

August 3, 2026

Hon. David Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Erica Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 6 Project – WA#2
Limits: Mile 14 1/2 to SH 107
PO#815794 - L&G Project#180502

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and request payment. Attached for your approval is our invoice for services rendered during the month of July 2026.

The following is attached:

- L&G's Invoice
- Exhibit C – Work Schedule

Work Authorization #2 – Engineering services for 19 Parcels including Right-of-Way map, Right-of-Way Acquisition and Compensable Utility Management

- All work associated with this Work Authorization is 100% complete.

Supplemental #1 to Work Authorization No. 2 – For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.

		% Complete
FC 13002 ~ RIGHT-of-WAY MAP		
Contract has been generated with Sub Quintanilla Headley & Associates (QHA) and scope of services was identified. L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G has completed its review of the final ROW map for the 0921-02-448 CSJ limits.	L&G	100%
FC 13020 ~ RIGHT-of-WAY MAP / SUB		
Upon completion of title work, QHA has determined that there are only forty-six (46) parcels to be added to the ROW map. The ROW map developed under work authorization #2 has been revised to include these 46 parcels. Parcel sketches and field notes for the 46 parcels have been completed.	QHA	90.2%

FC 16107 ~ COORDINATION WITH TxDOT		
L&G has completed its coordination with TxDOT for project number and parcel IDs to be reflected on the final ROW map. L&G continues to participate in monthly calls with TxDOT PM and the RPIC to provide status updates on project development and schedule.	L&G	97%
FC 16108 ~ HYDROLOGIC MODEL & REPORT		
L&G has submitted a revised hydrologic report based on hydrologic and hydraulic analyses via HEC-RAS and HEC-HMS to address TxDOT comments. This report has been reviewed by TxDOT PM and the TxDOT Pharr District Subject Matter Expert. The report and associated models have been approved by TxDOT. This task is complete.	L&G	100%
FC 16403 ~ PROJECT MANAGEMENT		
Management of the title, appraisal, and appraisal review subs continue on the project. L&G will continue to submit weekly ROW reports to TxDOT and the Precinct and hold monthly meetings with the Precinct to provide status updates on ROW Acquisition.	L&G	99%
FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
- Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. - Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. - See updates below for task specific acquisition activities.	L&G	100%
FC 60002 ~ TITLE SERVICES		
Task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
All Appraisals have been completed.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW		
All Appraisal Reviews have been completed.	L&G	100%
FC 60005 ~ PARCEL NEGOTIATION		
- Offers have been accepted on all easements and 44 of 48 parcels to be acquired under this work authorization. - Two (2) parcels have been referred to the attorneys for eminent domain proceedings.	L&G	90.7%
FC 60006 ~ CLOSING SERVICES		
All easements and forty-four (44) of the 48 parcels to be acquired under this work authorization have closed and are in-possession.	L&G	88.5%

FC 60030 ~ APPRAISAL SERVICES / SUB		
- Appraisals for all easements and 46 of 51 parcels tasked in this work authorization have been completed. - The remaining 5 parcels are not expected to be needed.	Leonel	90.2%
FC 60040 ~ APPRAISAL REVIEW / SUB		
- Appraisals for all easements and 46 of 51 parcels tasked in this work authorization have been completed. - The remaining 5 parcels are not expected to be needed.	HLH	90.2%
FC 60100 ~ COMPENSABLE UTILITY MANAGEMENT		
L&G has identified all the compensable utility lines from the rail road commission and with field visits to the project site. L&G has coordinated with the surveyor to identify compensable utility lines to ensure they are identified in the PS&E. NAWSC have executed the release of easement documents. This task is complete.	L&G	100%

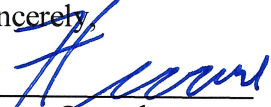
Supplemental No. 2 to WA#2 – For Asbestos containing material, lead based paint inspection and Project Management

		% Complete
FC 12011 ~ ASBESTOS CONTAINING MATERIALS AND LEAD BASED PAINT INSPECTION		
This task has not begun.	L&G	0%
FC 12012 ~ FIELDWORK INSPECTION OF PROPERTY AND UTILITIES		
This task has not begun.	L&G	0%
FC 12013 ~ COORDINATION WITH LABORATORIES		
This task has not begun.	L&G	0%
FC 12014 ~ REPORT PREPARATION		
This task has not begun.	L&G	0%
FC 16403 ~ PROJECT MANAGEMENT		
UPDATE: L&G continues to set up the outline for the report.	L&G	16%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,

for


Luana Gonzalez
R.O.W. Project Manager


Jordan Sinclair, P.E.
Project Manager

L & G Consulting Engineers Inc**2100 W. Expressway 83****Mercedes, TX 78570****(956)565-9813 Fax (956)565-9018****INVOICE#: 11330485****INVOICE DATE: 7/31/2026****BILL TO: 34**

Hidalgo County Pct. #1

902 Joe Stephens

Weslaco, TX 78599

JOB: 180502

Mile 6 WA#2 - PO#815794

(From: Mile 14 1/2 to SH 107)

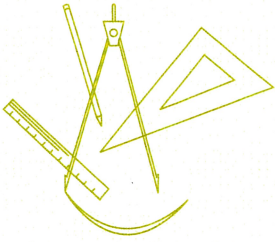
DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2026.						
Work Authorization #2 - Engineering services for 19 Parcels including Right-of-Way Acquisition and Compensable Utility Management						
13002-ROW Mapping	30,185.43	30,185.43		30,185.43	100.0	-
13020-ROW Map/SUB	57,000.00	57,000.00		57,000.00	100.0	-
16403-Project Management	30,700.50	30,700.50		30,700.50	100.0	-
60001-ROW Admin Aqut	95,000.00	95,000.00		95,000.00	100.0	-
60002-Title Services	39,900.00	39,900.00		39,900.00	100.0	-
60003-Appraisal Serv	19,000.00	19,000.00		19,000.00	100.0	-
60004-Appraisal Revw	4,750.00	4,750.00		4,750.00	100.0	-
60005-Parcel Negotia	61,750.00	61,750.00		61,750.00	100.0	-
60006-Closing Servic	5,700.00	5,700.00		5,700.00	100.0	-
60030-Aprsl Srv/SUB	42,750.00	42,750.00		42,750.00	100.0	-
60040-Aprsl Rvw/SUB	12,350.00	12,350.00		12,350.00	100.0	-
60100-Comp Utily Mgt	35,685.33	35,685.33		35,685.33	100.0	-
Sub Total	434,771.26	434,771.26	0.00	434,771.26		-
Supplemental #1 to Work Authorization #2 - For the completion of the ROW Map for 51 parcels out of an estimated 70 parcels and 10 Easements. ROW Acquisition for 51 Parcels and ROW Acquisition for 10 Easements and Management for the adjustment of the compensable utilities for the project.						
13002-ROW Mapping	77,000.00	77,000.00		77,000.00	100.0	-
13020-ROW Map/SUB	153,000.00	138,000.00		138,000.00	90.2	15,000.00
16107-Coordination with TxDOT	130,000.00	126,100.00		126,100.00	97.0	3,900.00
16108-Hyrdologic Model and Report	75,000.00	75,000.00		75,000.00	100.0	-
16403-Project Management	152,840.00	151,311.60		151,311.60	99.0	1,528.40
60001-ROW Admin Aqut	305,000.00	305,000.00		305,000.00	100.0	-
60002-Title Services	128,100.00	128,100.00		128,100.00	100.0	-
60003-Appraisal Serv	83,500.00	83,500.00		83,500.00	100.0	-
60004-Appraisal Revw	21,750.00	21,750.00		21,750.00	100.0	-
60005-Parcel Negotia	198,250.00	179,900.00		179,900.00	90.7	18,350.00
60006-Closing Servic	18,300.00	14,700.00	1,500.00	16,200.00	88.5	2,100.00
60030-Aprsl Srv/SUB	114,750.00	103,500.00		103,500.00	90.2	11,250.00
60040-Aprsl Rvw/SUB	33,150.00	29,900.00		29,900.00	90.2	3,250.00
60100-Comp Utily Mgt	150,000.00	150,000.00		150,000.00	100.0	-
Sub Total	1,640,640.00	1,583,761.60	1,500.00	1,585,261.60		55,378.40
Supplemental #2 to Work Authorization #2 - For Asbestos containing material, lead based paint inspection and Project Management						
12011-asbestos Containing Materials and Lead Based Paint Inspection	2,060.00			0.00	0.0	2,060.00
12012-Fieldwork inspection of Properties	1,373.00			0.00	0.0	1,373.00
12013-Coordination with Laboratories	4,120.00			0.00	0.0	4,120.00
12014-Report Preparation	5,377.00			0.00	0.0	5,377.00
16403-Project Management	15,923.00	1,273.84	1,273.84	2,547.68	16.0	13,375.32
Sub Total	28,853.00	1,273.84	1,273.84	2,547.68		26,305.32
TOTAL:	2,104,264.26	2,019,806.70	2,773.84	2,022,580.54	96.1	81,683.72

