

HIDALGO COUNTY
Professional Appraisal Services
Contract C-09-343-10-06
Work Authorization Form

WORK AUTHORIZATION NO. 1

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 2.00 Ac tract of land out of Lot 80, Block 2, La Homa Ranch Citrus Groves Subdivision Unit No. 2 (Cam Vacuum Oilfield Service LLC) of which will consist of approximately 1 individual report.

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 \$2,000.00. 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. 1 shall be funded through funding source:

Account No. 0-1203-431-00-123-049-0-719

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. **3** Commissioner **Joe M. Flores** as to content and detail of this Work Authorization No. # 1.


HIDALGO COUNTY
COMMISSIONER PRECINCT NO. 3

BY: 
Joe M. Flores, 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 _____, 2010.

THE APPRAISER:
LEONEL GARZA JR. & ASSOCIATES LLC


By: Leonel Garza III, Appraiser

THE OWNER:
HIDALGO COUNTY

By: Rene A. Ramirez, 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 of a 2.00 acre tract of land out of Lot 80, Block 2, La Homa Ranch Citrus Groves Subdivision Unit No. 2 (Cam Vacuum Oilfield Service LLC) specified for approximately 1 report to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Precinct No. 3. 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.

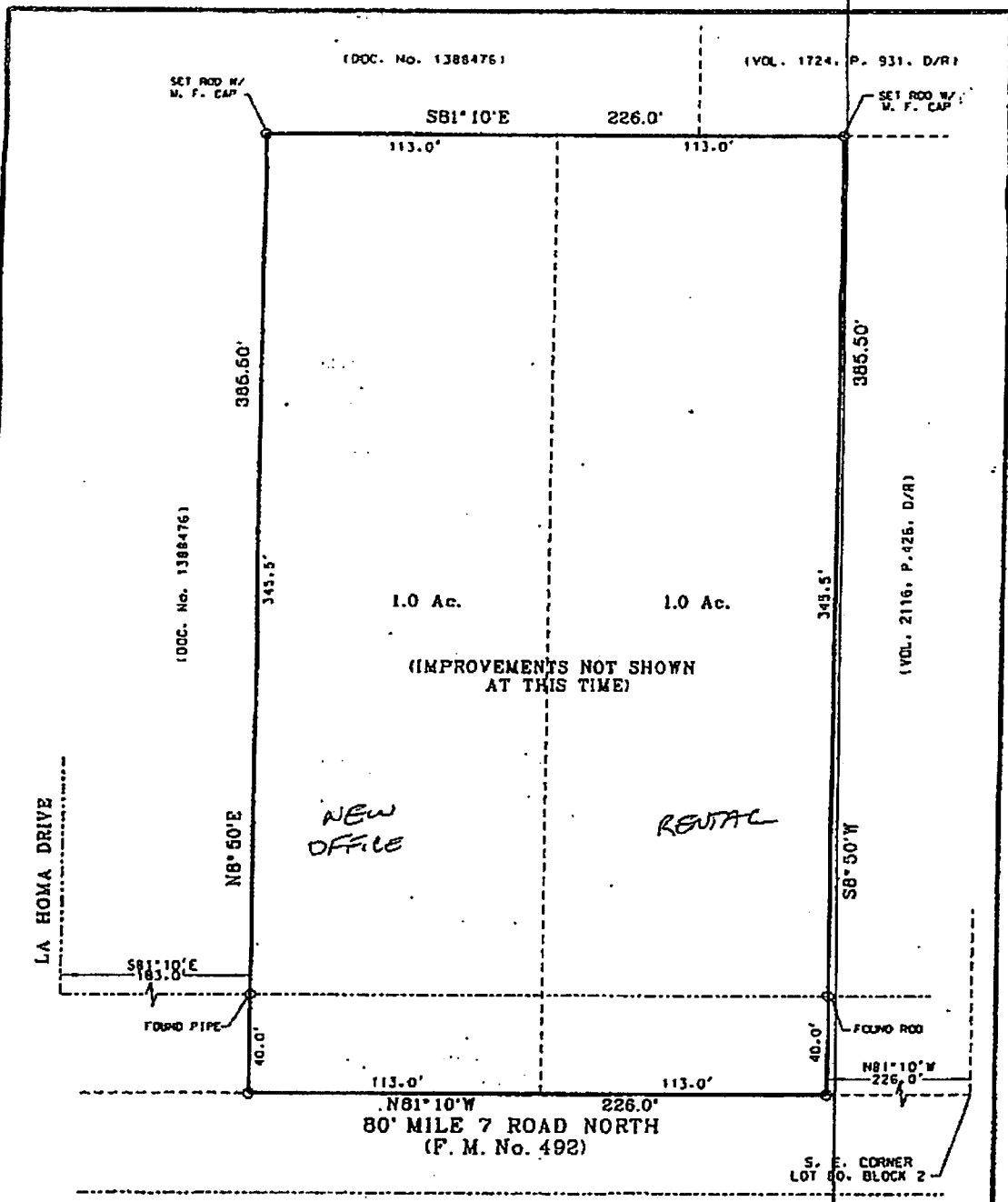
ATTACHMENT "B" - Payment/ Fee Schedule

Right-of-Way Acquisition Appraisals of a 2.00 acre tract of land out of Lot 80, Block 2, La Homa Ranch Citrus Groves Subdivision Unit No. 2 (Cam Vacuum Oilfield Service LLC) specified for approximately 1 report to be performed by the reasonable deadline specified by Leonel Garza III and the Hidalgo County Precinct No. 3.

