

EXHIBIT “F”
Supplemental Agreement Form

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

**SUPPLEMENTAL AGREEMENT NO. 1
TO WORK AUTHORIZATION NO. 1
TO AGREEMENT FOR PROFESSIONAL SERVICES
C-13-178-08-20**

This **SUPPLEMENTAL AGREEMENT** is made pursuant to the terms and conditions of Article 8 of the Agreement made by and between **HIDALGO COUNTY**, hereinafter called the “**Owner**”, and **L&G ENGINEERING**, professional engineers of Mercedes, Texas, hereinafter called the “**Engineer**”.

WITNESSETH

WHEREAS, the **Owner** and the **Engineer** executed the Main Contract Agreement on the 20th day of August, 2013 concerning professional engineering services for the “**FM 2220 (Ware Road)**” project from Mile 3 N. (FM 1924) to Mile 5 N. (FM 676) (for the preparation of Environmental Assessment, Public Involvement and complete ROW Map) hereinafter referred to as the “**Project**”; and,

WHEREAS, it has become necessary to amend “*Exhibit B – Services to be provided by the Engineer*” of Work Authorization No. 1, Part 1 of the Agreement – Scope of Work as identified below:

- (1) Manage and prepare the Right-of-Way Map to include an additional 23 parcels for an estimated total of 60 parcels and coordinate with Hidalgo County Irrigation District No. 1 to identify their irrigation line easement on the Right-of-Way map and address compensability; and,

WHEREAS, it has become necessary to amend “*Exhibit C – Work Schedule*” of Work Authorization No. 1, Part 5 of the Agreement – Period of Service, to include sufficient time needed for the additional services to be provided.

WHEREAS, it has become necessary to amend "*Exhibit D-1 – Project Fee Schedule and Estimated Manhour Breakdown*" of Work Authorization No. 1, Part 2 of the Agreement – Estimated Cost, to increase the original Work Authorization amount of **\$389,100.00** to **\$511,545.00**; therefore the amount of **Supplemental No. 2 is \$122,445.00.**

A. AGREEMENT

NOW THEREFORE, premises considered, the **Owner** and the **Engineer** agree that said **Agreement** is amended as follows:

- I. Sections of the Agreement, EXHIBIT "B" – SERVICES TO BE PROVIDED BY THE ENGINEER, EXHIBIT "C" – WORK SCHEDULE and EXHIBIT "D-1" – PROJECT FEE SCHEDULE AND ESTIMATED MANHOUR BREAKDOWN, are revised to reflect the above listed modifications of this Supplemental.

All other provisions are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the Engineer and the Owner have caused this Supplemental Agreement to the Agreement for Professional Services to be executed as of the _____ day of _____, 2014.

**THE ENGINEER:
ENGINEER**

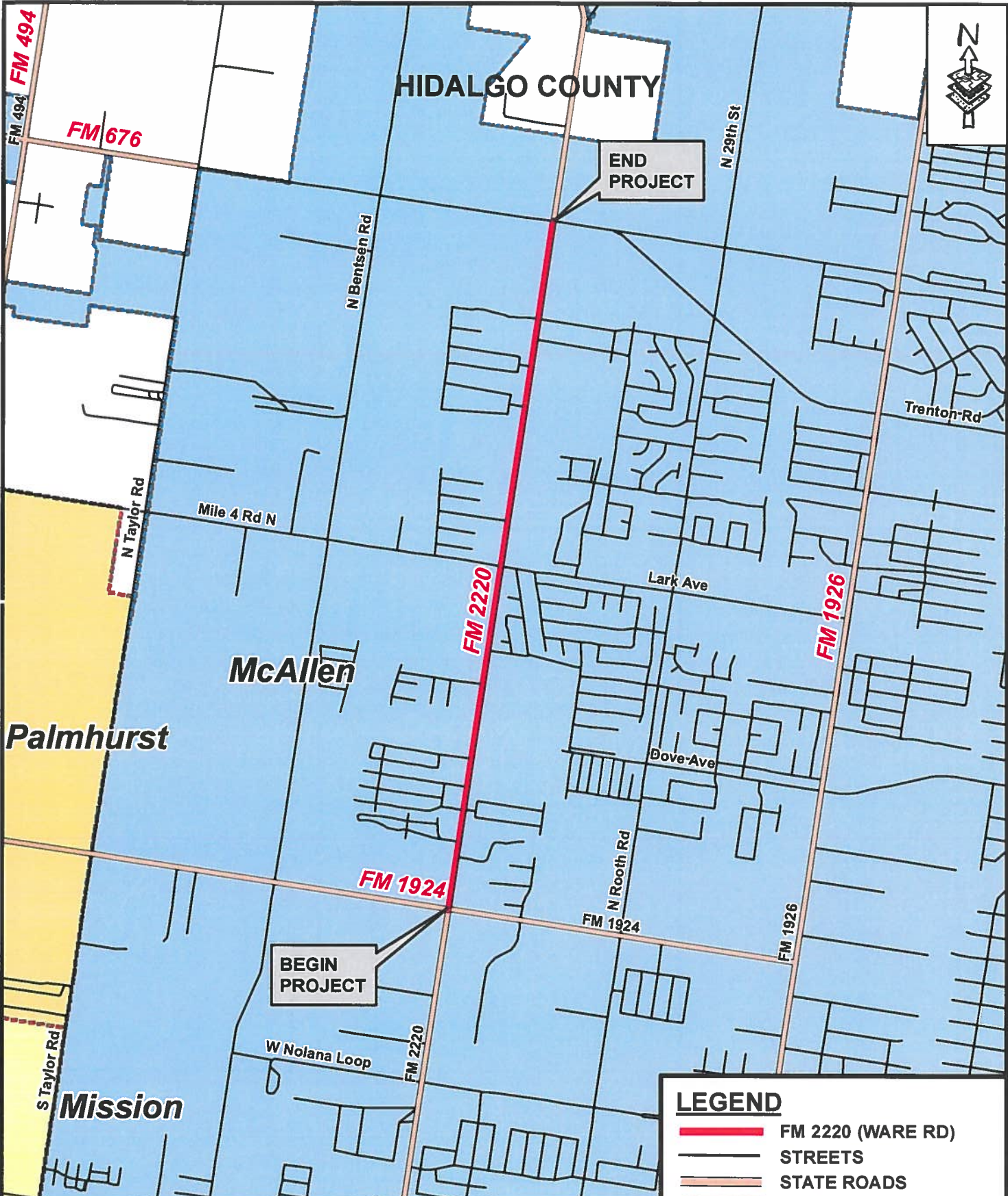
BY: _____
Jacinto Garza, P.E., President