ORIGINAL CONTRACT SUM	\$	434,771.26
CHANGE BY CHANGE ORDER	\$	1,669,493.00
CONTRACT SUM TO DATE	\$	2,104,264.26
TOTAL COMPLETED TO DATE	\$	2,022,580.54
LESS PREVIOUS INVOICES	\$	2,019,806.70
CURRENT PAYMENT DUE	\$	2,773.84



PROJECT MANAGER'S SIGNATURE

L&G FUNCTION
TXDOT FUNCTION
HIDALGO COUNTY FUNCTION
OTHERS



August 3, 2026

Hon. David Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Erica Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 6 Project – WA#7
Limits: Mile 11 to Mile 14 1/2
PO#899875 - L&G Project#180507

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of July 2026.

The following is attached:

- L&G Invoice
- Exhibit C – Work Schedule

Work Authorization#7 – Engineering services required for on-going PS&E Development, Right-Of-Way Acquisition Services, etc.

		% COMP
FC 12001 ~ Re-EVALUATION OF ROADWAY AND OUTFALL EA		
This task is complete.	L&G	100%
FC 12007 ~ ARCHEOLOGICAL SURVEYS FOR ROADWAY AND OUTFALLS		
UPDATE: The archeological report has been approved by TxDOT and waiting on the final closing of permits. This task is complete	L&G	100%
12070 ~ ARCHEOLOGICAL SURVEYS FOR ROADWAY AND OUTFALLS / SUB		
UPDATE: A new permit will be needed for remaining 2 parcels needed.	AmaTerra	84.6%
13002 ~ REVISE ROW MAP (6 REVISED PARCELS AND 1 ADDITIONAL PARCEL) TO FIT INTERSECTION IMPROVEMENTS (MILE 14 ½, MILE 13, AND MILE 12)		
This task is complete.	L&G	100%

13020 ~ REVISE ROW MAP (6 REVISED PARCELS AND 1 ADDITIONAL PARCEL) TO FIT INTERSECTION IMPROVEMENTS (MILE 14 ½, MILE 13, AND MILE 12)		
This task is complete.	QHA	100%
FC 15006 ~ ADDITIONAL FIELD SURVEYS FOR INCREASED DISTANCE OF INTERSECTIONS		
This task is complete.	L&G	100%
FC 15060 ~ ADDITIONAL FIELD SURVEYS FOR INCREASED DISTANCE OF INTERSECTIONS / SUB		
This task is complete.	QHA	100%
FC 16003 ~ PARTIAL PS&E DEVELOPMENT FOR IRRIGATION STRUCTURE, SIPHON, AND IRRIGATION BYPASS		
No Invoice/No Update: Coordination continues with the irrigation district. Review of the final plan sheets continue by the irrigation district. A meeting was held with the irrigation district to discuss their comments and our response to their comments.	L&G	95%
FC 16004 ~ PARTIAL PS&E DEVELOPMENT ROADWAY		
No Invoice/No Update: L&G has begun an internal QC/QA of the plan set in preparation for submittal of the 95% PS&E.	L&G	90%
FC 16006 ~ PARTIAL ENGINEERING FEE TO CREATE 1 SET OF PLANS AND SUBMIT TO TxDOT		
TxDOT provided comments on the 90% PS&E submittal.	L&G	50%
FC 16008 ~ PS&E AT INTERSECTIONS		
L&G has redesigned the geometrics of the intersections due to geometric constraints. We are working on the plan sheets which include the design details and estimated quantities. Cross sections along the intersection streets have been run to ensure that the geometrics of the roadway fit the proposed design. Drainage along the side streets/intersections has been designed and is being updated on the plan sheets. With the additional survey information that has been obtained, L&G has begun to rerun the cross sections along the intersections to ensure proper drainage and earthwork information. Cross sections along the intersections have been created. Review of TxDOT comments on the 90% PS&E submittal is being done. L&G has begun an internal QC/QA of the plan set in preparation for submittal of the 95% PS&E.	L&G	90%
FC 16205 ~ PERMANENT MULTIWAY CONTROL SIGNS AND SIGNALS AND TEMPORARY SIGNAL DESIGNS		
L&G Engineering continues to coordinate with ETSI and TxDOT on the flashing beacon designs. TxDOT provided comments on the 90% PS&E submittal and ETSI is updating the flashing beacons accordingly. L&G has begun an internal QC/QA of the plan set in preparation for submittal of the 95% PS&E.	L&G	90%

FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST UTILITIES ON ROADWAY		
Coordination continues with the utility companies and our surveyor to ensure that all utility information is gathered correctly.	L&G	85%
FC 16403 ~ PROJECT MANAGEMENT		
Management of the ROW acquisition services as well as the engineering design services is ongoing. Meetings with precinct staff and TxDOT personnel are held monthly.	L&G	83%
FC 16404 ~ BID DOCUMENTS TO LOCAL LET AT COUNTY AND TxDOT APPROVAL		
No Update/No Invoice: L&G has submitted 90% PS&E design for the plans.	L&G	45%
FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION		
- Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right-of-Way Office. The Office is open during normal County and State work hours with available personnel to answer questions about the project. - Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings and determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. - Appraisals are being prepared for county approval. Communication is continuing with property owners and subs, easement owners. Negotiators are meeting with property owners to answer questions and comments. Appraisals are being completed and submitted to reviewer. Appraisal reviews are being submitted to County for approval. Negotiations have begun with PO's. Closings have begun.	L&G	99%
FC 60002 ~ TITLE SERVICES (31 PARCELS, 8 EASEMENTS & 6 REVISIONS OUT OF EXISTING PARCELS)		
All title commitments are complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES (31 PARCELS, 8 EASEMENTS & 6 REVISIONS OUT OF EXISTING PARCELS)		
29 appraisals have been delivered.	L&G	85.3%
FC 60004 ~ APPRAISAL REVIEW (31 PARCELS, 8 EASEMENTS & 6 REVISIONS OUT OF EXISTING PARCELS)		
This month zero reviews submitted.	L&G	89%
FC 60005 ~ PARCEL NEGOTIATIONS (31 PARCELS, 8 EASEMENTS & 6 REVISIONS OUT OF EXISTING PARCELS)		
All offers have been submitted to property owners. Parcels 142 & 150 in possession.	L&G	80%

