

# L&G Engineering

Transportation Consultants

August 17, 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.: 2

Dear Commissioner Fuentes:

Attached herewith is a counter-offer as submitted by Mr. Santiago Gonzalez, JR. (owner) of Parcel 2 on August 17, 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 \$22,000.00 **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: 0921-02-444

Highway: Mile 10 N Rd

Parcel No.: 2 (P00086499)

Owner's Name: Santiago Gonzalez, JR.

Approved Offer: \$10,700.00

Owner's Counteroffer: \$22,000.00

County: Hidalgo

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

Date Offer Sent: 4/30/2026

Date Counteroffer Received: 8/17/2026

### Factors considered in evaluation:

1. Valuation Issues

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

2. Legal Issues

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

3. Cost Savings

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

4. Timing Issues

- a. ☒ Maintain project schedule: 9/26  
Possession of this property is needed by: 12/26  
Projected possession date, if settled is: 9/26  
Projected possession date, if condemned is: 12/26  
Letting date: 12/27
- b. ☐ Other: \_\_\_\_\_

5. Other Issues



\*\* The following documents have been considered and are incorporated by reference: appraisals, appraisal review form, owner's counteroffer and supporting documentation, negotiator's log, and \_\_\_\_\_

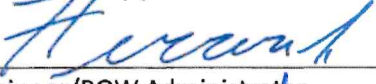
**Analysis and Conclusion:**

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

Parcel 02 is a partial acquisition containing 0.074 of an acre ( 3,203 square feet) parcel of land situated in Farm Tract 197, Block 181, Lot 16 West and Adams Tract Subdivision, as per map or plat therefore recorded in Volume 2, Pages 34-37, of the Map Records of, Hidalgo County, Texas. On April 30, 2026, Acquisition Provider (L&G) mailed an offer of \$10,700.00 to purchase the property of Santiago Gonzalez, JR . L & G ROW Agent Rolando Gonzalez went and visited the property owner on site on June 15, 2026 to discuss the offer and answer any questions they might have. On August 17, 2026, the property owner submitted a counter offer in the amount of \$22,000.00 In the counter offer Mr. Gonzalez stated that his land is prime frontage land and property next to him is listed as commercial and as such property should reflect commercial value. Based on the information provided within the counteroffer and discussion by the acquisition team it is recommended that the Administration Settlement be approved. The difference of (\$ 11,300.00) does not warrant the risk and added expenses associated with standard eminent domain proceedings, thus resulting in a cost saving to the county.

This administrative settlement of \$ 22,000.00 ☒ is / ☐ is not recommended for approval as being reasonable, justified, prudent and in the public interest.

**RECOMMENDATION(S):**

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

8/19/26  
Date

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

8/19/26  
Date

**COUNTY APPROVAL:**

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

\_\_\_\_\_  
Date



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

# REAL ESTATE APPRAISAL REPORT - TEXAS DEPARTMENT OF TRANSPORTATION

|                                                                                          |                                             |
|------------------------------------------------------------------------------------------|---------------------------------------------|
| Address of Property: 1834 W Mile 10 N Road, Weslaco, Texas                               | District: Pharr                             |
| Property Owner: Santiago Gonzalez, Jr                                                    | Parcel: 2 (P00086499)                       |
| Address of Property Owner: 1834 W Mile 10 N Road, Weslaco, Texas                         | ROW CSJ: 0921-02-444                        |
| Occupant's Name: Santiago Gonzalez, Jr.                                                  | Federal Project No: N/A                     |
| Whole: <input type="checkbox"/> Partial: <input checked="" type="checkbox"/> 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 \$10,700 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 Santiago Gonzalez, Jr, 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 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.

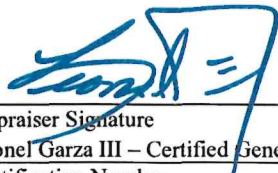
I certify to the best of my knowledge and belief:

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 – Certified General Real Estate Appraiser

Certification Number  
TX 1328375-CG

Date: February 17, 2026

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

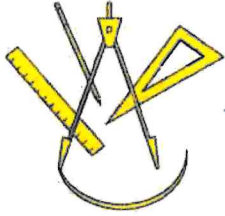
*George Salazar II*

02/17/2026

Reviewing Appraiser

Date





# L&G Engineering

## Transportation Consultants

April 30, 2026

*Via Certified Mail, Return Receipt Requested*  
**No. 9589 0710 5270 2540 4224 79**

