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# DOS LAND SURVEYING, LLC

## Surveying Proposal

**Client:** Hidalgo County Precinct No 4

**Project:** Sunflower Park (proposed easement)

**Date:** 9/30/2013

**Scope of Work**

1. Generate a Sanitary Sewer Easement plat and metes & bounds description in the west side of the proposed Sunflower Park.

We propose to render the professional services as described in the Scope of Work in connection with the project named above. Upon acceptance of the proposed services and fees performance of the Scope of Work will begin. You will be contacted for any information necessary to perform the proposed services.

Item	Description	Fees
1	Scope of work as outlined above	\$ 2,369.78
2		
3		
4		
5		
<b>TOTAL</b>		<b>\$ 2,369.78</b>

Client acknowledges that it has selected Dos Land Surveying, LLC (DLS) to perform professional services in connection with the above Scope of Work and has solicited this Fee Proposal (PROPOSAL). The fee proposal presented herein is in response to such request. If accepted as indicated by the CLIENT's signature below, this proposal shall become an agreement and be effective as of the date indicated below between

**Hidalgo County Precinct No 4 (CLIENT)**

and **DLS (SURVEYOR)**. CLIENT retains SURVEYOR to perform the professional services in connection with the matter described above in Scope of Work.

**CLIENT**  
Hidalgo County Precinct No 4

**SURVEYOR**  
Dos Land Surveying, LLC

by: \_\_\_\_\_  
Title: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Juan M. Castillo, R.P.L.S.  
Survey Manager  
1002 East Exp. 83  
Weslaco, TX 78596  
Ph (956) 969-4183  
Fx (956) 447-8194

# Requisition

Req # 00245090

PO #

Date: 10/08/13

Bill To: x  
x

Vendor: 100102  
LEONEL GARZA, JR. & ASSOCIATES LLC  
1419 DOVE, STE 1  
MCALLEN TX 78504

Ship To: HIDALGO CO. PCT 4  
1051 N. DOOLITTLE  
EDINBURG TX 78542

Contact: VLopez  
956-383-3112

Contract No: C-13-045-03-20

Special Instructions:

Pct. 4 Req # 1324

QUANTITY	UOM	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	LOT	C-13-045-03-20 (03/20/13 - 03/19/14)  For: Sunflower Park (Proposed Easement) DO NOT DUPLICATE ORDER  CC Blanket Purchase Order for Appraisal Report  <u>Account No</u>  3-1200-431-00-124-007-0-711    REPORT ROAD HAZARDS 1-866-HCR-SAFE OR 1-866-427-7233	2,250.00          2,250.00  Freight  Total	2,250.00          2,250.00  .00  2,250.00

Authorized By: \_\_\_\_\_

1419 Dove Avenue, Suite 1, McAllen, Texas 78504  
Email Address: [leonel3@garza-associates.com](mailto:leonel3@garza-associates.com)  
Office (956) 687-7295 Fax (956) 687-9236

Leonel Garza Jr. & Associates LLC

## Best & Final & Scope of Services For Appraisal Services

<b>To:</b> Hidalgo County Precinct No. 4 C/o: Jose Ochoa	<b>From:</b> Leonel Garza III
<b>Fax:</b> (956) 381-5905	<b>Pages:</b> 7 Pages
<b>Phone:</b> (956) 383-3112 ext 4016	<b>Date Submitted:</b> October 1, 2013
<b>Re:</b> Proposal – Tex-Mex Survey	<b>CC:</b>

### Mr. Ochoa

As per e-mail from Joe Ochoa on October 1, 2013, our office is pleased to present our best and final offer proposal for appraising the property in connection with Acquisition of Land, Rights of Way, Easements, Condemnations Proceedings for property located at Tex-Mex Survey an IR TR S830.71' Lot 10; S817.57' Lot 11; & An IRR TR N330' Lot 14, Block 260 55.18 AC GR 54.42 AC NET located within Precinct No. 4, Hidalgo County. The appraisal report shall be based on the Texas Department of Transportation Form A-6, A-5s & A-5 as required and confirmed during inspection of said tract. Each report shall follow Senate Bill 18 (SB-18) as required by State Law. The following is an itemization of the Best & Final Cost of Services

<b>Appraisal Report Cost</b>	<b>±1 Report = \$2,250.00</b> (4) Original Appraisal Reports for each parcel)
<b>Additional Original Reports</b>	<b>\$ 50.00 Per Original Copy</b> This cost shall apply for additional original (color) copies required by Hidalgo County Precinct 4 and or other County agencies involved in the project.
<b>Updated/Revised Reports</b>	<b>\$500.00 Per Parcel</b> This cost shall apply when a 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. Minor revisions to a parcel report will be billed on a case by case basis depending on complexity of the revision as determined by Leonel Garza Jr. & Associates LLC.
<b>Condemnation Hearing Cost</b>	<b>Hourly Rate = \$ 150.00 Per Hour</b> Hourly rate shall apply to any and all preparation time required for the condemnation hearing.
<b>Appeals Court / Trial</b>	<b>Hourly Rate = \$ 250.00 Per Hour (Plus Expenses)</b> (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.)

