

L&G Engineering

Transportation Consultants

August 13, 2026

The Honorable David L. Fuentes
Commissioner, Pct. 1
Attn.: David Suarez, RPIC
1902 Joe Stevens Avenue, Ste. 101
Weslaco, Texas 78596

RE: County: Hidalgo
Hwy.: Mile 10 N
Limits: From: Mile 6 W. To N. International Blvd. (FM 1015)
ROW CSJ No. 0921-02-444
Parcel No.: 15

Dear Commissioner Fuentes:

Attached herewith is a counter-offer as submitted by Dolores Pena Gomez (owner) of Parcel 15 on August 13, 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 \$27,364.00 **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



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

REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

Address of Property: 4102 Country Way Drive, Weslaco, Texas District: Pharr
 Property Owner: Dolores Peña Gomez Parcel: 15 (P00086512)
 Address of Property Owner: 4102 Country Way Drive, Weslaco, Texas ROW CSJ: 0921-02-444
 78599-2922
 Occupant's Name: Dolores Peña Gomez Federal Project No: N/A
 Whole: ☐ Partial: ☒ Acquisition Highway: Mile 10 North Road County: Hidalgo

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple title to the real property to be acquired, encumbered by any easements not to be extinguished, less oil, gas and Sulphur. If this acquisition is of less than the whole property, then any special benefits and /or damages to the remainder property must be included in accordance with the laws of Texas.

Market Value

Market value is defined as follows: "Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

Certificate of Appraiser

I hereby certify:

That it is my opinion the total compensation for the acquisition of the herein described property is \$23,616 as of December 12, 2025, based upon my independent appraisal and the exercise of my professional judgment;

That on December 12, 2025, I personally inspected in the field the property herein appraised; that I afforded Dolores Peña Gomez, the property owner or the representative of the property owner, the opportunity to accompany me at the time of the inspection;

That the comparables relied upon in making said appraisal were as represented by the photographs contained in the appraisal report and were inspected on December 15, 2025;

That I have not revealed and will not reveal the findings and results of such appraisal to anyone other than L&G Engineering or the proper officials of the Texas Department of Transportation, and/or their representatives, or officials of the Federal Highway Administration until authorized by State officials to do so, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified to such findings;

That my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by Senate Bill 18 of the Texas 82nd Regular Legislative Session and finds as follows:

1. Is there a denial of direct access of the parcel? No
2. If so, is the denial of direct access material? Not Applicable
3. The lack of any access denial or the material impairment of direct access on or off the remaining property affects the market value of the remaining property in the sum of \$ 0.00

I certify to the best of my knowledge and belief:

That the statements of fact contained in this report are true and correct;

That the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions;

That I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That my analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the appropriate State laws, regulations, and policies and procedures applicable to the appraisal of right-of-way for such purposes, and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established law of said State, and any decrease or increase in the fair market value of subject real property prior to the date of valuation caused by the public improvement for which such property is to be acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to the physical deterioration within the reasonable control of the owner, has been disregarded in estimating the compensation for the property.

Appraiser Signature
 Leonel Garza III – Certified General Real Estate Appraiser
 Certification Number
 TX 1328375-CG
 Date: February 18, 2026

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

George Salazar II

02/18/2026

Reviewing Appraiser

Date





HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ: 0921-02-444

Highway: Mile 10 N Rd

Parcel No.: 15 (P00086512)

Owner's Name: Dolores Pena Gomez

Approved Offer: \$23,616.00

Owner's Counteroffer: \$27,364.00

County: Hidalgo

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

Date Offer Sent: 4 /30/2026

Date Counteroffer Received: 8/13/2026

Factors considered in evaluation:

1. Valuation Issues

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

2. Legal Issues

- a. ☒ Analysis of recent court awards on similar properties or projects.
- b. ☒ Analysis of recent court decisions which may affect the outcome of a condemnation action.
- c. ☐ Analysis of previously unlitigated issues.
- d. ☐ Other: _____

3. Cost Savings

- a. ☒ Approximate cost to litigate through Special Commissioners' Hearing \$15,000.00
- b. ☒ Approximate additional cost to litigate through jury trial \$20,000.00
- c. ☐ Other: _____

4. Timing Issues

- a. ☒ Maintain project schedule: 9/26
Possession of this property is needed by: 12/26
Projected possession date, if settled is: 12/26
Projected possession date, if condemned is: 12/26
Letting date: 12/28
- 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 _____

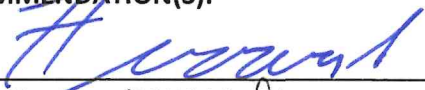
Analysis and Conclusion:

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

Parcel 15 is a partial acquisition containing 0.061 of an acre (2,645 square feet) parcel of land situated in Lot 7, Block 1, County Aire Estates unit No. 1 Subdivision, out of 0.794 acre tract of land, as per map or plat thereof recorded in Volume 20, Page 55, Map Records, Hidalgo County, Texas. On April 30, 2026, Acquisition Provider (L&G) mailed an offer of \$23,616.00 to purchase the property of Dolores Pena Gomez. L & G ROW Agent Rolando Gonzalez and Bob Garcia went and visited the property owner on site on July 24, 2026 to discuss the offer and answer any questions they might have. On August 13, 2026, the property owner submitted a counter offer in the amount of \$27,364.00. In the counter offer Mrs. Gomez stated that her land was undervalued and also denotes added cost of materials transportation and delivery cost are very high. 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 (\$3,748.00) 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 \$ 27,364.00 ☒ is / ☐ is not recommended for approval as being reasonable, justified, prudent and in the public interest.

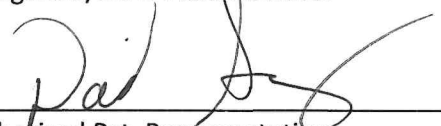
RECOMMENDATION(S):



Project Engineer/ROW Administrator

8/13/26

Date



RPIC/Authorized Pct. Representative

8/12/2026

Date

COUNTY APPROVAL:

County Judge

Date

TABULATION OF VALUES

Parcel: 15 (P00086512) Highway: Mile 10 North Road ROW CSJ: 0921-02-444

Taking Type: Partial

District: Pharr

Size of Remainder: 0.733 acres

County: Hidalgo

Type of Property: Single Family Residence

Federal Project: N/A

Contract Fencing: N/A

Appraised by: Leonel Garza III

Effective Date of Appraisal Report: December 12, 2025

Date Appraised: February 18, 2026

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%	Right of Way Acquisition
Hidalgo County Precient No. 1	20%	Right of Way Aquisition

Interest Owner	Acquisition Interest	Land Area	Value	Lease (Y/N)
Dolores Pena Gomez	Fee Simple & Encumbered Fee	0.061 acres	\$7,574.00	No

I. Appraised Values

Land Value	Improvement Value	Sign Value	Damages/Enhancements	Total Value
\$7,574.00	\$15,889.00	\$0.00	\$153.00	\$23,616.00

II. Improvements

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
1	Chain Link Fencing		\$2,619.00		
2	Cedar Fencing		\$270.00		
3	Oak Tree		\$13,000.00		

Item No.	Improvement Type	Type Construction	Improvement Value	Retention Value	Bisection Category
		Total	\$15,889.00		

TABULATION OF VALUES (continued)

Parcel: 15 (P00086512)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

III. Damages and Enhancements

Total Non-Exempt Damages	Enhancements	Exempt Damages	Net Damages
\$0.00	\$0.00	\$153.00	\$0.00

IV. Sign Values

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

V. Recapitulation

Date:	December 12, 2025			Recommended Value
Appraiser's Name:	Leonel Garza III			
Value of Whole Property	\$378,344.00			\$378,344.00
Parcel Area: 0.061 ac.				
VALUE FOR PARCEL				
Land: per sq ft. \$4.25 Fee \$2.13 Encumbered Fee	\$3,889.00			\$3,889.00
Easement	\$3,685.00			\$3,685.00
Improvements	\$15,889.00			\$15,889.00
Net Damages or (Enhancements)	\$153.00			\$153.00
OAS Value(s)	\$0.00			\$0.00
TOTAL COMPENSATION	\$23,616.00			\$23,616.00

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

TABULATION OF VALUES (continued)

Parcel: 15 (P00086512)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

VI. Comments and Conclusions on Values in the Appraisal Report

Appraiser: Leonel Garza III

Effective Date of Report: December 12, 2025

Report Dated: February 18, 2026

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

Effective Date of Review: January 23, 2026

The subject property is a 0.794-acre residential tract of land located at 4102 Country Way Drive, Weslaco, Texas. The subject whole property is a single family residence.

The partial acquisition consists of 0.061 acres (2,645 square feet) with a remainder of 0.733 acres. The subject property is situated in an area where zoning is not currently recognized. The property was valued utilizing the Sales Comparison Approach and the Cost Approach. The appraiser Leonel Garza III selects three (3) sales similar to the subject in location and highest and best use to value the whole property at \$4.25 per square foot for the unencumbered portion and \$2.13 per square foot for the encumbered portion. The sale date for the comparable properties ranged from February 21, 2025 to April 25, 2025, and are considered recent transactions. The comparable sales unadjusted per square foot unit ranged from \$3.83 to \$4.53 per square foot. After adjustments the sales ranged from \$3.64 per square foot and \$4.32 per square foot. The elements of comparison include condition of sale, market conditions, location, site utility, available utilities, and size. Only adjustments for relative location, utilities and size were made. All adjustments were considered reasonable and appropriate.