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

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

Santiago Gonzalez Jr. and Mary L. Gonzalez  
1320 S. 10<sup>th</sup> Ave  
Edinburg, Texas 78539

Dear Mr. Santiago Gonzalez Jr. and Mrs. Mary L. Gonzalez:

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 **\$10,700.00** for your property, which includes **\$10,700.00** for the property to be purchased and **\$0.00** 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. Asphalt Drive      | \$1.00                                     |
| 2. Chain Link Fencing | \$1.00                                     |
| 3. Chain Link Gate    | \$1.00                                     |
| 4. Sago Palm          | \$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.

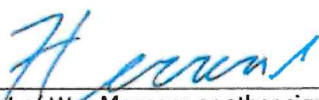
You have the right to discuss with others any offer or agreement regarding the County's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as 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: 2 (P00086499) Highway: Mile 10 North Road ROW CSJ: 0921-02-444

Taking Type: Partial District: Pharr

Size of Remainder: 1.744 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 17, 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) |
|-----------------------|----------------------|-------------|------------|-------------|
| Santiago Gonzalez Jr. | Encumbered Fee       | 0.074 acres | \$6,406.00 | No          |

### I. Appraised Values

| Land Value | Improvement Value | Sign Value | Damages/Enhancements | Total Value |
|------------|-------------------|------------|----------------------|-------------|
| \$6,406.00 | \$4,294.00        | \$0.00     | \$0.00               | \$10,700.00 |

### II. Improvements

| Item No. | Improvement Type   | Type Construction | Improvement Value | Retention Value | Bisection Category |
|----------|--------------------|-------------------|-------------------|-----------------|--------------------|
| 1        | Asphalt Drive      |                   | \$1,755.00        |                 |                    |
| 2        | Chain Link Fencing |                   | \$444.00          |                 |                    |
| 3        | Chain Link Gate    |                   | \$595.00          |                 |                    |
| 4        | Sago Palm          |                   | \$1,500.00        |                 |                    |
|          |                    |                   |                   |                 |                    |
|          |                    |                   |                   |                 |                    |
|          |                    |                   |                   |                 |                    |
|          |                    |                   |                   |                 |                    |

### TABULATION OF VALUES (continued)

Parcel: 2 (P00086499)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

#### III. Damages and Enhancements

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

#### 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                  | \$0.00            | \$0.00             | N/A             |
|             |               | Total                | \$0.00            | \$0.00             |                 |

#### V. Recapitulation

|                                     |                   |  |  |                      |
|-------------------------------------|-------------------|--|--|----------------------|
| Date:                               | December 12, 2025 |  |  | Recommended<br>Value |
| Appraiser's Name:                   | Leonel Garza III  |  |  |                      |
| Value of Whole Property             | \$492,053.00      |  |  | \$492,053.00         |
| Parcel Area: 0.074 ac.              |                   |  |  |                      |
| VALUE FOR PARCEL                    |                   |  |  |                      |
| Land: per sq ft.                    | \$0.00            |  |  | \$0.00               |
| \$4.00 Fee \$2.00<br>Encumbered Fee |                   |  |  |                      |
| Easement                            | \$6,406.00        |  |  | \$6,406.00           |
| Improvements                        | \$4,294.00        |  |  | \$4,294.00           |
| Net Damages or<br>(Enhancements)    | \$0.00            |  |  | \$0.00               |
| OAS Value(s)                        | \$0.00            |  |  | \$0.00               |
| TOTAL COMPENSATION                  | \$10,700.00       |  |  | \$10,700.00          |

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

### TABULATION OF VALUES (continued)

Parcel: 2 (P00086499)

Highway: Mile 10 North Road

ROW CSJ: 0921-02-444

### VIII. Conditions

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

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

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

### IX. Reviewing Appraisers' Statements

#### Reviewing Appraiser's Statement

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

\_\_\_\_\_  
Reviewing Appraiser

\_\_\_\_\_  
Date

*George Salazar II*

*02/17/2026*

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

### X. Approval of Values

*Ann E 2*  
\_\_\_\_\_  
County/City Representative

*4/23/26*  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

SANTIAGO GONZALEZ, JR.  
1320 S 10<sup>th</sup> Ave. (P O Box 1214 Weslaco)  
Edinburg, TX 78539  
956-383-5378

July 28, 2026

L&G Engineering  
Fernando "Fred" Herrera, Jr.  
Right of Way Administrator  
900 S. Stewart Rd. Ste 10  
Mission, TX 78572

RE: Parcel: 02

Mr. Herrera,

I have received and reviewed your offer to purchase right of way. I reject the offer.

