

# L&G Engineering

Transportation Consultants

May 22, 202

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 6 West  
Limits: From: Mile 14.5 to Mile 11  
ROW CSJ No. 0921-02-355  
Parcel No.: 114

Dear Commissioner Fuentes:

Attached herewith is a counter-offer as submitted by Emilio Tafolla (owner) of Parcel 114 on May 22, 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 \$6,500.00 **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

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**ROW CSJ:** 0921-02-355

**Highway:** Mile 6W

**Parcel No.:** 114

**Owner's Name:**

**Approved Offer:** \$2,582.00

**Owner's Counteroffer:** \$6,500.00

**County:** Hidalgo

**Project Limits:** From SH 107 to Mile 14.5

**Date Offer Sent:** 5/29/2025

**Date Counteroffer Received:** 5/05/2026

**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: 12/26  
Possession of this property is needed by: 12/2026  
Projected possession date, if settled is: 6/2026  
Projected possession date, if condemned is: 12/2026  
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 \_\_\_\_\_**

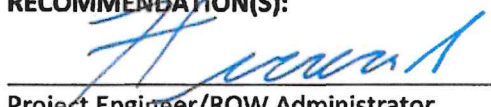
**Analysis and Conclusion:**

Our ☒ approval/ ☐ disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

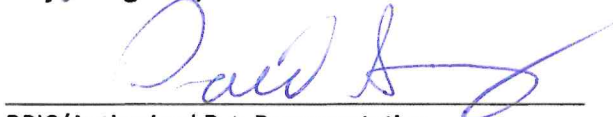
Parcel 114 is a partial acquisition of a 0.024 of an acre (1,050 squar feet) parcel of land situated in Hidalgo County, Texas and also being part or portion of a 2.00 acre tract of land out of farm tract 289, WEST AND ADAMS TRACTS SUBDIVISION, according to the plat or map thereof recoded in Volume 2, Pages 34-37, of the Map Records of Hidalgo County (M.R.H.C.). On May 29, 2025, Acquisition Provider (L&G) mailed an offer of \$2,582.00 to purchase the property from Emilio Tafolla and wife . L & G ROW Agent Rolando Gonzalez went and visited the property owner on April 14, 2026. Mr. Tafolla was saying that his land was undervalued based on some other property he purchased in the neighboring town but did not provide any documentation. Mr. Tafolla submitted a counteroffer for 6500. 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 (\$3,918.00) 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 \$ 6,500.00 ☒ is / ☐ is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

  
\_\_\_\_\_  
Project Engineer/ROW Administrator

5/21/26  
Date

  
\_\_\_\_\_  
RPIC/Authorized Pct. Representative

7/21/2026  
Date

**COUNTY APPROVAL:**

\_\_\_\_\_  
County Judge

\_\_\_\_\_  
Date

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 8301 N Mile 6 West, Weslaco, Texas  
Property Owner: Emilio Tafolla  
Address of Property Owner: 8301 N Mile 6 West, Weslaco, Texas  
78599-2808

District: Pharr  
Parcel: 114  
ROW CSJ: 0921-02-355

Occupant's Name: Emilio Tafolla  
Whole: ☐ Partial: ☒ Acquisition

Federal Project No: N/A  
Highway: Mile 6 West Road Phase II 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 \$2,582 as of February 5, 2025, based upon my independent appraisal and the exercise of my professional judgment;

That on February 5, 2025, I personally inspected in the field the property herein appraised; that I afforded Emilio Tafolla, 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 February 27, 2025;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than the proper officials of L&G Engineering Transportation Consultants Inc., Hidalgo County Precinct No. 1 and or 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 SB18 of the Texas 82<sup>nd</sup> 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

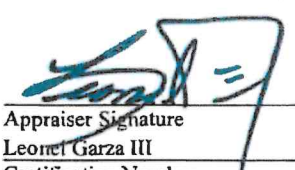
I certify to the best of my knowledge and belief:

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  
Leonel Garza III  
Certification Number  
TX-1328375 G  
Date: March 13, 2025

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

  
Reviewing Appraiser

3/22/2025  
Date



## TABULATION OF VALUES

Parcel: 114 Highway: Mile 6 West Road-Phase II ROW CSJ: 0921-02-355

Taking Type: Partial

District: PHR

Size of Remainder: 1.976 Acres

County: Hidalgo

Type of Property: Res-SFR

Contract Fencing: N/A

Appraised by: Leonel Garza III

Effective Date of Appraisal Report 2/5/2025

Date Appraised Report Signed: 3/13/2025

Access will be ☒ provided or ☐ denied to the new facility. If access will be partially provided or denied, explain in the comments.

| Agency                        | Participating Percentage | Expense Description      |
|-------------------------------|--------------------------|--------------------------|
| State of Texas                | 80%                      | ROW Acquisition Expenses |
| Hidalgo County Precinct No. 1 | 20%                      | ROW Acquisition Expenses |

| Interest Owner | Acquisition Interest | Land Area             | Value      | Lease (Y/N) |
|----------------|----------------------|-----------------------|------------|-------------|
| Emilio Tafolla | Fee Simple           | 0.024 Ac/<br>1,050 sf | \$1,920.00 | N           |

### I. Appraised Values

| Land Value | Improvement Value | Sign Value | Damages/Enhancements | Total Value |
|------------|-------------------|------------|----------------------|-------------|
| \$1,920.00 | \$662.00          | \$0.00     | \$0.00               | \$2,582.00  |