FC 60006 ~ CLOSING SERVICES (31 PARCELS, 8 EASEMENTS & 6 REVISIONS OUT OF EXISTING PARCELS)		
• Parcels 142 & 150 in possession.	L&G	6.5%
FC 60030 ~ APPRAISAL SERVICES / SUB (31 PARCELS, 8 EASEMENTS & 6 REVISIONS OUT OF EXISTING PARCELS)		
• 29 appraisals have been delivered.	LEONEL	76.3%
FC 60040 ~ APPRAISAL REVIEW / SUB (31 PARCELS, 8 EASEMENTS & 6 REVISIONS OUT OF EXISTING PARCELS)		
• Appraisal reviews for parcels 124,125,126,127,128,129 previously. This month zero (0) reviews have been submitted.	HLH	70.7%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
• Project Setup has initiated and preliminary coordination efforts have begun in an effort to verify conflict analysis. • Project Coordination is on-going with each utility on Eligibility Ratio, Proof of Interests, etc. in an effort to establish utilities that will seek Compensable Utility Process. • On-going coordination efforts and meetings are being scheduled.	L&G	75%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,


 Fernando Herrera Jr.
 Right of Way Administrator

Sincerely,


 Armando J. Sandoval, P.E.
 Project Manager

L & G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956)565-9813 Fax (956)565-9018

INVOICE#: 11330486
INVOICE DATE: 7/31/2026

BILL TO: 34
Hidalgo County Pct. #1
902 Joe Stephens
Weslaco, TX 78599

JOB: 180507
Mile 6 WA#7 Project
(From: Mile 11 to Mile 14 1/2)
PO#899875

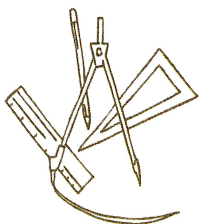
DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2026.						
Work Authorization #7 - Engineering services required for on-going PS&E Development, Right-of-Way Acquisition Services, ect.						
12001-Re-Evaluation of Roadway and Outfall EA	20,000.00	20,000.00		20,000.00	100.0	-
12007-Archeological Surveys for Roadway and Outfalls	11,312.00	11,312.00		11,312.00	100.0	-
12070-Archeological Surveys for Roadway and Outfalls/SUB	28,688.00	24,264.58		24,264.58	84.6	4,423.42
13002-Revise ROW Map to fit Intersection Improvements	14,500.00	14,500.00		14,500.00	100.0	-
13020-Revise ROW Map to fit Intersection Improvements/SUB	20,500.00	20,500.00		20,500.00	100.0	-
15006-Additional Field Surveys for Increased Distance of Intersections	12,700.00	12,700.00		12,700.00	100.0	-
15060-Additional Field Surveys for Increased Distance of Intersections/SUB	8,500.00	8,500.00		8,500.00	100.0	-
16003-PS&E Development Irrigation Structures (18% of Estimate)	52,780.00	50,141.00		50,141.00	95.0	2,639.00
16004-PS&E Development Roadway (12% of Total Estimate)	683,031.00	614,727.90		614,727.90	90.0	68,303.10
16006-Plans to TxDot (18% of Total Estimate)	22,759.00	9,103.60	2,275.90	11,379.50	50.0	11,379.50
16008-PS&E at Intersections	58,500.00	50,895.00	1,755.00	52,650.00	90.0	5,850.00
16205-Permanent Multiway control signs and Signals and Temporary Signal Desi	59,587.41	35,752.45	17,876.22	53,628.67	90.0	5,958.74
16308-Permitted Utilities (18% of Total Estimate)	50,329.00	39,256.62	3,523.03	42,779.65	85.0	7,549.35
16403-Project Management (18% of Total Estimate)	97,478.00	70,184.16	10,722.58	80,906.74	83.0	16,571.26
16404-Bid Documents to local Let @ County (22% of Total Estimate)	38,377.00	17,269.65		17,269.65	45.0	21,107.35
Right-of-Way Acquisition Services						
60001-ROW Admin Acquisition (32% of Total Estimate)	173,550.00	171,814.50		171,814.50	99.0	1,735.50
60002-Title Services (32% of Total Estimate)	65,100.00	65,100.00		65,100.00	100.0	-
60003-Appraisal Services (32% of Total Estimate)	34,000.00	29,000.00		29,000.00	85.3	5,000.00
60004-Appraisal Review (32% of Total Estimate)	8,150.00	7,250.00		7,250.00	89.0	900.00
60005-Parcel Negotiations (32% of Total Estimate)	195,000.00	117,000.00	39,000.00	156,000.00	80.0	39,000.00
60006-Closing Services (32% of Total Estimate)	9,300.00	0.00	600.00	600.00	6.5	8,700.00
60030-Appraisal Services/SUB (32% of Total Estimate)	85,500.00	65,250.00		65,250.00	76.3	20,250.00
60040-Appraisal Review/SUB (32% of Total Estimate)	32,800.00	23,200.00		23,200.00	70.7	9,600.00
60101-Compensable Utility Management (19% of Total Estimate)	47,800.00	31,548.00	4,302.00	35,850.00	75.0	11,950.00
Sub Total	1,830,241.41	1,509,269.46	80,054.73	1,589,324.19		240,917.22
TOTAL:	1,830,241.41	1,509,269.46	80,054.73	1,589,324.19	86.8	240,917.22



PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$ 1,830,241.41
CHANGE BY CHANGE ORDER	
CONTRACT SUM TO DATE	\$ 1,830,241.41
TOTAL COMPLETED TO DATE	\$ 1,589,324.19
LESS PREVIOUS INVOICES	\$ 1,509,269.46
CURRENT PAYMENT DUE	\$ 80,054.73

	L&G FUNCTION
	TXDOT FUNCTION
	HIDALGO COUNTY FUNCTION
	OTHERS



August 3, 2026

Hon. David Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Erica Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 10 Project – WA#3
Limits: Mile 6 to FM 1015
PO#886545 - L&G Project#180703

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and request for payment. Attached for your approval is our invoice for services rendered during the month of July 2026.

The following is attached:

- L&G's Invoice
- Exhibit C – Work Schedule

Work Authorization#3 – To provide Engineering services required for Right-of-Way Acquisition, Re-Evaluation of Environmental Document, Project Management and Compensable Utility Management

		% Complete
FC 12001 ~ Re-EVALUATION OF EA		
L&G has reviewed the project to determine the need for the Re-Evaluation; however, due to the project going through the right of way acquisition process, this task will not commence until a later date. Data & Information is being gathered.	L&G	12%
FC 16403 ~ PROJECT MANAGEMENT		
Contracts have been issued to all subconsultants on this work authorization. L&G continues to coordinate with all the stakeholders and provide schedule and status updates to County and TxDOT monthly.	L&G	78%

L&G has initiated communication with Weslaco ISD via in-person meeting with the Weslaco ISD's Executive Director of M&O and Pct 1 RPIC. Project development timelines, physical impacts to the school properties along the property, and misc. project details were shared and discussed. L&G's coordination will continue through project completion. L&G will monitor acquisition advancement and if warranted will advise the Pct if a follow-up meeting between elected officials and school district upper administration would be necessary.		
FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (72 ROADWAY PARCELS)		
- Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. - Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings as determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. - L&G has engaged all subcontractors concerning the project and necessary project files have been provided to them to perform their task within their allotted project delivery schedule. Sub tasks are underway. - The County received an FPAA for right-of-way on December 1, 2025 and L&G has begun acquisition services. - L&G has disseminated informational letters to the project affected property owners.	L&G	98%
FC 60002 ~ TITLE SERVICES (72 ROADWAY PARCELS)		
Supplemental No. 2 to Work Authorization No. 3 reduces the amount of roadway parcels to be acquired from 72 to 71. Title commitments for all 71 roadway parcels have been completed. This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES (72 ROADWAY PARCELS)		
Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of appraisals from 72 to 71. - L&G has given the subconsultant the notice to proceed with appraisals and has provided the sub with all files and information necessary to perform the appraisals. - One (1) appraisal was completed during this billing period and 69 of the overall 71 appraisals to be performed under this work authorization have been completed. - L&G continues to monitor the appraiser's progress to meet project schedules.	L&G	98%

