



HIDALGO COUNTY ADMINISTRATIVE EVALUATION AND APPROVAL FORM

ROW CSJ:

0865-01-111

Highway: Veterans Road Blvd.

Parcel No.: 71

Owner's Name: Carlos R. Villalta & Maria P Villalta

Approved Offer: \$6,577.00

Owner's Counteroffer: \$7,450.00

County: Hidalgo

Project Limits: From Abram Road to La Homa Road

Date Offer Sent: 8/13/2020

Date Counteroffer Received: 9/10/2020

Factors considered in evaluation:

1. Valuation Issues

- a. Reconciliation of all available appraisals, including Owner's.
- b. Other: Property owner feels improvements were undervalued.

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 \$12,000.00
- b. Approximate additional cost to litigate through jury trial \$15,000.00
- c. Other: _____

4. Timing Issues

- a. Maintain project schedule: 8/2022
Possession of this property is needed by: 11/2020
Projected possession date, if settled is: 10/2020
Projected possession date, if condemned is: 01/2021
Letting date: 8/2022
- 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 _____

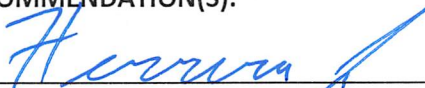
Analysis and Conclusion:

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

Parcel 71: Being a 1,063 square feet or 0.0244 of an acre tract of land situated in the City of Palmview, Hidalgo County, Texas, out of a 10.05 acre tract of land, more or less, out of Lots 77, 79, 83, and 85, Bentsen Groves Subdivision, as recorded in Volume 7, Page 13, of the Map Records, Hidalgo County, Texas. On August 13, 2020 Acquisition provider L & G Engineering, made an offer of \$6,577.00 for the purchase of this property to Mr. Carlos R. Villalta and wife, Maria P. Villalta. After several contacts Dr. Villalta submitted their counter-offer of \$ 7,450.00. The property owner provided a counter offer explaining his basis, the additional amount comes to \$873.00 over the initial offer. We recommend to accept this counter offer of \$7,450.00. Based on the appraisal report, the history of the eminent domain proceeding's being in favor of the property owner's. Furthermore, accepting the counter offer would result in a cost savings to the County by avoiding the eminent domain process and avoiding any further delays to this project.

This administrative settlement of \$ 7,450.00 is / is not recommended for approval as being reasonable, justified, prudent and in the public interest.

RECOMMENDATION(S):



Project Engineer/ROW Administrator

9/10/20

Date

RPIC/Authorized Pct. Representative

Date

COUNTY APPROVAL:

County Judge

Date