**THE OWNER:
HIDALGO COUNTY**

BY: _____
Ramon Garcia, County Judge

LIST OF EXHIBITS:

- Location Map
- EXHIBIT A – "Services to be provided by County"
- EXHIBIT B – "Services to be provided by Engineer"
- EXHIBIT C – "Work Schedule"
- EXHIBIT D-1 – "Project Fee Schedule and Estimated Manhour Breakdown"



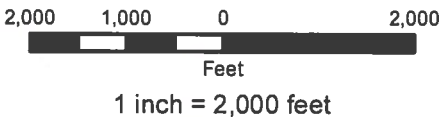
HIDALGO COUNTY

END PROJECT

BEGIN PROJECT

LEGEND

- FM 2220 (WARE RD)
- STREETS
- STATE ROADS
- MCALLEN CITY LIMITS



**FM 2220 (WARE RD)
LOCATION MAP**

**FROM FM 1924 (MILE 3) TO MILE 5 NORTH
APPROX. PROJECT LENGTH 2.0 MILES**



EXHIBIT "A"
Services to be provided by the County

1. The County will issue work authorization to initiate all required services and designate the authorized representative of the coordination of each work authorization.
2. The County will provide copies of all subdivision plats of record and/or in the subdivision process.
3. The County will provide the Engineer with on-going guidance, timely reviews, and decisions necessary to complete services required by the work authorization in order to permit the Engineer to maintain an agreed upon project schedule.
4. The County will process all acceptable requests for payment in a timely manner.

EXHIBIT B
SCOPE OF SERVICES TO BE PROVIDED BY THE ENGINEER

PROJECT DESCRIPTION

The services designated herein as "Services provided by the ENGINEER" shall include the performance of all engineering services for the following described facility:

CITY/COUNTY: HIDALGO COUNTY PRECINCT #4

CONTROL: _____

PROJECT/DESCRIPTION: MANAGE AND PREPARE ROW MAP
(ADDITIONAL 23 PARCELS FOR AN ESTIMATED 60 PARCELS)
FOR THE FM 2220 (WARE ROAD) PROJECT

LENGTH: 2.0 MILES

HIGHWAY: FM 2220 (Ware Road)

LIMITS: FROM FM 1924 (MILE 3) TO FM 676 (MILE 5)

PROJECT CLASSIFICATION

- Surface Treatment
- Overlay
- Rehabilitation Existing Road (Scarify & Reshape)
- Convert Non-Freeway to Freeway
- Widen Freeway
- Widen Non-Freeway
- New Location Toll Freeway
- New Location Non-Freeway
- Interchange (New or Reconstruct)
- Bridge Widening or Rehabilitation
- Bridge Replacement
- Upgrade to Standards - Freeway
- Upgrade to Standards - Non-Freeway
- Miscellaneous Studies (Use Function Code 110 for All Tasks)

NOTES

ENGINEER shall mean L&G Engineering.

STATE shall mean Texas Department of Transportation.

COUNTY shall mean the Hidalgo County.

EXHIBIT B
SCOPE OF SERVICES TO BE PROVIDED BY THE SURVEYOR

RIGHT-OF-WAY DATA
(Function Code 130)

Services
Provided By:
SURVEYOR COUNTY

SUPPLEMENTAL NO. 1 TO WORK AUTHORIZATION NO. 1
ADDTN'L 23 PARCELS - EST. TOTAL OF 60 PARCELS

NOTE: No work involving right-of-way (ROW) data is to be performed until the COUNTY has given the ENGINEER written approval of the final location of the proposed ROW lines as approved by TxDOT.

A. RIGHT-OF-WAY MAPPING:

1. PURPOSE:

The purpose of right-of-way mapping is to prepare documents suitable for the acquisition of real property interests and the probable issuance of a title policy.

2. DEFINITIONS:

For purposes of this Contract, the following definitions shall apply:

- 2.1. Abstract Map – A drawing to scale prepared from record documents depicting proposed right-of-way lines, existing right-of-way lines, easement lines, and private property lines with relevant grantee names, recording data, and recording dates.
- 2.2. Closure/Area Calculation Sheet – A computer generated print-out of the area and the perimeter bearings, distances, curve data, and coordinates of an individual parcel of land to be acquired.
- 2.3. Access Denial Line – A line which indicates specific location where access to the roadway is denied.
- 2.4. Property Descriptions – A written metes and bounds description delineating the area and the boundary and describing the location of an individual parcel of land unique to all other parcels of land.
- 2.5. Owner – The most current title holder of record as determined by a study of the Real Property Records.
- 2.6. Parcel Plat – An 8 ½ inch by 11 inch drawing to scale depicting all the information shown on the right-of-way map regarding an individual parcel of land to be acquired.
- 2.7. Parent Tract – A unit or contiguous units of land under one ownership, comprising a single marketable tract of land consistent with the principle of highest and best use. A parent tract may be described by a single instrument or several instruments. A single parent tract cannot be severed by a public right-of-way, easement, or separate ownership which destroys unity of use.
- 2.8. Parent Tract Inset – A small line drawing, to an appropriate scale, of the parent tract perimeter placed upon the right-of-way map in the proximity of the respective parcel. Parent tract insets are used in cases where the parent tract cannot be shown to the same scale as the right-of-way map. Since parent tract insets are used to identify the limits and location of parent tracts, they should include public right-of-ways, utility easements and fee strips, and identifiable water courses which bound the parent tract.
- 2.9. Point of Beginning (P.O.B.) – A corner of the parcel of land to be acquired, located on the proposed right-of-way line and being the beginning terminus of the first course of the property description.
- 2.10. Point of Commencing (P.O.C.) – A monumented property corner which can be identified in the Real Property Records and is located outside the proposed right-of-way corridor. For title purposes, the point of commencing should be a monumented back corner of the parent tract. In the event a monumented back corner of the parent tract cannot be recovered, the nearest identifiable monumented property corner located outside the proposed right-of-way corridor may be used.

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- 2.11. Preliminary Right-of-Way Layout/Abstract Map – A drawing to scale depicting proposed right-of-way lines, existing right-of-way lines, proposed pavement, access denial lines, the proposed centerline alignment, private property lines, easement lines, visible improvements, visible utilities, the station and offset from the centerline alignment to each Point of Curvature (PC), Point of Tangency (PT), and angle point in the proposed right-of-way lines and to each PC, PT, and angle point in the existing right-of-way lines in areas of no proposed acquisition. *(Reference Sample on CD Attached)*
- 2.12. Right-of-Way Maps/Property Description/Parcel Plats – A series of 22 inch by 34 inch and 11 inch by 17 inch drawings to scale depicting the results of relevant elements of records research, field work, analysis, computation, and map making required to determine title, delineate areas and boundaries, locate and describe utilities and improvements to the extent necessary to appraise the value and negotiate the acquisition of individual parcels of private land for a proposed right-of-way project. *(Reference Sample on CD Attached)*

3. WORK TO BE PERFORMED:

YES N/A

3.1. Preliminary Right-of-Way Layout/Abstract Map:

An abstract map shall be prepared sufficient to determine the following:

- 3.1.1. Any and all interests of public record held in the land to be acquired.
- 3.1.2. The total record holdings of an owner contiguous to land to be acquired from that owner.
- 3.1.3. Any and all interests in land to be acquired held in common (shopping mall parking lots, subdivision reserves, etc.)
- 3.1.4. Any and all improvements proposed by other agencies which may have a bearing on project development.
- 3.1.5. All called monuments, bearings, and distances as per recorded information.

YES N/A

3.2. Right-of-Way Map:

The SURVEYOR shall field locate property corners, existing right-of-way markers, improvements, visible utilities, verify and update the planimetric file, if provided, and as directed by the ENGINEER.

A right-of-way map shall be prepared for each proposed right-of-way project. A right-of-way map shall include a title sheet, an index sheet, a survey control index sheet, a horizontal and vertical control data sheet, and sufficient plan sheets to cover the proposed project, or as directed by the ENGINEER. The STATE has developed standard title sheets, index sheets, and plan sheets, copies of which the SURVEYOR shall request and secure for all purposes of this Contract. Plan sheets shall include, but need not be limited to, the following items of information.

By mutual agreement between the Texas Board of Professional Land Surveying and the TxDOT, right-of-way maps need not be signed and sealed by a Registered Professional Land Surveyor.

- 3.2.1. Proposed right-of-way lines shall be delineated with appropriate bearings, distances, and curve data. Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance.
- 3.2.2. Existing right-of-way lines shall be delineated with appropriate bearings, distances, and curve data to the extent necessary to describe the individual parcels of land to be acquired. Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance.

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- 3.2.3. The proposed project baseline alignment shall be delineated with appropriate bearings, distances, and curve data. Curve data shall include the station of the curve Point of Intersection (PI), radius, delta angle, arc length, tangent length, long chord bearing and distance, and the N and E coordinates of the curve PI. All alignment PCs, PTs, and even 500 foot stations shall be labeled as to station.
- 3.2.4. Proposed paving lines combined with relevant existing paving lines shall be shown to the extent necessary to compile a complete picture of proposed traffic movements. Proposed paving on the final mylars submitted to the ENGINEER shall be shaded with a dot pattern or highlighted by some other means acceptable to the ENGINEER.
- 3.2.5. Access denial lines shall be shown sufficiently to indicate areas where access is to be denied and where access is to be permitted if required by the ENGINEER.
- 3.2.6. Private property lines shall be delineated with appropriate bearings, distances, and curve data to the extent necessary to describe the individual parcels of land to be acquired. Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance.
- 3.2.7. Porción lines, subdivision lines and survey lines shall be shown and identified by name and Porción number.
- 3.2.8. County lines and city limit lines shall be located and identified by name.
- 3.2.9. A north arrow shall be shown on each sheet, and, if possible, located in the upper right corner of the sheet.
- 3.2.10. Monumentation set or found shall be shown and described as to material and size.
- 3.2.11. A station and offset shall be shown for each PC, PT, and angle point in the proposed right-of-way lines. Stations and offsets shall be with respect to the proposed centerline alignment.
- 3.2.12. Intersecting and adjoining public right-of-ways shall be shown and identified by name, right-of-way width, and recording data.
- 3.2.13. Railroads shall be shown and identified by name, right-of-way width, and recording data.
- 3.2.14. Utility corridors shall be identified as to easement or fee and recording information shall be identified.
- 3.2.15. Easements and fee strips shall be shown and identified by width, owner, distance of easement to a property corner of the parent track, and recording data.
- 3.2.16. Building lines or set-back lines shall be shown and identified.
- 3.2.17. Visible improvements located within the proposed right-of-way corridor or within 50 feet of a proposed right-of-way line shall be shown and identified.
- 3.2.18. Structures shall be identified as commercial or residential, by number of stories, and as to type (brick, wood frame, etc.).
- 3.2.19. Structures which are severed by a proposed right-of-way line shall be dimensioned to the extent necessary to completely delineate the severed parts.
- 3.2.20. Parking areas, billboards, and other on-premise signs which are severed by a proposed right-of-way line shall be dimensioned to the extent necessary to delineate that portion of the parking area, billboard, or sign which is located within the proposed right-of-way corridor.