FC 60004 ~ APPRAISAL REVIEW (72 ROADWAY PARCELS)		
Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of appraisal reviews from 72 to 71. • L&G has given the subconsultant the notice to proceed with appraisal reviews and has provided the sub with all files and information necessary to perform the reviews. • Zero (0) appraisal reviews were completed during this billing period and 43 of the overall 71 appraisal reviews to be performed under this work authorization have been completed. • L&G has submitted 16 A-10 forms with supporting documents to the County for approval. • L&G continues to monitor the reviewer's progress to meet project schedules.	L&G	65.3%
FC 60005 ~ PARCEL NEGOTIATIONS (72 ROADWAY PARCELS)		
Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of appraisal reviews from 72 to 71. • L&G has prepared initial offer packages to be sent to each property owner upon County approval of the appraisals. • Offers sent to 41 property owners.	L&G	46%
FC 60006 ~ CLOSING SERVICES (72 ROADWAY PARCELS)		
Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of Roadway parcels to be Acquired from 72 to 71. • This task has not begun.	L&G	1.4%
FC 60030 ~ APPRAISAL SERVICES / SUB (72 ROADWAY PARCELS)		
Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of appraisals from 72 to 71. • One (1) appraisal was completed during this billing period and 68 of the overall 71 appraisals to be performed under this work authorization have been completed. • The subconsultant continues to complete appraisals in accordance with project timelines.	LEONEL	97.2%
FC 60040 ~ APPRAISAL REVIEW / SUB (72 ROADWAY PARCELS)		
Supplemental No. 2 to the Work Authorization No. 3 reduces the amount of appraisals from 72 to 71. • Zero (0) appraisal reviews were completed during this billing period and 43 of the overall 71 appraisal reviews to be performed under this work authorization have been completed. • The subconsultant continues to complete appraisals in accordance with project timelines.	AH	61.1%

FC 60007 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (6 OUTFALL PARCELS)		
- Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. - Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings as determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. - L&G has engaged all subcontractors concerning the project and necessary project files have been provided to them to perform their task within their allotted project delivery schedule. Sub tasks are underway. - The County received an FPAA for right-of-way on December 1, 2025 and L&G has begun acquisition services. - L&G has disseminated informational letters to the project affected property owners. - L&G has coordinated with HCDD1 for the mapping of the outfall parcels. Parcel sketches and field notes are in possession and have been forwarded to TxDOT PM with a request for TxDOT parcel IDs. Once the TxDOT parcel IDs have been reflected on each parcel's documents, the mapping will be complete and ROW acquisition tasks may proceed.	L&G	98%
FC 60008 ~ TITLE SERVICES (6 OUTFALL PARCELS)		
L&G has requested title commitments from the title company.	L&G	0%
FC 60009 ~ APPRAISAL SERVICES (6 OUTFALL PARCELS)		
L&G is reviewing the HCDD1 created outfall parcel surveys. 5 appraisals have been completed and out for review.	L&G	85%
FC 60011 ~ APPRAISAL REVIEW (6 OUTFALL PARCELS)		
L&G is reviewing the HCDD1 created outfall parcel surveys. 5 appraisals have been sent to reviewer.	L&G	0%
FC 60012 ~ PARCEL NEGOTIATIONS (6 OUTFALL PARCELS)		
Upon completion of the appraisals, reviews, and County approval, L&G will begin negotiations by sending initial offers to the property owners.	L&G	0%
FC 60013 ~ CLOSING SERVICES (6 OUTFALL PARCELS)		
This task has not begun	L&G	0%
FC 60090 ~ APPRAISAL SERVICES / SUB (6 OUTFALL PARCELS)		
L&G is reviewing the HCDD1 created outfall parcel surveys. 5 appraisals have been completed and out for review.	LEONEL	83.3%
FC 600110 ~ APPRAISAL REVIEW / SUB (6 OUTFALL PARCELS)		
L&G is reviewing the HCDD1 created outfall parcel surveys. 5 appraisals have been sent to reviewer.	AH	0%

FC 60014 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (44 EASEMENTS)		
- Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. - Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings as determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. - L&G has engaged all subcontractors concerning the project and necessary project files have been provided to them to perform their task within their allotted project delivery schedule. Sub tasks are underway. - The County received an FPAA for right-of-way on December 1, 2025 and L&G has begun acquisition services.	L&G	97%
FC 60015 ~ APPRAISAL SERVICES (44 EASEMENTS)		
This task is complete.	L&G	100%
FC 60016 ~ APPRAISAL REVIEW (44 EASEMENTS)		
- L&G has given the subconsultant the notice to proceed with appraisal reviews and has provided the sub with all files and information necessary to perform the reviews. - L&G continues to monitor the reviewer's progress to meet project schedules. 11 reviews completed (Inv 2026-259)	L&G	21.1%
FC 60017 ~ PARCEL NEGOTIATIONS (44 EASEMENTS)		
L&G has provided all of the ROW Maps and Information needed for the appraisals to develop the appraisals and coordinate with Pct#1. Upon completion of the appraisals, reviews, and County approval, L&G will begin negotiations by sending initial offers to the easement holders.	L&G	20%
FC 600150 ~ APPRAISAL SERVICES / SUB (44 EASEMENTS)		
This task is complete.	LEONEL	100%
FC 600160 ~ APPRAISAL REVIEW / SUB (44 EASEMENTS)		
The subconsultant is prepared to complete appraisal reviews as soon as appraisals are complete. 11 reviews completed (Inv 2026-259)	AH	25%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
- Coordination efforts with easement holders have begun to verify utility conflicts identified along the project corridor. - Communication with each utility identified in the project is underway to establish Eligibility Ratio, Proof of Interest, etc. - L&G is preparing a list of utilities / easement holders that will be adjusted via the compensable utility process.	L&G	81%

Supplemental No. 1 to Work Authorization No. 3 – Engineering services to complete the ROW Map for an additional 105 Easement Parcels.

FC 13002 ~ REDUCE RIGHT-of-WAY MAP COSTS (TOTAL REVISED PARCELS REDUCE FROM 74 TO 71) – (3 PARCEL REDUCTION) RDWY		
Upon completion of the ROW Map the total roadway parcel count was reduced from the originally estimated 74 to 71. The final ROW map was completed and submitted to TxDOT as part of the release for ROW acquisition request. This task is complete.	L&G	100%
FC 13020 ~ REVISE ROW MAP TO ADD AND INCLUDE ESTIMATED 105 PARCELS OF COMPENSABLE EASEMENTS / SUB		
Upon completion of the ROW Map 105 easement parcels were identified. The final ROW map was completed and submitted to TxDOT as part of the release for ROW acquisition request. This task is complete.	ROWSS	100%
FC 16403 ~ PROJECT MANAGEMENT		
L&G has completed its management of the surveyor subconsultant to finalize a roadway right-of-way map that reflects 71 roadway parcels and 105 easement parcel. L&G has provided TxDOT with the final ROW Map, parcel sketches, and field notes for their use in ROW acquisition tracking and reimbursement processing. As a result of this effort the County has received authorization to begin ROW acquisition. This task is complete.	L&G	100%

Supplemental No. 2 to Work Authorization No. 3 – Engineering services to provide Right-of-Way Acquisition services for an additional 61 Easement Parcels and to reduce 1 Roadway Parcel

FC 16403 ~ PROJECT MANAGEMENT		
Contracts have been issued to all subconsultants on this work authorization. L&G continues to coordinate with all the stakeholders and provide schedule and status updates to County and TxDOT monthly. L&G has initiated communication with Weslaco ISD via in-person meeting with the Weslaco ISD's Executive Director of M&O and Pct 1 RPIC. Project development timelines, physical impacts to the school properties along the property, and misc. project details were shared and discussed. L&G's coordination will continue through project completion. L&G will monitor acquisition advancement and if warranted will advise the Pct if a follow-up meeting between elected officials and school district upper administration would be necessary.	L&G	77%
FC 60001 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (1 REDUCTION ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	L&G	100%
FC 60002 ~ TITLE SERVICES (1 REDUCTION OF ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	L&G	100%

