



2. **Non-Exclusive Services of Title Agent/Examiner.** Hidalgo County reserves the right to request these services from other sources other than the Title Agent/Examiner and shall not be in violation of any terms or conditions of this Agreement. The County assumes no liability or obligation for payment to the Title Agent/Examiner for work performed or costs incurred by the Title Agent/Examiner prior to the date authorized by the County for the Title Agent/Examiner to begin work, during periods when work is suspended, or subsequent to the Termination Date.

3. **Term.** This Contract is for a period of **one (1) year**, effective **JULY 31, 2020**, and will expire **JULY 30, 2021**, and may be extended at the sole discretion of the County for an additional one (1) year term under the same rates terms and conditions unless sooner terminated as provided herein. Hidalgo County also reserves the right to continue this contract for an additional sixty (60) day grace period at the end of the contract term for unforeseen delay of award for the next term and under the same rates, terms and conditions. The Title Agent/Examiner will not begin work or incur costs until authorized in writing by the County for each "*Purchase Order*".

4. **Compensation.** As consideration for rendering the Services provided for in this Contract, the County agrees to pay the Title Agent/Examiner the amounts specified in Exhibit "B" attached hereto payable against written invoice submitted by Title Agent/Examiner. Payments to the title examiner will be mailed to the address shown on paragraph 20. The Title Agent/Examiner is authorized to submit periodic requests for payment within thirty days after completion of each purchase order. The request for payment shall be made using forms acceptable to the County and shall show the total amount earned to the date of submission and the amount due and payable as of the date of the current billing. Upon receipt of said request for payment, County shall submit a requisition for payment of said services in the customary manner provided for payments utilized by Hidalgo County, Texas. Title Agent/Examiner agrees to separately account for the receipt and/or expenditure of funds received pursuant to this Contract and to keep adequate books and records of all such receipts and/or expenditures. All payments to Title Agent/Examiner shall be mailed to the address shown in numbered paragraph 21, hereof.

5. **Progress.** Upon acceptance of a purchase order, the Title Agent/Examiner shall undertake and complete the authorized work. The County or the Title Agent/Examiner can request conferences to be provided at the Title Agent/Examiner's office, the office of the County or at other agreed upon locations.

6. **Inspection of Work.** The County has the right at all reasonable times to inspect or otherwise evaluate the work performed or being performed hereunder and the premises in which it is being performed. If any inspection or evaluation is made on the premises of the Title Agent/Examiner, or a subcontractor, the Title Agent/Examiner shall provide and require its subcontractor to provide all reasonable facilities and assistance for the safety and convenience of the inspectors in the performance of their duties. All inspections and evaluations shall be performed in such a manner as will not unduly delay the work.

7. **Amendments.** If it becomes necessary at any time during the contract period to change the scope of work, the contract period, the maximum amount payable, the complexity, or the character of this contract, an amendment must be prepared and executed within the contract period. The County retains the right to reject any such amendment

EXECUTED as of the day and year first written above.


Approved by Commissioners' Court on July 21, 2020.

COUNTY OF HIDALGO, TEXAS

By: Richard F. Cortez  
Richard F. Cortez, County Judge

SOUTH TEXAS LAND INVESTIGATIONS

By: Jorge A. Lopez  
Jorge A. Lopez, Owner

ATTEST:  
  
Arturo Guajardo, Jr.  
Arturo Guajardo, Jr., County Clerk

APPROVED AS TO FORM:  
Office of the Criminal District Attorney  
Ricardo Rodriguez, Jr.

David R. Cantu  
David Cantu, Assistant District Attorney

APPROVED BY  
COMMISSIONERS' COURT  
ON: 7/21/20