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- 3.2.21. In cases where structures are located outside the proposed right-of-way corridor and within 25 feet of a proposed right-of-way line, the shortest distance between the structure and the proposed right-of-way line shall be shown and field verified.
- 3.2.22. Visible utilities located within the proposed right-of-way corridor or within 50 feet of a proposed right-of-way line shall be shown and identified.
- 3.2.23. The location of underground utilities and fuel storage tanks situated within the proposed right-of-way corridor or within 50 feet of a proposed right-of-way line shall be determined and shown as required by the ENGINEER. The visible location of stand pipes, vents and filler caps in conjunction with available design and as-built drawings may be used to determine a most probable location and size in the event an actual location is indeterminable.
- 3.2.24. Points of commencing and points of beginning shall be shown and labeled. Points of beginning shall be shown with their respective N and E surface coordinates. As an exception, a point of commencing will not be required in the case of a total taking without a remainder.
- 3.2.25. Each parcel of land to be acquired shall be identified by a parcel number which shall appear in the ownership tabulation and on the right-of-way map in the proximity of the respective parcel. If the SURVEYOR is unfamiliar with the criteria used by the STATE to assign parcel numbers, he shall seek the assistance of the ENGINEER at the time the abstract map is complete. THE SURVEYOR SHALL SEEK ASSISTANCE FROM THE ENGINEER IN DEVELOPING AN OWNERSHIP TABULATION TABLE.
- 3.2.26. An ownership tabulation shall be shown which shall include the parcel number, existing area of the parent tract, lot(s) and block(s) constituting the parent tract when applicable, owner's name, type of conveyance, film code, county clerk's file number, taking area, and remaining area of the parent tract located left and/or right of the centerline alignment. Types of conveyance, film code and file numbers refer to conveyances into the STATE and will be added to the right-of-way map by the STATE at a later date. Several blank lines shall be provided in the tabulation block to facilitate future map additions.
- 3.2.27. A parent tract inset shall be shown for each parent tract which cannot be shown to scale on the right-of-way map. The use of broken scale lines should be avoided. When parent tract insets are used, the point of commencing with the appropriate bearing and distance to the point of beginning may be shown on the parent tract inset.
- 3.2.28. A note shall be included on the title sheet and each map sheet stating the source of bearings, coordinates, and datum used.
- 3.2.29. Appropriate notes shall be included on the title sheet and each map sheet stating the following:
 - a. Month(s) and year abstracting upon which the map is based.
 - b. Month(s) and year field surveys were conducted upon which the map is based.
 - c. Month and year the map was completed by the SURVEYOR.
- 3.2.30. The right-of-way CSJ number, if available, shall be shown on each right-of-way map sheet.

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SURVEYOR COUNTY

3.3. Exhibits:

An Exhibit shall be prepared for each parcel or tract consisting of a property description and a parcel plat.

YES

NO

3.3.1. Property Description:

A property description shall be prepared for each parcel of land to be acquired. Standard formats for property descriptions, copies of which the SURVEYOR shall request to the ENGINEER and secure for all purposes of this Contract. Property descriptions shall include, but need not be limited to, the following items of information.

All property descriptions shall be signed and sealed by a Registered Professional Land Surveyor. The property description shall begin with a general description which shall include as a minimum:

- a. State, County, and Survey within which the proposed parcel of land to be acquired is located.
- b. A reference to unrecorded and recorded subdivisions by name, lot, block, and recording data to the extent applicable.
- c. A reference by name to the grantor and grantee, date and recording data of the most current instrument(s) of conveyance describing the parent tract. Use execution dates in deed references as opposed to recording or filing dates. In any case, the property description shall make clear which date is being used.

The property description shall continue with a metes and bounds description which shall include as a minimum:

- d. A point of commencing.
- e. A point of beginning with the appropriate N and E surface coordinates.
- f. A series of courses, identified by number and proceeding in a clockwise direction, describing the perimeter of the parcel of land to be acquired, and delineated with appropriate bearings, distances, and curve data.

Curve data shall include the radius, delta angle, arc length, and long chord bearing and distance. Each course shall be identified either as a proposed right-of-way line, and existing right-of-way line, or a property line of the parent tract. Each property line of the parent tract shall be described with an appropriate adjoiner call.

- g. A description of all monumentation set or found shall include, as a minimum, size and material.
- h. A reference to the source of bearings, coordinates, and datum used.

YES

NO

3.3.2. Parcel Plat:

A parcel plat shall be prepared for each parcel of land to be acquired. The STATE has developed standard formats for parcel plats, copies of which the SURVEYOR shall request from the ENGINEER and secure for all purposes in this Contract. Parcel plats shall include each and every item of information shown on the right-of-way map which concerns the individual parcel. All parcel plats shall be signed and sealed by a Registered Professional Land Surveyor.