FC 60003 ~ APPRAISAL SERVICES (1 REDUCTION OF ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	L&G	100%
FC 60004 ~ APPRAISAL REVIEW (1 REDUCTION OF ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	L&G	100%
FC 60005 ~ PARCEL NEGOTIATIONS (1 REDUCTION OF ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	L&G	100%
FC 60006 ~ CLOSING SERVCIES (1 REDUCTION OF ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	L&G	100%
FC 60030 ~ APPRAISAL SERVICES / SUB (1 REDUCTION OF ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	LEONEL	100%
FC 60040 ~ APPRAISAL REVIEW / SUB (1 REDUCTION OF ROADWAY PARCELS)		
This Supplemental to the Work Authorization reduces the amount of Roadway parcels to be Acquired from 72 to 71.	AH	100%
FC 60014 ~ PARTIAL RIGHT-of-WAY ADMINISTRATION ACQUISITION (AN ADDITIONAL 61 EASEMENTS)		
• Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-Transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. • Project files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings as determined by the County. Initial property owner list has been developed. Have negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. • L&G has engaged all subcontractors concerning the project and necessary project files have been provided to them to perform their task within their allotted project delivery schedule. Sub tasks are underway. • The County received an FPAA for right-of-way on December 1, 2025 and L&G has begun acquisition services. Met with HCID 9.	L&G	94%

FC 60015 ~ APPRAISAL SERVICES (AN ADDITIONAL 61 EASEMENTS)		
- L&G has given the subconsultant the notice to proceed with appraisals and has provided the sub with all files and information necessary to perform the appraisals. - L&G continues to monitor the appraiser's progress to meet project schedules. 28 out of 61 appraisals have been submitted.	L&G	45.9%
FC 60016 ~ APPRAISAL REVIEW (AN ADDITIONAL 61 EASEMENTS)		
- L&G has given the subconsultant the notice to proceed with appraisal reviews and has provided the sub with all files and information necessary to perform the reviews. - L&G continues to monitor the reviewer's progress to meet project schedules. 1 review completed (Inv 2026-259).	L&G	1.6%
FC 60017 ~ PARCEL NEGOTIATIONS (AN ADDITIONAL 61 EASEMENTS)		
- L&G has provided all of the ROW Maps and Information needed for the appraisals to develop the appraisals and coordinate with Pct#1. - Upon completion of the appraisals, reviews, and County approval, L&G will begin negotiations by sending initial offers to the easement holders.	L&G	27%
FC 600150 ~ APPRAISAL SERVICES / SUB (AN ADDITIONAL 61 EASEMENTS)		
The subconsultant has begun the appraisal process and is scheduled to complete the effort in accordance with project timelines. 28 out of 61 appraisals have been submitted.	LEONEL	45.9%
FC 600160 ~ APPRAISAL REVIEW / SUB (AN ADDITIONAL 61 EASEMENTS)		
The subconsultant is prepared to complete appraisal reviews as soon as appraisals are complete. 1 review completed (Inv 2026-259).	AH	1.6%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Fernando Herrera Jr.
Right of Way Administrator

Sincerely,



Jordan Sinclair, P.E.
Project Manager

L & G Consulting Engineers Inc**2100 W. Expressway 83****Mercedes, TX 78570****(956)565-9813 Fax (956)565-9018****INVOICE#: 11330487****INVOICE DATE: 7/31/2026****BILL TO: 34**

Hidalgo County Pct. #1

902 Joe Stephens

Weslaco, TX 78599

JOB: 180703

Mile 10 Project - WA#3

(From: Mile 6 to FM 1015)

PO#886545

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2026.						
Work Authorization #3 - Right-of-Way Acquisition, Compensable Utilities Easements, Outfalls & Re-Evaluation of EA						
12001-Re-Evaluation EA	45,000.00	4,500.00	900.00	5,400.00	12.0	39,600.00
16403-Project Management	300,000.00	225,000.00	9,000.00	234,000.00	78.0	66,000.00
Right-of-Way Acquisition for 72 Roadway Parcels)						
60001-ROW Admin. Acquisitions	320,400.00	310,788.00	3,204.00	313,992.00	98.0	6,408.00
60002-Title Services	151,200.00	151,200.00		151,200.00	100.0	-
60003-Appraisal Services	72,000.00	70,000.00	550.00	70,550.00	98.0	1,450.00
60004-Appraisal Review	18,000.00	11,000.00	750.00	11,750.00	65.3	6,250.00
60005-Parcel Negotiation	374,400.00	165,200.00	7,000.00	172,200.00	46.0	202,200.00
60006-Closing Services	32,400.00	450.00		450.00	1.4	31,950.00
60030-Appraisal Services/SUB	162,000.00	157,500.00		157,500.00	97.2	4,500.00
60040-Appraisal Review/SUB	57,600.00	35,200.00		35,200.00	61.1	22,400.00
Right-of-Way Acquisition for 6 Outfalls						
60007-ROW Admin. Acquisitions	26,700.00	25,899.00	267.00	26,166.00	98.0	534.00
60008-Title Services	12,600.00	0.00		0.00	0.0	12,600.00
60009-Appraisal Services	6,000.00	5,000.00	100.00	5,100.00	85.0	900.00
60011-Appraisal Review	1,500.00	0.00		0.00	0.0	1,500.00
60012-Parcel Negotiation	31,200.00	0.00		0.00	0.0	31,200.00
60013-Closing Services	2,700.00	0.00		0.00	0.0	2,700.00
60090-Appraisal Services/SUB	13,500.00	11,250.00		11,250.00	83.3	2,250.00
600110-Appraisal Review/SUB	4,800.00	0.00		0.00	0.0	4,800.00
Right-of-Way Acquisition for 44 Compensable Utilities Easements						
60014-ROW Admin. Acquisitions	195,800.00	189,926.00		189,926.00	97.0	5,874.00
60015-Appraisal Services	16,500.00	16,500.00		16,500.00	100.0	-
60016-Appraisal Review	15,400.00	0.00	3,250.00	3,250.00	21.1	12,150.00
60017-Parcel Negotiation	220,000.00	38,000.00	6,000.00	44,000.00	20.0	176,000.00
600150-Appraisal Services/SUB	49,500.00	49,500.00		49,500.00	100.0	-
600160-Appraisal Review/SUB	17,600.00	0.00	4,400.00	4,400.00	25.0	13,200.00
60101-Comp. Utility Management	194,400.00	153,576.00	3,888.00	157,464.00	81.0	36,936.00
Sub Total	2,341,200.00	1,620,489.00	39,309.00	1,659,798.00		681,402.00
Supplemental No. 1 to Work Authorization #3 - Complete ROW Map for an Additional 105 Easement Parcels						
13002-Reduce Right-of-Wap Costs from ;	-19,200.00	-19,200.00		-19,200.00	100.0	-
13020-Revise ROW Map to add 105 Easem	185,400.00	185,400.00		185,400.00	100.0	-
16403-Project Management	69,200.00	69,200.00		69,200.00	100.0	-
Sub Total	235,400.00	235,400.00	0.00	235,400.00		0.00

L & G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956)565-9813 Fax (956)565-9018

