

# L&G Engineering

Transportation Consultants

August 18<sup>th</sup>, 2026

The Honorable David L. Fuentes  
Commissioner, Pct. 1  
Attn.: Danny Guzman ROW Agent  
1902 Joe Stevens Avenue, Ste. 101  
Weslaco, Texas 78596

RE: County: Hidalgo  
RCSJ No. 0921-02-355  
Parcel No. 80  
MILE 6W: From : 14.5-11 Mile

Dear Commissioner Fuentes:

Attached herewith is a counter-offer as submitted by Patricia Trevino owner of Parcel 80 on August 17th, 2026. L & G Engineering has reviewed the aforementioned and hereby recommends that counter-offer **be approved**. 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 and we recommend that the counteroffer of **\$8,500.00** be accepted.

Please review these documents and feel free to contact me at (956) 585-1909 if you wish to discuss this matter personally.

Sincerely,

  
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 6 West Road

**Parcel No.:** 80

**Owner's Name:** Patricia Trevino

**Approved Offer:** \$3,774.00

**Owner's Counteroffer:** \$8,500.00

**County:** Hidalgo

**Project Limits:** From 14.5-11 Mile

**Date Offer Sent:** 2/15/2024

**Date Counteroffer Received:** 8/17/2026

**Factors considered in evaluation:**

1. Valuation Issues

- a. ☐ Reconciliation of all available appraisals, including Owner's.
- b. ☒ Other: Property Owner feels her land was undervalued and does not reflect damages.

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: 12/2027  
Possession of this property is needed by: 10/2026  
Projected possession date, if settled is: 10/2026  
Projected possession date, if condemned is: 12/2026  
Letting date: 12/2027
- 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 \_\_\_\_\_

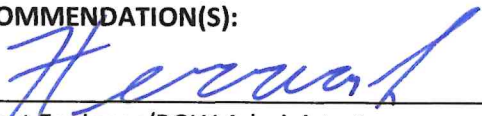
**Analysis and Conclusion:**

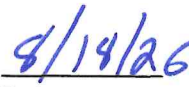
Our ☒ approval/ ☐ disapproval recommendation is based on the items checked above and has been evaluated as follows: (attach additional sheets as necessary)

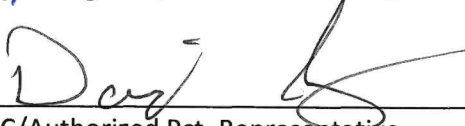
Parcel 80 is a partial acquisition containing 1,925 sq. ft., parcel of land situated in Hidalgo County, Texas and also being a part or portion of a 2.03-acre tract of Farm Tract 395, WEST AND ADAMS TRACT SUBDIVISION. On February 6, 2024, Acquisition Provider (L&G) mailed an offer of \$3,774.00 to purchase the property to Patricia Trevino. On August 17th, 2026, the property owner submitted a counteroffer in the amount of \$8,500.00. In her counter offer she stated that her land was undervalued, fencing and driveway surface was undervalued, and relocation on existing items is not considered. Based on the information provided within the counteroffer and discussion by the acquisition team, it is recommended that the Administrative Settlement be approved. The difference between the approved value versus the property owner's counteroffer (a difference of \$4,726.00) does not warrant the risk and added expenses associated with standard eminent domain proceedings. Accepting said counteroffer will help avoid project time delays, and associated condemnation proceedings, thus resulting in cost saving to the county.

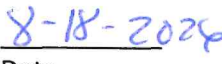
This administrative settlement of \$8,500.00 ☒ is / ☐ is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

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

  
\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Date

**COUNTY APPROVAL:**

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

\_\_\_\_\_  
Date

## PROPERTY OWNER COUNTEROFFER

**Property Owner:** Patricia Trevino

**Parcel:** 80

**Project Name:** Mile 6 W (14.5-11 Mile)

After carefully reviewing the initial offer of **\$3,774.00** for the acquisition of approximately **0.044 acres** of my property, I respectfully **reject** the offer and submit a counteroffer of **\$8,500.00**.

I understand that the initial offer includes approximately **\$1,980.00 for the land, \$1,580.00 for the existing chain-link fencing, and \$120.00 for the caliche driveway**. However, after considering the overall impact of the acquisition on my property, I do not believe the initial offer adequately compensates me for what I will be giving up and the costs and inconvenience associated with the acquisition.