The report prepared by the appraiser Leonel Garza III is an appraisal report and is presented on TxDOT form ROW-A-5 and appears to comply with USPAP and the Texas Department of Transportation's Appraisal and Review Manual. The appraisers' opinion and conclusions appear to be well supported by information contained within this appraisal report. It is recommended that the total value of \$23,616 to be approved for negotiations and acquisition.

The remainder is 0.733 acres. The appraiser has considered access damages in accordance with Section 21.042(d) of the Texas Property Code, as amended by SB18 of the Texas 82nd Regular Legislative Session. The result of the findings is that there is no denial of direct access nor material impairment of direct access on or off the remaining property that affects the market value of the remaining property. Therefore, there are no access damages to the remainder property.

VII. Justification and Explanation for Credit if Retained.

Retentions are not applicable.

TABULATION OF VALUES (continued)

Parcel: 15 (P00086512)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

VIII. Conditions

Values for signs, if any, are applicable only if sign owner has compensable interest.

Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State's Right of Way Manual.

The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.

IX. Reviewing Appraisers' Statements

Reviewing Appraiser's Statement

It is my opinion that the appraiser's report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.

Reviewing Appraiser

Date

George Salazar II

02/18/2026

Contract Reviewing Appraiser (if applicable)

Date

Division Reviewing Appraiser (if applicable)

Date

X. Approval of Values

Rumbe

County/City Representative

4/23/26

Date

ROW Staff Representative

Date

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

August 12, 2026

Dolores P. Gomez
4102 County Way Drive
Weslaco, Texas 78599

County: Hidalgo – Pct. # 1
Highway: Mile 10 North
ROWCSJ: 0921-02-444
Parcel No. 15

RE: Offer Letter dated April 30, 2026

Attn: Robert "Bob" Garcia
L&G Engineers ROW Agent

Dear Mr. Garcia:

Your letter of offer explains the need for part of my property to be acquired for the expansion of Mile 10 North. A review of the enclosed appraisal report, comparable sales and value of my improvements results in my rejection of the total offer of **\$23,616.00**. The basis and reasoning for my rejection are that appraiser Garza is slightly low on his land value and the valuation set on my improvements within the proposed ROW. Furthermore, he does not denote any added costs or expenses for material transportation, delivery or labor costs in his appraisal report. Recent cost information indicates that the land values and the replacement of my fence are calculated as follows:

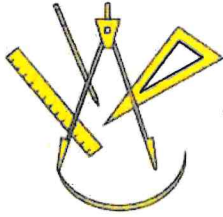
• Chanin Link Fencing – 194 LF @ \$21.00 LF =	\$ 4,074.00
• Cedar Fencing – 15 LF @ \$26.00 LF =	\$ 390.00
• Two (2) Mature Oak Tree @ \$7,000 each =	\$14,000.00
• Land Value-Encumbered 1730 SFX \$2,50 SF=	\$ 4,325.00
• Land Value – Fee 915 SFX \$5.00 SF=	\$ 4,575.00
Total Values for Land and Improvements =	\$27,364.00

In view of the above information and calculations, my counteroffer for my Parcel No. 15 is for **\$27,364.00**. This total amount being only **\$3,748.00** above your appraised and offered value of \$23, 616.00 on **April 30, 2026**.

Please review and consider my counteroffer so we may proceed with the acquisition of Parcel No. 15

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

Sincerely,  **Dolores P. Gomez, Owner** *8-13-26*



L&G Engineering

Transportation Consultants

April 30, 2026

Via Certified Mail, Return Receipt Requested
No. 9589 0710 5270 2984 0014 45

County: Hidalgo
Federal Project No.: N/A
Highway: Mile 10 North

ROW CSJ: 0921-02-444
Parcel: 15
From: Mile 6 West
To: N. International Blvd. (FM 1015)

Dolores P. Gomez aka Dolores Pena Gomez
4102 Country Way Drive
Weslaco, Texas 78599-2922

Dear Ms. Dolores P. Gomez aka Dolores Pena Gomez:

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 **\$23,616.00** for your property, which includes **\$23,463.00** for the property to be purchased and **\$153.00** 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>Amount to be Subtracted if Retained</u>
1. Chain Link Fencing	\$1.00
2. Cedar Fencing	\$1.00
3. Oak Tree	\$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.

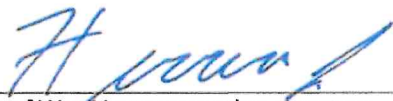
You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as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