EXHIBIT B
SCOPE OF SERVICES TO BE PROVIDED BY THE SURVEYOR

RIGHT-OF-WAY DATA
(Function Code 130)

Services
Provided By:
SURVEYOR COUNTY

4. DELIVERABLES:

In preparing right-of-way maps, the following is an outline of the work to be submitted (records should be delivered in a binder):

- | | | |
|------------|-----------|---|
| <u>YES</u> | <u>NO</u> | 4.1. An Abstract Map of the current record title holders included in the Preliminary Map showing the proposed schematic and existing right-of-way as per General Specifications. |
| <u>YES</u> | <u>NO</u> | 4.2. A Right-of-Way map for the project limits under cover of Title Sheet, Index Sheet, Control Data Sheet, and Exhibits of the property descriptions and parcel plats as per General Specifications. |
| <u>YES</u> | <u>NO</u> | 4.3. Appropriate monuments on the proposed right-of-way lines at intersecting property lines, and at all PCs, PTs, angle points, intersecting right-of-way lines of side streets, and at 1,000 foot stations. |
| <u>YES</u> | <u>NO</u> | 4.4. Appropriate monuments on the existing right-of-way lines in areas of no acquisition at all PCs, PTs, angle points, and 1,000 foot stations, and as directed by the ENGINEER. |
| <u>YES</u> | <u>NO</u> | 4.5. A SURVEYOR's report, outlining the approach, reasons or basis for the existing right-of-way determination, and conclusions made. |
| <u>YES</u> | <u>NO</u> | 4.6. Records used to establish ownership. |
| <u>YES</u> | <u>NO</u> | 4.7. ROW and parcel filed notes signed and sealed by a RPLS. |
| <u>YES</u> | <u>NO</u> | 4.8. Computation sheets of survey closures, ground surveys, etc. used to develop plats and meets and bound information. |
| <u>YES</u> | <u>NO</u> | 4.9. Items indicated under the Automation Requirements Section 6. |
| <u>YES</u> | <u>NO</u> | 4.10 Completed (Attached) Checklist with submittal of ROW Map etc. |

5. GENERAL REQUIREMENTS:

For purposes of this Contract, the following general requirements shall apply:

- 5.1. Copies of instruments of record submitted to the ENGINEER shall be indexed by parcel number.
- 5.2. Coordinates appearing on right-of-way maps, on parcel plats, and in property descriptions shall be surface coordinates based on the Texas State Plane Coordinate System. The combined adjustment factors (sea level factor x scale factor) which have been developed by the STATE for its use are as follows:
 - 5.2.1. In (List Applicable Counties): Counties (----- Zone), grid coordinates are multiplied by a combined adjustment factor of 1.xxxxxx to obtain surface coordinates. For work in Counties other than those listed, the ENGINEER will provide the combine adjustment factor.
- 5.3. Line and curve tables may be used when necessary.
- 5.4. The number of centerline alignment stations to be shown on a single plan sheet shall be restricted to the extent necessary to allow approximately 4 inches between match lines and sheet borders for future details and notes.
- 5.5. A minimum 4 inch by 4 inch space shall be reserved at the bottom right corner of each map sheet for future revision notes.

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6. AUTOMATION REQUIREMENTS:

In addition to standard hard copy plots and mylar copies, the following will be required electronically:

- 6.1. Right-of-way maps and parcel plats shall be prepared using a *Micro Station* software graphics system capable of producing graphics files that can be plotted and viewed without further modification or conversion using the State's *Micro Station V8* graphics system.
- 6.2. It is the intent of the ENGINEER to secure graphics files which have elements of equal integrity, singularity, and attributes as elements prepared using the State's *Micro Station V8* graphics system.
- 6.3. For purposes of clarity, consistency, and ease of utilization, the SURVEYOR shall request and secure standards relevant to right-of-way mapping to the extent necessary to ensure that the needs of the ENGINEER are met. This includes, but may not be limited to, TxDOT seed file and corresponding units.def file, TxDOT font resource file, TxDOT GEOPAK SMD file, TxDOT DGNLIB, associated cell libraries and custom line styles, and other files as deemed appropriate for the project.
- 6.4. Graphics files furnished to the ENGINEER by the SURVEYOR shall be submitted on a Compact Disk CD, DVD or USB, in a format compatible with the STATE's computer system. The SURVEYOR shall confer with the ENGINEER regarding acceptable media and formats before making submissions. The SURVEYOR shall request and secure a Consultant File Index form provided by the ENGINEER, to be completed by the SURVEYOR, and to be submitted to the ENGINEER along with the graphics files.
- 6.5. Property descriptions shall be prepared using a computer word processing system capable of producing data files readable using *Microsoft Office Word Version 2007* word processing software.
- 6.6. Data files furnished to the ENGINEER by the SURVEYOR shall be submitted in ACSII format on a CD, DVD or USB.
- 6.7. Provide to the ENGINEER electronic copies of all instruments of record acquired pursuant to a work authorization.

7. GENERAL SPECIFICATIONS:

For purposes of this Contract, the following general specifications for right-of-way mapping shall apply:

- 7.1. Completed right-of-way maps shall be submitted to the ENGINEER on single or double matte mylar, 22 inches by 34 inches in size with a 21 inch by 32 inch printed border positioned ½ inch from the top, bottom, and right edge of the sheet. Two copies on 11 inch by 17 inch paper will also be supplied to the ENGINEER.
- 7.2. Parcel plats shall be submitted to the ENGINEER on 8 ½ inch by 11 inch bond paper with respective borders of 7 ½ inches by 10 inches, positioned ½ inch from the top, bottom, and right edge of the sheet. Match lines shall be used where more than one sheet is required.
- 7.3. Right-of-way maps shall be drawn to a scale of 1 inch = 50 feet. An appropriate scale other than 1 inch = 50 feet may be used on some proposed right-of-way projects upon prior approval by the ENGINEER.