The requested **\$8,500.00** was reached by considering not only the value assigned to the 0.044 acres and the existing improvements, but also the practical impact of losing this portion of the property. The chain-link fence and driveway are existing improvements that serve an important function on the property. Their removal or relocation may require additional work, materials, labor, and expense beyond simply assigning a value to the physical improvements themselves.

In addition, the acquisition changes the existing layout and use of my property. The portion being acquired is currently part of the property that I own and maintain, and losing that portion may affect how the remaining property is accessed, secured, maintained, and used. I believe consideration should be given to the inconvenience and disruption involved in making these changes and adapting the remaining property after the acquisition.

### **Driveway Surface:**

I would also like to clarify that the driveway was identified and appraised as a **“caliche driveway.”** However, the existing driveway has an **asphalt surface over the caliche base**, which I believe represents a higher-value improvement than what is reflected in the current appraisal. Asphalt is more expensive to install and replace than a basic caliche driveway, and replacing the existing driveway with a comparable asphalt surface would involve additional material, labor, preparation, and construction costs. Because the existing asphalt surface appears to have been valued only as a caliche driveway, I believe the current compensation does not fully reflect the actual condition and value of the driveway being affected by the acquisition. This is another factor I considered when determining that additional compensation is warranted.

**Oak Tree:**

Another significant concern is the location of the proposed right-of-way acquisition in relation to the **oak tree located in the front yard**. The area being acquired will come very close to the tree and may encroach upon or disturb portions of its existing root system during construction. The tree is approximately **10 years old** and has been established and maintained on the property for many years. Disturbance or damage to the root system could potentially cause stress, decline, or even the loss of the tree. Replacing an established oak tree of this age and size would involve substantially more than the cost of simply purchasing a new small tree, as consideration would need to be given to the cost of a comparable replacement tree, transportation, planting, labor, establishment, and the time required for a replacement tree to reach a similar size and maturity. Because of this potential impact, I believe the existing appraisal does not fully account for the risk to this established improvement and the additional expense that could result if the tree is damaged or cannot survive the construction.

I also considered the cost of replacing or reconstructing the affected improvements to a similar standard, including fencing and driveway access. The amounts included in the original offer appear to represent the value of the improvements being acquired, but from my perspective as the property owner, accepting the acquisition will involve more than simply losing the physical improvements. I will also have to deal with the disruption to the property and the process of restoring or modifying the affected areas.

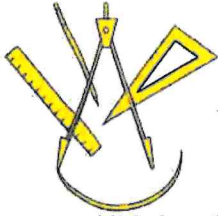
After taking these factors into consideration, I believe an additional amount above the original offer is appropriate. I arrived at the **\$8,500.00** figure as a reasonable amount that I believe fairly reflects the land being acquired, the existing improvements, the impact to the remaining property, and the costs and inconvenience associated with the acquisition.

I am not seeking an unreasonable amount or attempting to prevent the project from moving forward. My intention is to reach a fair voluntary settlement that I can accept while adequately compensating me for the property and the impacts associated with the acquisition.

If the counteroffer of **\$8,500.00** is accepted, I am willing to proceed with the necessary documentation and voluntarily settle the acquisition at that amount.

**Reasonable settlement amount requested by property owner/Counteroffer: \$8,500.00**

Patricia Irwin 8/17/26



# L&G Engineering

Transportation Consultants

February 6, 2024

Hidalgo County  
Mile 6 West  
Limits: (Mile 14.5 to Mile 11 N.)  
RCSJ: 0921-02-355  
Parcel No. 80

RE: The purchase of a 0.044 of an acre (1,925 square feet) parcel of land situated in Hidalgo County, Texas and also being a part or portion of a 2.03 acre tract of land out of Farm Tract 395, **WEST AND ADAMS TRACTS SUBDIVISION**, according to the plat or map thereof recorded in Volume 2, Pages 34-37, of the Map Records of Hidalgo County (M.R.H.C.)