Appraisal Report Cost	\$ 2,000.00 ± 1 Appraisals @ \$2,000.00 Per Parcel = \$2,000.00 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	\$ 1,000.00 Per Parcel 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 the Precinct 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 <i>Plus Expenses</i> 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

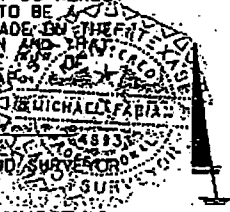
{ON FILE WITH HIDALGO COUNTY PURCHASING DEPARTMENT}



PLAT BASED ON SURVEY DONE 1-25-2006

MAP SHOWING
 TWO 1.0 AC. TRACTS OF LAND
 OUT OF LOT 80, BLOCK 2,
 LA HOMA RANCH CITRUS GROVES,
 UNIT No. 2,
 HIDALGO COUNTY, TEXAS
 RECORDED IN VOL. 8, P. 9, M/R

I, MICHAEL FABIAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY FALLS IN ZONE OF THE FLOOD INSURANCE RATE MAP.



PREPARED BY
MICHAEL FABIAN SURVEYING, INC.
 TEL 320 N. 15TH ST. FAX
 3520020-1432 McALLEN, TEXAS 78501 1920087-4080

MICHAEL FABIAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR

W. O. # 1073
 EX PQ

SCALE 1" = 80' DATE 4-3-2006

COPYRIGHT MICHAEL FABIAN SURVEYING, INC. 2006. INVALID WITHOUT AN ORIGINAL SIGNATURE AND ENDORSED SEAL PER SECTION 548.01 & 548.02 OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. ENACTED UNDER ARTICLE 6522 C, VENUES TEXAS CIVIL STATUTES.

Rate Codes: 3000

SCHEDULE A

GF No.: 3129610

Date of Policy: June 14, 2007 at 3:26 PM

Mortgage Policy No.: 5504048-2092

Amount of Insurance: One Million Three Hundred Fifty Thousand dollars and Zero cents- (\$1,350,000.00)

Premium: (\$7,186.00)

1. Name of Insured:

FIRST NATIONAL BANK

2. The estate or interest in the land that is insured as encumbered by the insured mortgage is:

FEE SIMPLE

3. Title to the estate or interest in the land is insured as vested in:

CAM VACUUM OILFIELD SERVICE, LLC, a Texas Limited Liability Company

4. The Insured mortgage and assignments thereof, if any, are described as follows:

Deed of Trust dated December 27, 2007, executed by Cam Vacuum Oilfield Service, LLC., a Texas limited liability company to M. V. McCarthy, Trustee, securing the payment of one note of even date therewith in the principal sum of \$1,350,000.00, payable to First National Bank; Said Deed of Trust filed for record in the Office of the County Clerk of Hidalgo County, Texas, on January 14, 2008, under Clerk's File No. 1845278, Official Records, Hidalgo County, Texas.

5. The land referred to in this policy is described as follows:

TRACT I:

A 1.00 acre tract of land out of Lot 80, Block 2, LA HOMA RANCH CITRUS GROVES SUBDIVISION UNIT NO. 2, Hidalgo County Texas, more particularly described by metes and bounds as follows:

COMMENCING, at the Southeast corner of Lot 80;

THENCE, North 81 degrees 10 minutes West, 339.0 feet, along the South line of Lot 80, to the Southeast corner and the POINT OF BEGINNING of this tract;

THENCE, North 8 degrees 50 feet East, 385.5 feet, to the Northeast corner of this tract;

THENCE, North 81 degrees 10 minutes West, 113.0 feet, to the Northwest corner of this tract;

THENCE, South 8 degrees 50 minutes West, 385.5 feet to the Southwest corner of this tract and the South line of said lot 80;

THENCE, South 81 degrees 10 minutes East, 113.0 feet, along the South line of Lot 80, to the POINT OF BEGINNING and containing 1.00 acre of land; more or less.

United General Title Insurance Company

Rate Codes: 3000

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override or alter the insuring provisions of item two (2) of Sch B hereof.

TRACT II:

A 1.00 acre tract of land out of Lot 80, Block 2, LA-HOMA RANCH CITRUS GROVES SUBDIVISION UNIT NO. 2, Hidalgo County Texas, according to map thereof recorded in Volume 8, Page 9, Map Records of Hidalgo County, Texas; said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot 80;

THENCE, North 81 degrees, 10 minutes West, 226.0 feet, along the South line of Lot 80, to the Southeast corner and the POINT OF BEGINNING of this tract;

THENCE, North 8 degrees, 50 minutes East, 385.5 feet to the Northeast corner of this tract;

THENCE, North 81 degrees, 10 minutes West, 113.0 feet to the Northwest corner of this tract;

THENCE, South 8 degrees, 50 minutes West, 385.5 feet to the Southwest corner of this tract;

THENCE, South 81 degrees, 10 minutes East, 113.0 feet along the South line of Lot 80, to the POINT OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override or alter the insuring provisions of item two (2) of Sch B hereof.