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- 7.4. Since right-of-way maps are reduced in size by one-half for archiving purposes, the smallest size lettering acceptable on a right-of-way map shall be 1/10 of one inch (Leroy #100). A right-of-way map which contains any lettering smaller than 1/10 of one inch will not be accepted by the ENGINEER.
 - 7.5. Parcel plats shall be drawn to a preferred scale of 1 inch = 50 feet. An appropriate scale other than 1 inch = 50 feet may be used on some proposed right-of-way projects upon prior approval by the ENGINEER. In the case of a very large parcel which would be difficult to show with clarity on a single 8 ½ inch by 11 inch sheet, the SURVEYOR shall use multiple 8 ½ inch by 11 inch sheets with matching lines.
 - 7.6. The smallest size lettering acceptable on a parcel plat shall be 0.06 of an inch (Leroy #60).
 - 7.7. Property descriptions shall be submitted on 8 ½ inch by 11 inch bond paper.
 - 7.8. The ENGINEER has encountered a number of mylar products which are considered unacceptable. The SURVEYOR shall confer with the ENGINEER regarding mylar products he intends to use which have not been previously used on State projects.
 - 7.9. Zip-A-Tone or other similar stick-on products shall not be used on right-of-way maps or parcel plats.
8. **ADHERENCE TO STANDARDS:**
For purposes of clarity, consistency, and ease of understanding, the COUNTY, as an acquiring agency of private property for public use, has adopted the STATE standards and formats for right-of-way mapping which have proven to facilitate the processes of negotiation, appraisal, relocation assistance, and condemnation. It shall be the responsibility of the SURVEYOR to adhere to these standards and formats to every extent possible to ensure that the needs of the acquiring agency are met.

SAMPLES ATTACHED FC 130:

- PRELIMINARY Right-of-Way Layout / Abstract Map
- Right-of-Way Map, Field Notes, Parcel Sketches and Area Computation Sheets

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- Monumentation i.e. P.C., P.T., Break Points
- North arrow
- Scale
- Property lines
- Property descriptions i.e., lot, block, tract, subdivision, etc...
- Identify existing and proposed access denial locations (*if applicable*)

Proposed information:

- #5- 2-ft iron road set monumentation i.e. P.C., P.T., Break Points and 1000' stations at proposed ROW lines and where existing ROW line is the proposed ROW.
- Survey and R.O.W. lines
- Basis of bearings
- Parcel bearings and distances correspond with traverse sheet
- Outside ties (P.O.C.) corresponds with field notes
- Point of beginning (P.O.B.) established on proposed R.O.W. line
- Parcel tied to baseline
- Baseline information shown i.e. Stationing, bearings, curve data, etc...
- Conveyance information shown in tables i.e. parcel number, grantors name, amount of take, remainder etc.
- Math checked on remainder

Improvements:

- Improvements bisected or within 25' of proposed R.O.W. line are shown on map with stationing and distance from proposed R.O.W. line. Buildings are labeled and dimensioned.
- Off-premise outdoor advertising signs within proposed R.O.W. are shown and labeled.

Utilities:

- All utilities within or crossing existing and proposed right of way are shown and labeled as to size, easement or fee width, and recording data of instrument.
- Location of underground storage tanks and/or filler caps are shown and labeled

FIELD NOTES - Heading

- County
- Highway
- Parcel number
- R.O.W. CSJ
- Construction CSJ

General Description or "preamble"

- Area of parcel to be acquired is shown in acreage (0.000) for rural land and/or square feet (to nearest whole sq. ft.) for urban land or smaller parcels

Parent tract data is shown:

- Size of parent tract
- Survey data or lot, block, and subdivision
- Name of last recorded seller and buyer
- Date, volume and page or document number of last recorded conveyance
- Records and county of last recorded conveyance

Beginning Description

- Point of commencement is on outside tie and is described accurately by bearings and distances as it leads to the point of beginning.
- Point of beginning is on proposed R.O.W. line

EXHIBIT B
SCOPE OF SERVICES TO BE PROVIDED BY THE SURVEYOR

RIGHT-OF-WAY DATA
(Function Code 130)

Particular Description

- Traverse calls are clockwise sequence
- Bearings and distances correspond exactly with map, parcel sketch, and traverse sheet
- Bearings are to nearest whole second and distances are to the nearest one-hundredth of a foot
- Calls are numbered
- Denial of access shall be described from beginning to end (*if applicable*)

Closing Description

- Last call leads back to P.O.B.
- Restates area of parcel
- Establishes taking in existing road R.O.W. if applicable
- Legal description is referenced to Plat
- Sealed and signed
- Include an access clause whether access is permitted or denied (*if applicable*)

PARCEL SKETCH:

- Shows P.O.B. and P.O.C.
- All data corresponds exactly with Map and Field Notes
- Sheet size is no larger than 8 1/2" x 11"
- Plat closely matches example provided
- Plat referenced to legal description
- Sealed and signed
- Include an access clause whether access is permitted or denied (*if applicable*)
- Existing utility lines and easements (deed reference, if available);

TRAVERSE SHEET

- Computations show area to be acquired in sq. ft. or acres, whichever is applicable
- Computations show area that is existing road R.O.W. if applicable
- Traverse calls are in clockwise sequence
- Error of closure meets the following:

| | |
|---------------------------------|--------|
| Secondary rural | .0003 |
| Primary rural - secondary urban | .0002 |
| Urban or industrial | .00013 |