Patricia Treviño  
23670 FM2556  
Santa Rosa, Texas 78593-2132

Dear Ms. Patricia Treviño:

Enclosed for your review and further processing are the following:

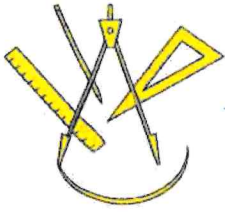
- Initial Offer Letter
- Metes and Bounds and Plat
- Appraisal Report prepared by: Leonel Garza, III dated 12/19/2023
- Acknowledgement of Receipt of Appraisal Report
- Land Owner Bill of Rights w/Supplement
- Title Commitment
- Sample Deed
- Brochures ("State Purchase of Right of Way")

Please return the signed Acknowledgement of Receipt to our office at L&G Engineering, 900 S. Stewart Road, Suite 10, Mission, Texas 78572.

Should you have any questions or need additional information, please do not hesitate to contact me at (956) 585-1909.

Sincerely,

Fernando Herrera,  
Right of Way Administrator



# L&G Engineering

Transportation Consultants

February 6, 2024

**Via Certified Mail, Return Receipt Requested  
No. 7021 2720 0003 5005 4374**

County: Hidalgo  
Federal Project No.: N/A  
Highway: Mile 6 West

ROW CSJ: 0921-02-355  
Parcel: 80  
From: Mile 14.5  
To: Mile 11 N.

Patricia Treviño  
23670 FM 2556  
Santa Rosa, Texas 78593-2132

Dear Ms. Patricia Treviño:

In acquiring property for the highway system of Hidalgo County (the "County") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the County's negotiator, Fernando Herrera Right of way Manager, a portion of your property located on Mile 6 West, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the County is authorized to offer you **\$3,774.00** for your property, which includes **\$3,680.00** for the property to be purchased and **\$94.00** for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the County. In accordance with State law, it is the policy of the County to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the County.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the County to permit owners who convey voluntarily to the County to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the County to acquire the real property by eminent domain.

| <u>Improvement</u> | <u>Type</u> | <u>Amount to be Subtracted if Retained</u> |
|--------------------|-------------|--------------------------------------------|
| A. Driveway        | Caliche     | \$ 1.00                                    |
| B. Fencing         | Chain Link  | \$ 1.00                                    |

If you wish to accept the offer based upon this appraisal, please contact Project Manager Robert "Bob" Garcia or Fernando Herrera Right of Way Manager, as soon as possible at (956) 585-1909, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the County within the 30 day time deadline. In the event the condition of the property changes for any reason, the County shall have the right to withdraw or modify this offer.

After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by Hidalgo County. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to



the County and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the County failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the County's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the County's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.

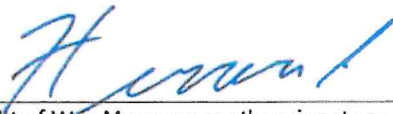
You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the County in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the County's offer or proposed purchase transaction. Also, please do not hesitate to contact Project Manager Robert "Bob" Garcia or Fernando Herrera Right of Way Manager at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the County, including the appraisal on which this offer is based.

Sincerely,

  
\_\_\_\_\_  
Right of Way Manager or other signatory

ENCLOSURES:  
Appraisal Report(s)  
Landowner Bill of Rights  
Brochure ("Right of Way Purchase")

### TABULATION OF VALUES

Parcel: 80 Highway: Mile 6 West Road ROW CSJ: 0921-02-355

Taking Type: Partial District: PHR

Size of Remainder: 1.986 Acres County: Hidalgo

Type of Property: Res-SFR

Contract Fencing: N/A

Appraised by: Leonel Garza III

Effective Date of Appraisal Report: 12/5/2023

Date Appraised Report Signed: 12/19/2023

Access will be ☒ provided or ☐ denied to the new facility. If access will be partially provided or denied, explain in 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) |
|------------------|----------------------|--------------------------|------------|-------------|
| Patricia Trevino | Fee Simple           | 0.044 Acres<br>1,925 sf. | \$1,980.00 | No          |

#### I. Appraised Values

| Land Value | Improvement Value | Sign Value | Damages/Enhancements | Total Value |
|------------|-------------------|------------|----------------------|-------------|
| \$1,980.00 | \$1,700.00        | \$0.00     | \$94.00              | \$3,774.00  |