October 1, 2013

An appraisal report, which details the scope of our analysis, assumptions & limiting conditions, and certification, shall be included with each report adhering to the standards required by state law. I, Leonel Garza III, shall personally inspect each of the subject properties and study and analyze all factors pertinent to the estimate of market value as per date of appraisal. The report shall not reflect any loss or damage to business interest and or going concern to the subject property. This deadline will be established by the Hidalgo County Precinct No. 4 as outlined in the bid request.

Due to the urgency of the projects, the following items shall be required to expedite the project as soon as possible:

1. Physical Address of the Subject Property or Directions
2. Legal Description and Metes & Bounds
3. Site Plan or Survey (If Available)
4. Name of Current Owner or Entity Property Is Listed Under

If you have any questions about this report or if any item needs clarification please call (956) 687-7295 or via email [leonel3@garza-associates.com](mailto:leonel3@garza-associates.com). Please sign and fax back the first two pages of this report upon acceptance of this proposal. Thank you for the opportunity.



Leonel Garza III  
State Certified Real Estate Appraiser  
TX-1328375-General  
Leonel Garza Jr. & Associates LLC

\_\_\_\_\_  
(Please Sign Here Upon Acceptance)

\_\_\_\_\_  
(Please Print Name)

\_\_\_\_\_  
Date of Acceptance



## SOUTH TEXAS LAND INVESTIGATIONS

3111 WEST FREDDY GONZALEZ DRIVE

EDINBURG, TEXAS 78539

PHONE (956) 383-4951

FAX (956) 383-5443

stxland.lopez@gmail.com

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## PROPOSAL

October 2, 2013

*Mr. José Ochoa*, Right of Way Agent

**HIDALGO COUNTY PRECINCT NO. 4**

1051 N. Doolittle Rd.

Edinburg, Texas 78541

**RE: "SUN FLOWER PARK / CRC Sanitary Sewer Improvement"**

**Property ID No. 296589**

In connection with your request in reference to the above mentioned **Property ID No. 296589**, SOUTH TEXAS LAND INVESTIGATIONS proposes to conduct **seven (7) Title Searches** and prepare **seven (7) Title Reports** covering **55.18 acres** of land out of **Lots 10, 11, and 14, Section 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY**, of lands in Hidalgo County, Texas, and being as follows to-wit:

- 1 **A portion of the (55.18) acre tract of land out of The West Twenty (W. 20) acres of Lot 11, Section 260, TEXAS MEXICAN RAILWAY COMPANY'S SURVEY, of lands in Hidalgo County, Texas,**
- 2 **A portion of the (55.18) acre tract of land out of The East One-half (E ½) of Lot 11, Section 260, TEXAS MEXICAN RAILWAY A COMPANY'S SURVEY, of lands in Hidalgo County, Texas,**
- 3 **A portion of the (55.18) acre tract of land out of The West 10.135 acres, more or less, Of the North 20.27 acres, more or less, of Lot 10, Section 260, and the South 10 acres of Lot 10, Section 260, Except Rail Road Property, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, of lands in Hidalgo County, Texas,**
- 4 **A portion of the (55.18) acre tract of land out of The East 10.135 acres, more or less, of the North 20.07 acres, more or less, of Lot 10, Section 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, of lands in Hidalgo County, Texas,**

## HIDALGO COUNTY PRECINCT NO. 4

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5. **A portion of the (55.18) acre tract of land Being a (3.93) acre tract of land out of Lot 11, Section 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, of lands in Hidalgo County, Texas,**  
{Abandoned Railroad property}
6. **A portion of the (55.18) acre tract of land being (1.97) acre tract of land out of the South 10 acres, of Lot 10, Section 260, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, of lands in Hidalgo County, Texas,**  
{Abandoned Railroad property}
7. **A portion of the (55.18) acre tract of land being an undivided one-half (1/2) interest in the North Ten (N 10) acres of Lot Fourteen (14), (South of the railroad track), out of Section Two Hundred Sixty (260); TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, of lands in Hidalgo County, Texas,**  
{Abandoned Railroad property}

In accordance with our contract with **THE COUNTY OF HIDALGO**, the price per Title Report is **\$450.00 each**, or a **Total of \$3,150.00** for the project.

Should you need any additional information, please do not hesitate to call me at your earliest convenience.

**SOUTH TEXAS LAND INVESTIGATIONS**

  
\_\_\_\_\_  
**JORGE A. LOPEZ / TITLE EXAMINER**

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THANK YOU FOR GIVING US THE OPPORTUNITY TO SERVE YOU !

"EXCELLENCE IS NOT A SKILL, IT IS AN ATTITUDE"