INVOICE#: 11330487
INVOICE DATE: 7/31/2026

BILL TO: 34
Hidalgo County Pct. #1
902 Joe Stephens
Weslaco, TX 78599

JOB: 180703
Mile 10 Project - WA#3
(From: Mile 6 to FM 1015)
PO#886545

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Supplemental No. 2 to Work Authorization #3 - To reduce the Right-of-Way Acquisition services by 1 parcel from 72 to 71 Roadway Parcels and Right-of-Way Acquisition services for an additional 61 Easement Parcels						
16403-Project Management	100,000.00	77,000.00	1,000.00	78,000.00	78.0	22,000.00
Right-of-Way Acquisition Reduction from 72 to 71 Roadway Parcels						
60001-ROW Admin. Acquisitions	-4,450.00	-4,450.00		-4,450.00	100.0	-
60002-Title Services	-2,100.00	-2,100.00		-2,100.00	100.0	-
60003-Appraisal Services	-1,000.00	-1,000.00		-1,000.00	100.0	-
60004-Appraisal Review	-250.00	-250.00		-250.00	100.0	-
60005-Parcel Negotiation	-5,200.00	-5,200.00		-5,200.00	100.0	-
60006-Closing Services	-450.00	-450.00		-450.00	100.0	-
60030-Appraisal Services/SUB	-2,250.00	-2,250.00		-2,250.00	100.0	-
60040-Appraisal Review/SUB	-800.00	-800.00		-800.00	100.0	-
Right-of-Way Acquisition for an additional 61 Compensable Utilities Easements						
60014-ROW Admin. Acquisitions	271,450.00	236,161.50	19,000.00	255,161.50	94.0	16,288.50
60015-Appraisal Services	22,875.00	10,500.00		10,500.00	45.9	12,375.00
60016-Appraisal Review	21,350.00	0.00	350.00	350.00	1.6	21,000.00
60017-Parcel Negotiation	305,000.00	82,350.00		82,350.00	27.0	222,650.00
600150-Appraisal Services/SUB	68,625.00	31,500.00		31,500.00	45.9	37,125.00
600160-Appraisal Review/SUB	24,400.00	0.00	400.00	400.00	1.6	24,000.00
Sub Total	797,200.00	421,011.50	20,750.00	441,761.50		355,438.50
TOTAL:	3,373,800.00	2,276,900.50	60,059.00	2,336,959.50	69.3	1,036,840.50

ORIGINAL CONTRACT SUM	\$	2,341,200.00
CHANGE BY CHANGE ORDER	\$	1,032,600.00
CONTRACT SUM TO DATE	\$	3,373,800.00
TOTAL COMPLETED TO DATE	\$	2,336,959.50
LESS PREVIOUS INVOICES	\$	2,276,900.50
CURRENT PAYMENT DUE	\$	60,059.00

PROJECT MANAGER'S SIGNATURE

Appraisal Haus
502 West Kuhn Street
Edinburg Texas 78539
U.S.A

INVOICE

Invoice# 2026-259

Balance Due
\$4,800.00

H
7/24/26

Bill To:
L & G Engineering
900 South Stewart Road Suite 10
Mission
Texas
U.S.A

Invoice Date : 21 Jul 2026
Terms : Due on Receipt
Due Date : 21 Jul 2026
P.O.# : Mile 10 Project

#	Item Description	Qty	Rate	Amount
1	P1E	1.00	400.00	400.00
2	P2E	1.00	400.00	400.00
3	P3E	1.00	400.00	400.00
4	P22E	1.00	400.00	400.00
5	P24E	1.00	400.00	400.00
6	P25E	1.00	400.00	400.00
7	P26E	1.00	400.00	400.00
8	P30E	1.00	400.00	400.00
9	P34E	1.00	400.00	400.00
10	P46E	1.00	400.00	400.00
11	P56E	1.00	400.00	400.00
12	P57E	1.00	400.00	400.00
Sub Total				4,800.00
TOTAL				\$4,800.00
Balance Due				\$4,800.00

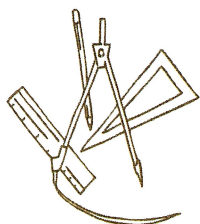
PROJECT DEVELOPMENT SCHEDULE
MILE 10 N (CSJ: 0921-02-360)
From Mile 6 W To FM 1015
Length = 3.0 miles

[illegible]

Note: Schedule assumes project will be moved from FY2031 to FY2028

Updated by J. Sinclair, P.E. (6/8/26)

L&G FUNCTION
 TXDOT FUNCTION
 HIDALGO COUNTY FUNCTION
 OTHERS



August 3, 2026

Hon. David Fuentes
Hidalgo County Commissioner, Pct. #1
Attn: Ms. Erika Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 1 East Rd Project – WA#3
Limits: (From Bus 83 N to Mile 8)
PO#899120 - L&G Project#230103

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered during the month of July 2026.

The following is attached:

- L&G's Invoice
- Exhibit C – Work Schedule

Work Authorization #3 – To provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the Roadway design.

		% Complete
FC 16004 ~ PS&E DEVELOPMENT ROADWAY		
This is a continuation of services from WA#1 and WA#2. L&G has submitted 90% plans, specifications, and estimates. L&G has reviewed TxDOT's 90% PS&E submittal comments and has incorporated updates, as needed, to the 95% plan set. L&G is preparing the 95% PS&E package and will submit once TxDOT's provides instruction for traffic signals, to be paid for by TxDOT, should be addressed in the plans.	L&G	86 %
FC 16005 ~ PS&E DEVELOPMENT OUTFALL		
This is a continuation of services from WA#1 and WA#2. Through coordination with City of Mercedes and HCDD1, the design of the outfall is complete.	L&G	100%

FC 16205 ~ TRAFFIC SIGNAL DESIGNS		
This is a continuation of services from WA#2. TxDOT's 60% PS&E comments were addressed in 90% traffic signal plans. Through coordination with TxDOT, these signals will be paid for by TxDOT. L&G awaits TxDOT direction on how these signals should be addressed in the plans.	L&G	90%
FC 16250 ~ TRAFFIC SIGNAL DESIGNS/SUB		
This is a continuation of services from WA#2. TxDOT's 60% PS&E comments have been addressed in 90% traffic signal plans.	ETSI	79.9%
FC 16308 ~ PERMITTED UTILITIES COORDINATION TO ADJUST		
This is a continuation of services from WA#1 and WA#2. A full inventory of utilities along the project has been developed. L&G continues to update the Utility Conflict Matrix as conflicts are coordinated and resolved. Final Project Advisory Letters have been disseminated, and L&G is in the process of utility coordination for relocation plans and schedules. Bi-weekly status meetings with City of Mercedes for water/sewer relocations continue.	L&G	83.5%
FC 16309 ~ COORDINATE RAILROAD EXHIBIT A IDENTIFYING RAILROAD SIGNALS AND MAST ARM DESIGNS		
This is a continuation of services from WA#1 and WA#2. Plans, including exhibit A and the railroad preemption form have been submitted to UP / Benesch for their review and development of surface improvements at the railroad crossing. A revised set of plans that reflects 90% plans and addressed minor comments was submitted to UP / Benesch. Coordination with UP/Benesch continues.	L&G	55%
FC 16311 ~ RAILROAD PLANKING DESIGN		
This is a continuation of services initiated in WA#2. Through the design efforts and modifications with TxDOT & UPRR, this task is complete.	L&G	100%
FC 16312 ~ COORDINATE A CONSTRUCTION MAINTENANCE AGREEMENT FOR THE PLANKING AND ARMS		
This is a continuation of services from WA#1 and WA#2 and a draft agreement has been generated and under review.	L&G	10%
FC 16403 ~ PROJECT MANAGEMENT		
This is a continuation of services from WA#1 and WA#2. L&G continues to provide project status updates in monthly meetings with TxDOT. L&G continues to monitor project estimates against available federal funding. L&G continues to coordinate with TxDOT for state highway signal construction and City of Mercedes / HCDD1 for outfall needs. L&G continues to coordinate with developers of future developments along the corridor.	L&G	87.5%