#### II. Improvements

| Item No. | Improvement Type | Type Construction   | Improvement Value | Retention Value | Bisection Category |
|----------|------------------|---------------------|-------------------|-----------------|--------------------|
| A.       | Driveway         | Caliche-120 SF.     | \$120.00          | \$1.00          | N/A                |
| B.       | Fencing          | Chain Link -117 LF. | 1,580.00          | 1.00            | N/A                |
|          |                  |                     |                   |                 |                    |
|          |                  |                     |                   |                 |                    |
|          |                  |                     |                   |                 |                    |

| Item No. | Improvement Type | Type Construction | Improvement Value | Retention Value | Bisection Category |
|----------|------------------|-------------------|-------------------|-----------------|--------------------|
|          |                  |                   |                   |                 |                    |
|          |                  |                   |                   |                 |                    |
|          |                  | Total             | \$1,700.00        | \$2.00          |                    |

### TABULATION OF VALUES (continued)

Parcel: 80

Highway: Mile 6 West Road

ROW CSJ: 0921-02-355

### III. Damages and Enhancements

| Total<br>Non-Exempt Damages | Enhancements | Exempt Damages | Net Damages |
|-----------------------------|--------------|----------------|-------------|
| \$0.00                      | \$0.00       | \$94.00        | \$94.00     |

### 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:                         | 12/5/2023<br>Effective Date |  |  | Recommended<br>Value |
| Appraiser's Name:             | Leonel Garza III.           |  |  |                      |
| Value of Whole Property       | \$289,322.00                |  |  | \$289,322.00         |
| Parcel Area: 0.044 Acres.     |                             |  |  |                      |
| VALUE FOR PARCEL              |                             |  |  |                      |
| Land: per ac: \$45,000        | \$1,980.00                  |  |  | \$1,980.00           |
| Easement                      | \$0.00                      |  |  | \$0.00               |
| Improvements                  | \$1,700.00                  |  |  | \$1,700.00           |
| Net Damages or (Enhancements) | \$94.00                     |  |  | \$94.00              |
| OAS Value(s)                  | \$0.00                      |  |  | \$0.00               |
| TOTAL COMPENSATION            | \$3,774.00                  |  |  | \$3,774.00           |

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

**TABULATION OF VALUES (continued)**

Parcel: 80

Highway: Mile 6 West Road

ROW CSJ: 0921-02-355

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

**Appraiser: Leonel Garza III**  
**Effective Date of Report: December 5, 2023**  
**Report Dated: December 19, 2023**  
**Review Appraiser: Harvey L. Heerssen**  
**Effective Date of Review: January 5, 2024**

Parcel 80 is a partial taking of 0.044 acres (1,925 sf.) parcel of land situated in Hidalgo County, Texas and also being a part or portion of a 2.03 acre tract of land out of Farm Tract 395, West and Adams Tracts Subdivision, according to the plat or map thereof recorded in Volume 2, Pages 34-37, of the Map Records of Hidalgo County, described in a deed dated September 29, 2021 from the United States Department of Agriculture to Patricia Trevino and recorded in Document Number 3299215 of the official Records of Hidalgo County, Texas .

The whole property is located on the west line of Mile 6 North Road and addressed as 11017 North Mile 6 West, Weslaco, Texas. The whole tract contains a single-family residence that is not impacted by the proposed acquisition. Site improvements are valued accordingly.

Three (3) comparable land sales support the whole property value of 45,000 per acre. The part taken is properly valued as a pro-rata part of the whole unit value. There are no market damage to the remainder land. Cost to cure is necessary to compensate for the chain link fencing that was depreciated within the acquisition to replace the fencing on the remainder to retain the same utility.

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 \$3,774 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.



Form ROW-A-5  
(Rev. 08/11)

# REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 11017 N Mile 6 W, Weslaco, Texas  
 Property Owner: Patricia Treviño  
 Address of Property Owner: 23670 FM 2556, Santa Rosa, Texas  
 78593-2132

District: Pharr  
 Parcel: 80  
 ROW CSJ: 0921-02-355

Occupant's Name: Patricia Trevino  
 Whole: ☐ Partial: ☒ Acquisition

Federal Project No: N/A  
 Highway: Mile 6 West Road Phase III 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 \$3,774 as of December 5, 2023, based upon my independent appraisal and the exercise of my professional judgment;

That on December 5, 2023, I personally inspected in the field the property herein appraised; that I afforded Patricia Treviño, 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 6, 2023;

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: December 19, 2023

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

  
 Reviewing Appraiser

1/16/2024  
 Date