EXHIBIT C
Project Work Schedule
FM 2220 (Ware Rd)
From FM 1924 (Mile 3) to Mile 5 N (FM 676)
Length = 2.0 miles

| TASK AND DESCRIPTION | ENTITY | 2013 | | | | | 2014 | | | | | 2015 | | | | | 2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------|------|-----|-----|-----|-----|------|-----|-----|-----|-----|------|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|---|-----|-----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | | | | | | | | | | | | | | | | | | | | | |
| Phase I: Project Development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental Work | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County Hires Eng Consultant for EA Work | County | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TxDOT's First Public Meeting | TxDOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TxDOT's Second Public Meeting | TxDOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EA Document | County | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental Decision | TxDOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROW Map | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROW Map Development | County | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Phase II: ROW Acq (Est. 60 Parcels) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TxDOT Release of ROW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROW Release | TxDOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROW Acquisition | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| County Acquires ROW (Est. 60 Parcels) | County | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Compensable Utilities Adjustment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adjust Utilities | County | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Phase III: Construction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Project Letting | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TxDOT Advertise for Letting | TxDOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Let Project (Est. Earliest Date: May 2016) | TxDOT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | Estimated 24 Months Construction Duration | | | | | | | | | | | | | | | | | | | | | | | |

 **HIDALGO COUNTY FUNCTION**
 **TXDOT FUNCTION**

Estimated 24 Months Construction Duration

**EXHIBIT D-1
ESTIMATED PROJECT FEE SCHEDULE
WARE ROAD PROJECT**

| | | |
|---|-----------------------|-----------------------|
| ROADWAY PROJECT: | Ware Road | Ware Road |
| LIMITS: | from Mile 3 to Mile 5 | from Mile 3 to Mile 5 |
| EXISTING ROADWAY SECTION: | 40' - Rural | 40' - Rural |
| EXISTING ROW WIDTH: | 80 Varies | 80 Varies |
| PROPOSED ROADWAY SECTION: | 6-lane divided urban | 6-lane divided urban |
| PROPOSED ROW WIDTH: | 120FT | 120FT |
| ESTIMATED CONSTRUCTION COST (6-lane Urban)..... | \$9,660,000.00 | \$9,660,000.00 |
| LENGTH FOR 6-LANE ROADWAY FROM MILE 3 TO MILE 5..... | 2.0 Miles | 2.0 Miles |

| ESTIMATED PROJECT COSTS | STATE/MPO | HIDALGO COUNTY | CITY OF MCALLEN | STATE/MPO | HIDALGO COUNTY | CITY OF MCALLEN |
|--|------------------------|------------------------|------------------------|---|---------------------|-----------------|
| WORK AUTHORIZATION NO. 1 | | | | SUPPL. NO. 1 TO WORK AUTH. NO. 1 | | |
| PHASE I - EA, PUBLIC INVOLVEMENT, SCHEMATIC, ROW MAPPING, DESIGN | | | | | | |
| Environmental Assessment with TxDOT | \$ - | \$ 120,000.00 | \$ - | \$ - | \$ - | \$ - |
| Public Involvement for the project (1 Public Meeting) | \$ - | \$ 25,000.00 | \$ - | \$ - | \$ - | \$ - |
| Archaeological and Historical Research | \$ - | \$ 35,000.00 | \$ - | \$ - | \$ - | \$ - |
| Engineering Technical Support at Public Mtgs with Layouts etc | \$ - | \$ 25,000.00 | \$ - | \$ - | \$ - | \$ - |
| Schematic | TxDOT | \$ - | \$ - | \$ - | \$ - | \$ - |
| Hydrological Map | TxDOT | \$ - | \$ - | \$ - | \$ - | \$ - |
| Office Surveys for Schematic (Preliminary Ownership Identification and Property Rights) | TxDOT | \$ - | \$ - | \$ - | \$ - | \$ - |
| Preliminary Compensable Utilities Identification on Schematic for Approval by TxDOT/FHWA | TxDOT | \$ - | \$ - | \$ - | \$ - | \$ - |
| Update Schematic based on FIELD SURVEYS and ROW Map as provided by City of McAllen and provide to TxDOT/County for EA update w/ FHWA | TxDOT | \$ - | \$ - | \$ - | \$ - | \$ - |
| Engineering Technical Support at Public Meeting and Hearing for ROW Acquisition Support | \$ - | \$ 25,000.00 | \$ - | \$ - | \$ - | \$ - |
| Complete ROW Map (based on 37 Parcels) | \$ - | \$ 159,100.00 | \$ - | \$ - | \$ - | \$ - |
| SUPPLEMENTAL NO. 1 TO WORK AUTHORIZATION NO. 1 | | | | | | |
| Complete ROW Map (based on addnl 23Parcels) - (Subconsultant) | \$ - | \$ - | \$ - | \$ - | \$ 73,600.00 | \$ - |
| Review revised ROW Map to include an addnl 23 Parcels (ROW Map, Field Sketches, Field Notes) | | | | | \$ 12,721.00 | |
| TxDOT schematic identified compensable utilities. Coordinated with the Hidalgo Co. Irrigation Dist. No. 1 to identify where the irrigation lines will need to be relocated before the right-of-way acquisition process | | | | | \$ 36,124.00 | |
| SUB-TOTAL | \$ - | \$ 389,100.00 | \$ - | \$ - | \$ 122,445.00 | \$ - |
| WORK AUTHORIZATION NO. 2 | | | | | | |
| PHASE II- PS&E and ROW ACQUISITION | | | | | | |
| Field Surveys for Design and Construction (Roadway and Outfall) | TxDOT | \$ - | \$ - | | | |
| Right-of-Way Costs - Acq. Services @ (est.80 Parcels @ \$13,500/Parcel Avg.) | | \$ 810,000.00 | \$ - | | | |
| Relocations (2 Residential, 1 Business) | | \$ 17,000.00 | | | | |
| Estimated County Attorney Costs for Condemnation (\$15,000/Parcel based on 20% total of parcels) | | \$ 180,000.00 | \$ - | | | |
| Compensable Utilities Management Oversight | | \$ 240,000.00 | \$ - | | | |
| Estimated Roadway Right-of-Way Land Costs (161,350 sq. ft @ \$6/sq. ft. (95/5)) | \$ 919,695.00 | \$ 48,405.00 | \$ - | | | |
| COMPENSABLE UTILITY COSTS | \$ 400,000.00 | \$ 20,000.00 | \$ - | | | |
| PS&E Development (Roadway and Outfall) | TxDOT | \$ - | \$ - | | | |
| PS&E Development for OUTFALL(S) | TxDOT | \$ - | \$ - | | | |
| Permitted Utilities Coordination | TxDOT | \$ - | \$ - | | | |
| PHASE II- CONSTRUCTION OVERSIGHT | | | | | | |
| ROADWAY CONSTRUCTION COST | \$ 8,660,000.00 | \$ - | \$ - | | | |
| TxDOT Construction Inspection (11%) | \$ 1,062,600.00 | \$ - | \$ - | | | |
| Eng Consultant Construction Management (Estimated 18 Months) | | \$ - | \$ - | | | |
| SUB-TOTAL | \$ 11,042,295.00 | \$ 1,316,405.00 | \$ 1,000,000.00 | \$ - | \$ - | \$ - |
| ESTIMATED GRAND-TOTAL | \$11,042,295.00 | \$ 1,704,505.00 | \$ 1,000,000.00 | \$ - | \$122,445.00 | \$ - |