FC 60001 ~ ROW ACQUISITION ADMINISTRATION		
Project presence has been established at 900 S. Stewart Road in Mission, Texas 78572 @ L&G Engineering-transportation Consulting Engineers Right of Way Office. The office is open during normal County and State work hours with available personnel to answer questions about the project. Project Files have been created and are maintained in the office. Personnel are available on a daily basis for project meetings determined by the County. Initial property owner list has been developed. L&G has negotiated title commitments and title insurance with a local, reputable title company who is available to begin work when needed. As per County's May 9th directive to not exceed the available CAT 7 ROW funds, L&G has determined that it must discontinue in-progress closings and eminent domain proceedings. L&G will resume upon further notice from the County. See updates below for task specific acquisition activities.	L&G	75%
FC 60002 ~ TITLE SERVICES		
L&G has received title commitments for all 6 roadway parcels tasked under this work authorization. This task is complete.	L&G	100%
FC 60003 ~ APPRAISAL SERVICES		
Five (5) of the 6 roadway parcels and 2 of the 4 easement parcels included in this work authorization have been appraised. L&G has determined that 2 easement parcels (27E & 27E1) are no longer required.	L&G	76.7%
FC 60004 ~ APPRAISAL REVIEW		
Five (5) of the 6 roadway parcel appraisals and 2 of the 4 easement parcel appraisals included in this work authorization have been reviewed. L&G has determined that 2 easement parcels (27E & 27E1) are no longer required.	L&G	67.2%
FC 60005 ~ PARCEL NEGOTIATION		
Offers have been made to 5 of the 6 roadway property owners and 2 of the 4 easement holders tasked in this work authorization. L&G has determined that 2 easement parcels (27E & 27E1) are no longer required. Offers have been accepted for 4 parcels (24, 26, 27 & 29). One (1) parcel has been referred to the attorneys for the condemnation process (parcel 30). Negotiations with property owners and easement holders for the remaining parcels continue.	L&G	84%
FC 60006 ~ CLOSING SERVICES		
Four (4) of the 6 roadway parcels tasked under this work authorization are in-closing (parcel 26) or have closed (parcels 24, 27 & 29). Two (2) parcels are in-possession (parcels 24 & 29) and the check request package for parcel 27 has been delivered to the County.	L&G	66.7%
FC 60030 ~ APPRAISAL SERVICES / SUB		
Five (5) of the 6 roadway parcels and 2 of the 4 easement parcels included in this work authorization have been appraised. L&G has determined that 2 easement parcels (27E & 27E1) are no longer required.	LEONEL	75.0%

FC 60040 ~ APPRAISAL REVIEW / SUB		
Five (5) of the 6 roadway parcel appraisals and 2 of the 4 easement parcel appraisals included in this work authorization have been reviewed. L&G has determined that 2 easement parcels (27E & 27E1) are no longer required.	HLH	75.0%
FC 60101 ~ COMPENSABLE UTILITY MANAGEMENT		
This is a continuation of services from WA#1 and WA#2. L&G has identified all the compensable utility lines from the railroad commission and with field visits to the project site. A full inventory of utilities along the project has been prepared and preliminary utility conflicts identified. L&G has coordinated with the surveyor to tie down utilities that might conflict with the proposed design. Through coordination with Texas Gas, L&G has determined that the eligibility ratio for their gas line adjustment is 0%. A meeting with HCCID9 is being scheduled to address their parallel lines.	L&G	80%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Sincerely,



Jordan B. Sinclair, P.E.
Project Manager

Sincerely,



Fernando Herrera Jr.
Right-of-Way Administrator

L & G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956)565-9813 Fax (956)565-9018

INVOICE#: 11330498
INVOICE DATE: 7/31/2026

BILL TO: 34
Hidalgo County Pct. #1
902 Joe Stephens
Weslaco, TX 78599

JOB: 230103
Mile 1 E Rd Project WA#3
(From: Bus 83 North to Mile 8 N)
PO#899120

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2026.						
Work Authorization #3 - To Provide Engineering Services required for the continuation of the PS&E, Right-of-Way Acquisition services and Compensable Utilities as well as coordination with the Railroad for the roadway design.						
16004-PS&E Development Roadway (33% of Total Estim)	224,000.00	192,640.00		192,640.00	86.0	31,360.00
16005-PS&E Development Outfalls (33% of Total Estimate)	62,388.89	62,388.89		62,388.89	100.0	-
16205-Signal Designs, Warrants (50% of Total Estimate)	45,288.16	40,759.34		40,759.34	90.0	4,528.82
16250-Signal Designs, Warrants/SUB (50% of Total Estimate)	45,711.84	36,506.14		36,506.14	79.9	9,205.70
16308-Permitted Utilities (33.3% of Total Estimate)	45,900.00	38,326.50		38,326.50	83.5	7,573.50
16309-Coord. w/RR Exhibit A (33.3% of Total Estimate)	30,000.00	16,500.00		16,500.00	55.0	13,500.00
16311-Coord. Permit Assoc. w/Jack & Bore (33.3% of Total Estim	22,500.00	22,500.00		22,500.00	100.0	-
16312-Coord. Const. Maintenance Agreem. (33.3% of Total Estima	22,500.00	2,250.00		2,250.00	10.0	20,250.00
16403-Project Management (48% of total Estimate)	135,203.49	118,303.05		118,303.05	87.5	16,900.44
60001-ROW Admin Acquisition (20% of Total Estimate)	104,650.00	78,487.50	10,465.00	88,952.50	85.0	15,697.50
60002-Title Services (20% of Total Estimate)	12,600.00	12,600.00		12,600.00	100.0	-
60003-Appraisal Services (20% of Total Estimate)	7,500.00	5,750.00		5,750.00	76.7	1,750.00
60004-Appraisal Review (20% of Total Estimate)	2,900.00	1,950.00		1,950.00	67.2	950.00
60005-Parcel Negotiations (20% of Total Estimate)	50,000.00	42,000.00		42,000.00	84.0	8,000.00
60006-Closing Services (20% of Total Estimate)	1,800.00	1,200.00		1,200.00	66.7	600.00
60030-Appraisal Services/SUB (20% of Total Estimate)	18,000.00	13,500.00		13,500.00	75.0	4,500.00
60040-Appraisal Review/SUB (20% of Total Estimate)	6,400.00	4,800.00		4,800.00	75.0	1,600.00
60101-Compensable Utility Management (33.3% of Total Estimate)	72,000.00	57,600.00		57,600.00	80.0	14,400.00
Sub Total	909,342.38	748,061.42	10,465.00	758,526.42		150,815.96
TOTAL:	909,342.38	748,061.42	10,465.00	758,526.42	83.4	150,815.96

PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$ 909,342.38
CHANGE BY CHANGE ORDER	
CONTRACT SUM TO DATE	\$ 909,342.38
TOTAL COMPLETED TO DATE	\$ 758,526.42
LESS PREVIOUS INVOICES	\$ 748,061.42
CURRENT PAYMENT DUE	\$ 10,465.00

Client: Hidalgo County Precinct #1

EXHIBIT "C"
PROJECT DEVELOPMENT SCHEDULE

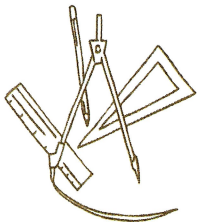
CSJ: 0921-02-254
Mile 1 East
From US Bus. 83 To Mile 8 N
Length = 1.4 miles