### II. Improvements

| Item No. | Improvement Type | Type Construction  | Improvement Value | Retention Value | Bisection Category |
|----------|------------------|--------------------|-------------------|-----------------|--------------------|
| A.       | Driveway         | Asphalt-95 SF.     | \$309.00          | \$1.00          | N/A                |
| B.       | Fence            | Chain Link- 15 LF. | 203.00            | 1.00            | N/A                |
| C.       | Landscaping      | Shrubs-6EA.        | 150.00            | 1.00            | N/A                |
|          |                  |                    |                   |                 |                    |
|          |                  |                    |                   |                 |                    |
|          |                  |                    |                   |                 |                    |
|          |                  |                    |                   |                 |                    |

| Item No. | Improvement Type | Type Construction | Improvement Value | Retention Value | Bisection Category |
|----------|------------------|-------------------|-------------------|-----------------|--------------------|
|          |                  |                   |                   |                 |                    |
|          |                  |                   |                   |                 |                    |
|          |                  | Total             | \$662.00          | 3.00            | N/A                |

### TABULATION OF VALUES (continued)

Parcel: 114

Highway: Mile 6 West Road-Phase II ROW CSI: 0921-02-355

### III. Damages and Enhancements

| Total<br>Non-Exempt Damages | Enhancements | Exempt Damages | Net Damages |
|-----------------------------|--------------|----------------|-------------|
| \$0.00                      | \$0.00       | \$0.00         | \$0.00      |

### IV. Sign Values

| Item<br>No. | Sign<br>Owner | Type<br>Construction | Improvement Value | Retention<br>Value | Bisect.<br>Cat. |
|-------------|---------------|----------------------|-------------------|--------------------|-----------------|
| N/A         | N/A           | N/A                  | N/A               | N/A                | N/A             |
|             |               | Total                | \$0.00            | \$0.00             |                 |

### V. Recapitulation

|                               |                            |  |  |                      |
|-------------------------------|----------------------------|--|--|----------------------|
| Date:                         | 2/5/2025<br>Effective Date |  |  | Recommended<br>Value |
| Appraiser's Name:             | Leonel Garza III.          |  |  |                      |
| Value of Whole Property       | \$361,757.00               |  |  | \$361,757.00         |
| Parcel Area: 0.024 Acres      |                            |  |  |                      |
| VALUE FOR PARCEL              |                            |  |  |                      |
| Land: per ac. 80,000          | \$1,920.00                 |  |  | \$1,920.00           |
| Easement                      | \$0.00                     |  |  | \$0.00               |
| Improvements                  | \$662.00                   |  |  | \$662.00             |
| Net Damages or (Enhancements) | \$0.00                     |  |  | \$0.00               |
| OAS Value(s)                  | \$0.00                     |  |  | \$0.00               |
| TOTAL COMPENSATION            | \$2,582.00                 |  |  | \$2,582.00           |

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

**TABULATION OF VALUES (continue)**

Parcel: 114

Highway: Mile 6 West Road-Phase II ROW CSJ: 0921-02-355

**VI. Comments and Conclusions on Values in the Appraisal Report**

**Appraiser: Leonel Garza III**  
**Effective Date of Report: February 5, 2025**  
**Report Dated: March 13, 2025**  
**Review Appraiser: Harvey L. Heerssen**  
**Effective Date of Review: March 20, 2025**

Parcel 114 is a partial taking of 0.024 acres (1,050 sf.) parcel of land situated in Hidalgo County, Texas and also being a part or portion a 2.00 acre tract of land out of Farm Tract 289 West and Adams Tracts Subdivision according to the plat or map thereof recorded in Volume 2, Page 34-37, of the Map Records of Hidalgo County, described in a deed dated November 11, 1996 from Mel C. Gray to Emilio Tafolla recorded in Document Number 562363 of the Official Records of Hidalgo County, Texas.

The whole property is located on the west side of Mile 6 West Road, and addressed at 8301 North Mile 6 West, Weslaco, Texas. The whole tract is an improved land with two (2) single-family residences that are not impacted by the proposed acquisition. The highest and best use is for residential use.

The appraiser has selected three (3) vacant sales to value the whole property at \$80,000 per acre. The part taken is properly valued as a pro-rata part of the whole value. There are no market damage to the remainder land.

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.

**The report prepared by the appraiser Leonel Garza III. is an Appraisal Report 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 \$2,582 be approved for negotiations and acquisition.**

**VII. Justification and Explanation for Credit if Retained.**

Retentions of 1.00 are applied to each site improvement to encourage retention and removal.

**TABULATION OF VALUES (continued)**

Parcel: 114

Highway: Mile 6 West Road-Phase II ROW CSJ: 0921-02-355

**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

  
\_\_\_\_\_  
Contract Reviewing Appraiser (if applicable)

\_\_\_\_\_  
3/22/2025

\_\_\_\_\_  
Date

\_\_\_\_\_  
Division Reviewing Appraiser (if applicable)

\_\_\_\_\_  
Date

**X. Approval of Values**

  
\_\_\_\_\_  
County/City Representative

\_\_\_\_\_  
5-14-25

\_\_\_\_\_  
Date

\_\_\_\_\_  
ROW Staff Representative

\_\_\_\_\_  
Date

APPROVED BY  
COMMISSIONERS COURT  
ON: 5-3-22 MM  
AI-85699

Parcel No. 114.

May 5, 2026

A quien corresponda:

No estoy de acuerdo con la cantidad  
que se me ha ofrecido. Lo minimo  
que pido por ~~lo~~ el terreno  
so 6,500.

Gracias

Emilio Tafolla

Emilio Tafolla