

HIDALGO COUNTY

Professional Appraisal Services

Contract #C-08-040-03-25

Work Authorization Form

WORK AUTHORIZATION NO. 3

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the Service Contract made by and between **HIDALGO COUNTY**, action herein by and through the **Commissioner's Court**, hereinafter called the "**Owner**," and, "**Leonel Garza Jr. & Associates LLC**", professional appraiser of McAllen, Texas, hereinafter called "**Appraiser**".

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the **Appraiser** to provide appraisal reports corresponding to the Texas Department of Transportation Form A-5 and or A-6 format for the South One-Half (1/2) of Lot 3, Block Seventy Seven (77), Las Mestenas Ranch, Hidalgo County, Texas of which will consist of approximately ± 1 individual parcels.

The scope of services to be provided by the **Appraiser** is identified in **EXHIBIT "A"** – *Scope of Services to be Provided by the Appraiser* attached hereto.

PART 2. ESTIMATED COST

The estimated cost for services under this Work Authorization is \$1,250.00. This amount is based upon the costs outlined in the **Estimated Cost Proposal** attached hereto as **EXHIBIT "B"**.

PART 3. PAYMENT

Compensation and payment to the Appraiser for the services established under this Work Authorization shall be made in accordance with Article/Part/Section 3 of the Agreement.

PART 4. FUNDING

This Work Authorization No. 3 shall be funded through funding source:

Account No. 8-1201-431-00-121-052-0-733

Requisition Number _____ (MUST BE INCLUDED AFTER CC APPROVAL)

PART 5. PERIOD OF SERVICE

This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate upon completion of scopes of the work authorization.

PART 6. RESPONSIBILITIES AND OBLIGATIONS

This Authorization does not waive the parties' responsibilities and obligations provided under the **Agreement**.

PART 7. ACKNOWLEDGEMENT AND CONFIRMATION

Acknowledgement and confirmation by Hidalgo County Precinct No. 1 Commissioner Sylvia S. Handy as to content and detail of this Work Authorization No. # 3.

HIDALGO COUNTY
COMMISSIONER PRECINCT NO. 1

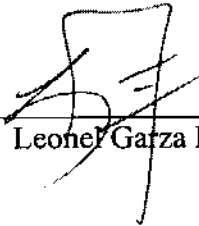
BY: _____
Sylvia Handy, County Commissioner

PART 8. ACCEPTANCE AND APPROVAL

This Work Authorization is hereby accepted, approved by Hidalgo County Commissioners' Court on _____ as indicated below and effective as of _____ day of _____, 2008.

THE APPRAISER:
LEONEL GARZA JR. & ASSOCIATES LLC

THE OWNER:
HIDALGO COUNTY


By: Leonel Garza III, Appraiser

By: J.D. Salinas, County Judge

ATTEST:

by: Arturo Guajardo, Jr. County Clerk

LIST OF ATTACHMENTS

- ATTACHMENT "A" - Service to be Provided by the Appraiser
- ATTACHMENT "B" - Payment/ Fee Schedule
- ATTACHMENT "C" - Insurance Requirements provided by Appraiser
- ATTACHMENT "D" - Work Authorization Form

ATTACHMENT "A" SERVICE TO BE PROVIDED BY THE APPRAISER

Right-of-Way Acquisition Appraisals along South One-Half (1/2) of Lot 3, Block 77, Las Mestenas Ranch, Hidalgo County, Texas specified for approximately ±1 parcel for proposed right-of-way expansion project to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Right-of-Way Department. Letters of "Intent To Inspect" shall be provided to each property owner within the boundaries of the project prior to on-site inspection. All communication and correspondence shall be included within the body of the appraisal report. Each report shall be performed on a Texas Department of Transportation A-5 and or A-6 form as applicable and shall follow similar guidelines for personal contact with owners of record prior to on-site inspection.

ATTACHMENT "B" - Payment/ Fee Schedule

Right-of-Way Acquisition Appraisals along South One-Half (1/2) of Lot 3, Block 77, Las Mestenas Ranch, Hidalgo County, Texas specified for approximately ±1 parcel for proposed right-of-way expansion project to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Right-of-Way Department.

Appraisal Report Cost	\$1,250.00 ±1 Appraisals South One-Half (1/2) of Lot 3, Block 77, Las Mestenas Ranch, Hidalgo County, Texas @ \$1,250.00 Per Parcel = \$1,250.00 Included Per Parcel: 1. (3) Original Appraisal Reports 2. (1) Original Appraisal Report with Invoice
Additional Original Reports	\$150.00 Per Original Copy This cost shall apply for additional original (color) copies required by the County of Hidalgo.
Updated/Revised Reports	\$625.00 Per Parcel 50% of Original Cost if within six (6) months of the original report. This cost shall apply when a major change to the survey and or correction of the survey and or right-of-way map has been performed after the completion of the appraisal report. These revision cost shall be discussed with Joe Pena, Director of the Right-of-Way Department, prior to billing. Minor revisions to a parcel report will be billed on a case by case basis depending on complexity of the revision.
Condemnation Hearing Cost	Hourly Rate = \$ 150.00 Per Hour Hourly rate shall apply to any and all preparation time required for the condemnation hearing.
Appeals Court / Trial	Hourly Rate = \$ 250.00 Per Hour Plus Expenses Hourly rate shall apply to any and all preparation time, depositions, and consulting required for an appeal of a Condemnation Hearing to a bench or jury trial.

ATTACHMENT "C"-INSURANCE REQUIREMENTS PROVIDED BY APPRAISER

{ON FILE WITH HIDALGO COUNTY PURCHASING DEPARTMENT}