| | | | |
|---|-------|------------------------|------------|
| Work Authorization No. 1 Phase I | FY 13 | \$ 389,100.00 | ISSUED |
| Supplemental No. 1 to Work Authorization No. 1 | FY 14 | \$ 122,445.00 | NOT ISSUED |
| Work Authorization No. 2 Phase II & III | FY 15 | \$ 1,067,000.00 | NOT ISSUED |
| County Costs not included in Work Authorization | FY 15 | \$ 248,405.00 | |
| TOTAL ESTIMATED COUNTY COST: | | \$ 1,826,950.00 | |

| | | |
|--|-------|------------------------|
| State Estimated Cost | | |
| Local Estimated Cost | | |
| TOTAL ESTIMATED PROJECT COST: | | \$13,869,245.00 |
| TOTAL ESTIMATED CITY OF MCALLEN CONTRIBUTION: | FY 15 | \$ 1,000,000.00 |

- Right of Way Estimate based on \$6/Sq. Ft and without the benefit of a ROW Map.
- Compensable Utility cost is very Preliminary and not part of the Engineering Cost

SUPPLEMENTAL NO. 1 TO WORK AUTHORIZATION NO. 1

EXHIBIT D-1

ESTIMATED PROJECT FEE SCHEDULE AND
MANHOOR BREAKDOWN

FM 2220 (Ware Road) Project
from Mile 3 N (FM 1924) to Mile 5 N (FM 676)

| | MANHOURS | | | | | | Sub-Contract Cost | TOTAL LINE ITEM COST |
|---|---|------------------|----------------------------|----------------------|------------------|-------------|-------------------|----------------------|
| | Senior Project Manager | Project Engineer | Right-of-Way Administrator | Senior Engineer Tech | Admin / Clerical | TOTAL HOURS | | |
| CONTRACT RATE | 215.40 | 123.54 | 107.70 | 79.19 | 57.02 | | | |
| SUPPLEMENTAL NO. 1 TO WORK AUTHORIZATION NO. 1 | | | | | | | | |
| PHASE I - ROW MAPPING | | | | | | | | |
| 1 | Revise ROW Map (an additional 23 Parcels) Subconsultant - R.O.W. Surveying Services, LLC. | | | | | | \$ 73,600.00 | \$ - |
| 2 | 24 | 24 | 24 | 8 | 24 | 104 | \$ 12,721.36 | |
| 3 | 80 | 121 | | 39 | 15 | 255 | \$ 36,124.05 | |
| SUB-TOTAL | | | | | | | | |
| | 24 | 24 | 24 | 8 | 24 | 104 | \$ 73,600.00 | \$ 48,845.41 |

| | |
|---|---------------|
| Subtotal Manhour Fee with Sub-Consultant Costs: | \$ 122,445.41 |
|---|---------------|

| | |
|---------------------------|----------------------|
| Total Project Fee: | \$ 122,445.00 |
|---------------------------|----------------------|

R. O. W. SURVEYING SERVICES

April 30, 2014

Mr. Jacinto Garza
President/CEO
L&G Engineering
2100 W. Expressway 83
Mercedes, TX 78570

RE: **Proposal FNC 130**
ROW Map, Parcel Surveys, Metes and Bounds Descriptions, and Title Reports
FM 2220 (Ware Road) Project
Limits: from Mile 3 N (FM 1924) to Mile 5 N (FM676)

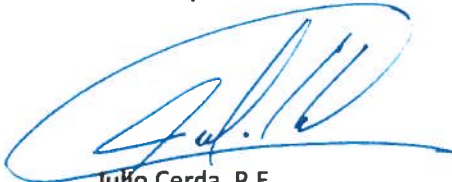
Dear Mr. Garza,

As discussed, the following is a cost estimate for the above mentioned project:

| | | | |
|----------------------|------------|------------------|--------------------|
| FNC 130 ROW Mapping: | 23 parcels | @ \$3200/parcel= | \$ 73,600 |
| | | Total | = \$ 73,600 |

Let us know at your convenience when you and/or Ms. Velma Garcia are available to discuss this project. If you require more information or have any questions please contact me at your convenience.

Sincerely,



Julio Cerda, P.E.
R. O. W. Surveying Services, LLC

cc: Velma Garcia, Project Manager, L & G Engineering