

HIDALGO COUNTY

Professional Appraisal Services

Contract No. C-08-166-07-08

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 "Professional Appraisal Services, Inc.", professional appraiser Hidalgo County, Texas, hereinafter called "Appraiser".

PART 1. SCOPE OF WORK

The purpose of this work authorization is for the Appraiser to provide appraisal services for: one (1) parcel identified as a drainage easement and temporary work easement out of Lot 54, La Homa Ranch Citrus Groves Subdivision, Unit #1, Hidalgo County, Texas (Leonardo Garcia property to be identified as Parcel No. 1). The appraisal will include a partial acquisition of a drainage easement as well as a temporary work easement. Both acquisitions will come from a larger property. The appraisal report will be prepared in a narrative format. Fees and report formats will be based on the above referenced contract. Amendments to the original Scope of Work will be based on Section 7 and Exhibit B of the contract (Section 7. Amendments and Section B fee schedule).

PART 2. ESTIMATED COST

The estimated cost for services under this work authorization is \$1,250. This amount is based upon the costs outlined in the above referenced contract. The Type of Service is an appraisal of "Land, Residence or Small Commercial, no damages" and the price per parcel is \$1,250.

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. 9-1339-431-00-173-069-0-733

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 project or scopes of the work.

PART 6. RESPONSIBILITIES AND OBLIGATIONS

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

PART 7. ACKNOWLEDGMENT AND CONFIRMATION

Acknowledgment and confirmation by Hidalgo County Right of Way Department, Jose N. Pena, Director, as to content and detail of this Work Authorization No. 3.

HIDALGO COUNTY RIGHT OF WAY

BY: _____
Joe n. Pena, Right of Way Director

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 _____, 2009.

THE APPRAISER:
PROFESSIONAL APPRAISAL SERVICES, INC.

THE OWNER:
HIDALGO COUNTY



John H. Malcom, Jr., President

Juan D. Salinas, III, County Judge

ATTEST:

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 "A" - SERVICE TO BE PROVIDED BY APPRAISER

Type of Service: Right of Way Acquisition Appraisal

Number of Parcels: One parcel

Project: Moore Field Road - Drainage Outfall parcel

Type Acquisition: Partial taking for drainage easement and temporary work easement.

Report Type: Report format acceptable to Hidalgo County Right of Way Department

Owner Contact: Certified letter

No. Copies: 5 copies

Delivery: Reasonable period as specified by Hidalgo County Right of Way Department and Professional Appraisal Services, Inc.

ATTACHMENT "B" - PAYMENT AND FEE SCHEDULE

| Type of Service | Fee Schedule |
|--------------------------------------------------|---------------------|
| Land, residence or small commercial, no damages | \$1,250/parcel |
| Residence with damages | \$1,850/parcel |
| Small commercial w/damages | \$2,550/parcel |
| Large commercial with/without damages | by agreement |
| Whole taking, land only, single parcel | \$1,550/parcel |
| Whole taking, commercial up to box retail | \$3,550/parcel |
| Revised reports (no change in date of appraisal) | \$300/parcel |
| Update appraisals (w/in 14 months of original) | ½ original fee |
| Condemnation Hearings | |
| Hourly Rates in 2008 | \$175/hour |
| Hourly Rates in 2009 | \$200/hour |

Work Authorization No. 2 will include a partial acquisition of 1 parcel. No damages are indicated and the fee for the appraisal is \$1,250.

Report revisions are \$300/parcel (if needed) and updated reports are ½ of the original fee (if needed). Condemnation hearing and preparation will be billed at \$175/hour, if needed.

ATTACHMENT "C" - INSURANCE REQUIREMENTS PROVIDED BY APPRAISER

**INSURANCE REQUIREMENTS ARE ON FILE WITH THE
HIDALGO COUNTY PURCHASING DEPARTMENT**