, as described per in Volume 1741, Page 551, Deed Records, Hidalgo County, Texas. On April 30, 2026, Acquisition Provider (L&G) mailed an offer of \$5,630.00 to purchase the property of Iliana Lopez . L & G ROW Agent Rolando Gonzalez went and visited the property owner on site on June 15, 2026 to discuss the offer and answer any questions they might have. On June 25, 2026, the property owner submitted a counter offer in the amount of \$8,445.00. In the counter offer Ms Lopez stated that her land was in close proximity of the intersection of mile 6 and mile 10 and would have commercial value. Ms. Lopez also states her land was undervalued. 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 (\$2,815.00) 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 \$ 8,445.00 ☒ is / ☐ is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):

Project Engineer/ROW Administrator



RPIC/Authorized Pct. Representative

Date



Date

COUNTY APPROVAL:

County Judge

Date



REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: Mile 10 N Road (N/S) 0.04 miles east of
Westgate Drive, Weslaco, Texas
Property Owner: Iliana Alyssa Lopez
Address of Property Owner: 1104 Lantana Lane, Weslaco, Texas
78596-2901

District: Pharr
Parcel: 6 (P00086503)
ROW CSJ: 0921-02-444

Occupant's Name: Vacant
Whole: ☐ Partial: ☒ Acquisition

Federal Project No: N/A
Highway: Mile 10 North Road 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 \$5,630 as of December 12, 2025, based upon my independent appraisal and the exercise of my professional judgment;

That on December 12, 2025, I personally inspected in the field the property herein appraised; that I afforded Iliana Alyssa Lopez, 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 December 15, 2025;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than L&G Engineering or the proper officials of 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 Senate Bill 18 of the Texas 82nd 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
LeoneI Garza III – Certified General Real Estate Appraiser

Certification Number
TX 1328375-CG

Date: February 17, 2026

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

George Salazar II

02/17/2026

Reviewing Appraiser

Date



Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$0.00		

TABULATION OF VALUES (continued)

Parcel: 6 (P00086503)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$0.00	N/A

IV. Sign Values

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

V. Recapitulation

Date:	December 12, 2025			Recommended Value
Appraiser's Name:	Leonel Garza III			
Value of Whole Property	\$106,370.00			\$106,370.00
Parcel Area: 0.043 ac.				
VALUE FOR PARCEL				
Land: per_sq ft. \$4.00 Fee \$2.00 Encumbered Fee	\$3,796.00			\$3,796.00
Easement	\$1,834.00			\$1,834.00
Improvements	\$0.00			\$0.00
Net Damages or (Enhancements)	\$0.00			\$0.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$5,630.00			\$5,630.00

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

TABULATION OF VALUES (continued)

Parcel: 6 (P00086503)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: Leonel Garza III

Effective Date of Report: December 12, 2025

Report Dated: February 17, 2026

Review Appraiser: George Jaime Salazar II, TX State Certified Appraiser

Effective Date of Review: January 23, 2026

The subject property is a 0.621 acre residential tract of land located at Mile 10 N Road N/S 0.04 miles east of Wesgate Drive, Weslaco, Texas.

The partial acquisition consists of 0.043 acres (1,866 square feet) with a remainder of 0.578 acres. The subject property is situated in an area where zoning is not currently recognized. The property was valued utilizing the Sales Comparison Approach and the Cost Approach. The appraiser Leonel Garza III selects three (3) sales similar to the subject in location and highest and best use to value the whole property at \$4.00 per square foot for the unencumbered fee and \$2.00 per square foot for the encumbered fee portions. The sale date for the comparable properties ranged from February 21, 2025 to April 25, 2025, and are considered recent transactions. The comparable sales unadjusted per square foot unit ranged from \$3.83 to \$4.53 per square foot. After adjustments the sales ranged from \$3.83 per square foot and \$4.32 per square foot. The elements of comparison include condition of sale, market conditions, location, site utility, available utilities, and size. Only adjustments for relative location utilities and size were made. All adjustments were considered reasonable and appropriate.

The report prepared by the appraiser Leonel Garza III is an appraisal report and is 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 \$5,630 to be approved for negotiations and acquisition.

The remainder is 0.578 acres. 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.

VII. Justification and Explanation for Credit if Retained.

Retentions are not applicable.

TABULATION OF VALUES (continued)

Parcel: 6 (P00086503)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

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

George Salazar II

02/17/2026

Contract Reviewing Appraiser (if applicable)

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Sum Be

4/23/26

County/City Representative

Date

ROW Staff Representative

Date

APPROVED BY
COMMISSIONERS COURT
ON: *2-17-26 MM*
AI-102420

June 25, 2026

L&G Engineering
Transportation Consultants
900 S. Stewart Rd.
Mission, Texas 78572 – Ste. 10

Iliana Alyssa Lopez
1104 Lantana Lane
Weslaco, Texas 78599

RE: Hidalgo County
Mile 10 North
Parcel No. 6

Dear Mr. Rolando Gonzalez:

Thank you for taking the time to share the proposal for the ROW project on my property. After the review of your offer of \$5,630.00 and the enclosed appraisal report, I reject your offer because I believe that my commercial land has been undervalued. The following information and calculations denote the basis and reasoning for my counteroffer amount:

- The appraiser did not consider that my land is located within the very close proximity of the roadway intersection of Mile 6 W. Rd. and Mile 10 N. My property is presently vacant and basically ready for any commercial development. My land has been appraised at \$4.00 per square when it should have a value of no less than \$6.00 for the fee simple area, thus having a value of \$3.00 PSF for the encumbered part as shown on Page 4.0 of the report.
- Land Values should be calculated as follows:
 - Land Value Fee – 949 SFX \$6.00 PSF = \$5,694.00
 - Land Value Encumbered – at 50% of the Fee 917 SFX \$3.00 PSF = \$2,751.00
 - Total Land Values \$8,445.00

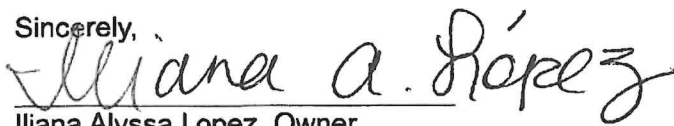
In view of the above information and calculations, my counteroffer for my Parcel No. 6 is \$8,445.00.

This total amount being only \$2,815.00 above your appraised and offered value of \$5,630.00 on April 30, 2026.

Please review and consider my counteroffer so we may proceed with the acquisition of Parcel No. 6 for your ROW highway project. My property should be cleared of any title encumbrances and I am ready to consummate this transaction.

Thank you for your consideration towards this matter and please contact me if you have any concerns.

Sincerely,


Iliana Alyssa Lopez, Owner