TASK AND DESCRIPTION	FIRM	2023	2024												2025												2026												2027												2028 - 2029
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC														
Advanced Funding Agreement																																																			
TxDOT Terminates AFA with City of Mercedes	TxDOT	Feb-23																																																	
TxDOT Executes AFA with County	TxDOT																																																		
Phase II & III: PS&E, ROW Acquisition & Construction Oversight																																																			
PS&E & Supplemental Survey																																																			
Supplemental Survey Work (Topo, SUE, Benchmarks)	L&G/M&H																																																		
Mock Design Concept Conference (3 weeks prior to DCC)	TxDOT																																																		
TxDOT holds Design Concept Conference with County (June 14, 2024)	TxDOT																																																		
30% PS&E Completion	L&G																																																		
60% PS&E Completion	L&G																																																		
90% PS&E Completion	L&G																																																		
95% PS&E Completion	L&G																																																		
100% PS&E Completion	L&G																																																		
TxDOT Plan Set Approval	TxDOT																																																		
Railroad Coordination																																																			
Railroad Coordination (Permits & Agreements)	L&G																																																		
Update ROW Map																																																			
Update ROW Map	L&G/M&H																																																		
TxDOT Review & ROWIS Programming	TxDOT																																																		
Compensable Utility Management																																																			
Compensable Utility Management	L&G																																																		
ROW Acquisition																																																			
SLOA (Right-of-Way Acquisition)	TxDOT																																																		
Project Administration	L&G																																																		
Compensable Utility Oversight	L&G																																																		
Title Commitments	L&G																																																		
Appraisal Reports	L&G																																																		
Appraisal Review Reports	L&G																																																		
Acquisition Negotiation Offers	L&G																																																		
Title Curative Process	L&G																																																		
Payments for Parcels	L&G																																																		
L&G Condemnation Support Process	L&G																																																		
Eminent Domain Proceedings by County	County																																																		
Title Insurance Policies	L&G																																																		
Construction																																																			
Utility Relocation	Others																																																		
Advertise for Bids	County																																																		
Let Project (Est. May 2027)	County																																																		
Construction (Dependent on Availability of Funds)	County																																																		
CONST. DURATION EST. 18 MONTHS																																																			

Note: Schedule assumes project will be moved from FY2034 to FY2027

Updated by J. Sinclair, P.E. (12/19/2025)

L&G FUNCTION
 TXDOT FUNCTION
 HIDALGO COUNTY FUNCTION
 OTHERS



August 3, 2026

Hon. David L. Fuentes
Hidalgo County Commissioner, Pct. 1
Attn: Ms. Erica Espinoza
1902 Joe Stevens
Weslaco, TX 78596

RE: Mile 2 West Project – WA#2
Limits: (From SH 107 to IH-2 (US83))
PO#26203190 - L&G Project #250202

Dear Commissioner Fuentes:

We are submitting a monthly progress report in sufficient detail to support the progress of the work and in support of a request for payment. Attached for your approval is our invoice for services rendered for the month of July 2026. This will be the **FINAL** invoice for this Work Authorization.

The following is attached:

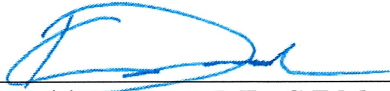
- L & G's Invoice (and sub consultant invoice, if applicable)
- Affidavit and Waiver of Lien
- Exhibit C – Work Schedule

Work Authorization #2 – PS&E Development & Local Letting

		% Complete
FC 16004 ~ PS&E DEVELOPMENT ROADWAY		
L&G has continued coordination with TxDOT and HC Pct 1 to finalize PS&E. PS&E set was completed to 100%. Project was let to construction on May 27, 2026. Task complete.	L&G	100%
FC 16403 ~ PROJECT MANAGEMENT		
L&G has continued coordination w/ TxDOT and Design Team through PS&E development continued from WA #1. L&G completed all documents required for TxDOT review and approval to be able to continue project development of the PS&E and Bidding Documents. Project let on May 27, 2026. Bid analysis was completed by L&G, submitted to TxDOT, and approved. Task complete.	L&G	100%
FC 32004 ~ LOCAL LETTING SUBMITTAL AND ENGINEERING WORK		
L&G completed all documents required for TxDOT review and approval. Bidding Documents were submitted alongside the PS&E to ensure submittal was ready to let. Project let on May 27, 2026. Bid analysis was completed by L&G, submitted to TxDOT and approved. Task complete.	L&G	100%

Should you have any questions or require additional information, please do not hesitate to give me a call at (956) 585-1909.

Respectfully Submitted,



David A. Saenz, P.E., C.F.M.
Project Manager / Project Engineer

L &G Consulting Engineers Inc
2100 W. Expressway 83
Mercedes, TX 78570
(956)565-9813 Fax (956)565-9018

INVOICE#: 11330496
INVOICE DATE: 7/31/2026

BILL TO: 34
Hidalgo County Pct. #1
902 Joe Stephens
Weslaco, TX 78599

JOB:250202
Mile 2 W Project WA#2
(From: SH 107 to IH-2)
PO#26203190

DESCRIPTION	CONTRACT	PREVIOUS APPLICATIONS	CURRENT COMPLETED	TOTAL COMPLETED	% COMPL	BALANCE TO FINISH
Engineering services for the month of July 2026.						
Work Authorization #2 - PS&E Development & Local Letting Submittal and Engineering Work						
16004-PS&E Development Roadway	896,000.00	856,000.00	40,000.00	896,000.00	100.0	-
16403-Project Management	200,000.00	190,000.00	10,000.00	200,000.00	100.0	-
32004-Local Letting Submittal and Engineering Work	108,000.00	108,000.00		108,000.00	100.0	-
Sub Total	1,204,000.00	1,154,000.00	50,000.00	1,204,000.00		-
TOTAL:	1,204,000.00	1,154,000.00	50,000.00	1,204,000.00	100.0	-


PROJECT MANAGER'S SIGNATURE

ORIGINAL CONTRACT SUM	\$ 1,204,000.00
CHANGE BY CHANGE ORDER	
CONTRACT SUM TO DATE	\$ 1,204,000.00
TOTAL COMPLETED TO DATE	\$ 1,204,000.00
LESS PREVIOUS INVOICES	\$ 1,154,000.00
CURRENT PAYMENT DUE	\$ 50,000.00

**AFFIDAVIT AND WAIVER OF LIEN
PRIME CONTRACTOR**

STATE OF Texas

COUNTY OF Hidalgo

Personally appeared before me, the undersigned Notary Public for Marisela G. Marin, Secretary/Treasurer of L&G Consulting Engineers, Inc (Prime Contractor), who being duly sworn by me states on oath that all product suppliers and Subcontractors, payrolls, sales tax, privilege tax or license, old age benefits tax, state and federal unemployment insurance, and other liabilities incurred in the performance of Engineering Services Contract for the Mile 2 W Project WA#2 (PO#26203190) have been paid in full and that the above named Prime Contractor waives any claims and released Hidalgo County Pct. #1 (Owner) from any rights or claims (including lien rights) for debts due and owing by virtue of the furnishing of any labor, products, and supplies furnished for such improvements.

The above named Prime Contractor agrees to indemnify Hidalgo County Pct#1 and save them harmless on account of any loss he/she may sustain in reliance upon the Affidavit and Waiver of Lien including the amount of any lien he/she may be compelled to pay all costs relating thereto and a reasonable attorney's fee.

(Prime Contractor)

By: _____

Title: Secretary/Treasurer

Date: 07/31/2026

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HIDLAGO

Before me, the undersigned authority, on this day personally appeared Marisela G Marin, the Secretary/Treasurer (title) of L&G Consulting Engineers, Inc, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

NOTARY PUBLIC in and for
THE STATE OF TEXAS

Signature of Notary Public

Print, Type or Stamp Name of Notary

My Commission Expires: _____

WORK SCHEDULE
MILE 2 W
From SH 107 To IH-2
Length = 9.7 mile

TASK AND DESCRIPTION	FIRM	2025						2026								2027						
		JAN-JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN-SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN-DEC
Funding Agreement w/ TxDOT																						
Request MTP/TIP Update for Additional TASA Funds	COUNTY																					
Execute AFA	TxDOT																					
Public Involvement & Environmental																						
Field Visit, Reports, and Documentation	L&G																					
Environmental Clearnace (CE)	L&G																					
PS&E																						
PS&E	L&G																					
TxDOT Plan Set Approval	TxDOT																					
Construction Management																						
Receive Bids for Construction, Project Contract, Contract Management	COUNTY																					
Construction	COUNTY													CONSTRUCTION (EST. 18 MO)								

Update: 8/18/2025

L&G

TxDOT

Hidalgo County