I wish to counteroffer based on the following:

1. The land is prime frontage land. My property sits on the edge of the City Of Weslaco city limit. The property next to me is zoned commercial. A new fire station is to be situated less than a mile away. The property is on high area. The property is prime for commercial development. I estimate the land to be valued at \$7/SF.  
My counteroffer is \$27,965.00. Please see attachment.
2. I built my house far back from road for peace. I didn't want us to hear the loud music, the heavy trucks and farm equipment. We wanted peace. By moving the road 15 feet closer that peace is gone forever. My personal estimate would make my property value drop by as much as 30%.

Respectfully,



Santiago Gonzalez, Jr.

**PART TO BE ACQUIRED****Highest and Best Use**

The determination of market value of the part to be acquired is based on the subject's whole property's highest and best use since the acquisition is a pro-rata part of the whole property. Based on the inspection of the subject property and the surrounding market, "Residential Use" is indicated to be the most probable highest and best use of the whole property and therefore the part to be acquired.

| Contributory Value of Improvements       |       |    |                                  |    |           |                       |
|------------------------------------------|-------|----|----------------------------------|----|-----------|-----------------------|
| Asphalt Driveway                         | 300   | SF | \$ 6.50 / SF @ 10% Depreciation  | \$ | 1,755     |                       |
| Chain Link Fencing                       | 29    | SF | \$ 18.00 / SF @ 15% Depreciation | \$ | 444       |                       |
| Chain Link Gate                          | 2     | SF | \$ 350 / SF @ 15% Depreciation   | \$ | 595       |                       |
| Sago Palm                                | 6     | SF | \$ 250 / SF @ Depreciation       | \$ | X (1,500) | 2,000                 |
| Irrigation Standpipe (Public Utility)    |       | SF | \$ - / SF @ Depreciation         | \$ | -         |                       |
| Tree and Plants                          |       |    |                                  |    |           | 750                   |
| Total Contributory Value of Improvements |       |    |                                  |    |           | \$ X (4,294) 5,444.00 |
| Land Value - Encumbered                  | 3,203 | SF | x \$ 2.00 / SF                   | \$ | 6,406     | \$ 22,421.1           |
| Land Value - Fee                         | 0     | SF | x \$ 4.00 / SF                   | \$ | -         |                       |
| Total Land                               |       |    |                                  | \$ | 6,406     |                       |
| TOTAL AS A UNIT                          |       |    |                                  |    |           | \$ 10,700 21,965      |

Land \* 7/SF  
REMAINDER BEFORE THE ACQUISITION

| Contributory Value of Improvements            |        |    |                                  |    |         |            |
|-----------------------------------------------|--------|----|----------------------------------|----|---------|------------|
| Single Family Residence (Stated Value - HCAD) |        |    |                                  |    |         | \$ 110,360 |
| Detached Carport                              | 832    | SF | \$ 45.00 / SF @ 25% Depreciation | \$ | 28,080  |            |
| Wood Shed                                     | 1      | SF | \$ 2,500 / SF @ 25% Depreciation | \$ | 1,875   |            |
| Asphalt Driveway                              | 2,930  | SF | \$ 6.50 / SF @ 10% Depreciation  | \$ | 17,141  |            |
| Chain Link Fencing                            | 421    | SF | \$ 18.00 / SF @ 15% Depreciation | \$ | 6,441   |            |
| Irrigation Standpipe (Public Utility)         | 1      | SF | \$ - / SF @ 0% Depreciation      | \$ | -       |            |
| Vegetation                                    | 1      | SF | \$ 13,500 / SF @ 0% Depreciation | \$ | 13,500  |            |
| Total Contributory Value of Improvements      |        |    |                                  |    |         | \$ 177,397 |
| Land Value - Encumbered                       | 0      | SF | x \$ - / SF                      | \$ | -       |            |
| Land Value - Fee                              | 75,989 | SF | x \$ 4.00 / SF                   | \$ | 303,956 |            |
| Total Land                                    |        |    |                                  | \$ | 303,956 |            |
| TOTAL AS A UNIT                               |        |    |                                  |    |         | \$ 481,353 |