



Specializing in City and County Platbooks since 195!

Carson Map Company, Inc.

P.O. Box 4702
McAllen, TX 78502
956-797-1514

Daniela Zedillo-Hinojosa

E-signed 2025-05-30 04:37PM CDT
daniela.zhinojosa@co.hidalgo.tx.us



Lease Agreement

Parties:

Carson Map Company – Lessor

Company – (name, address, etc) – Lessee

Company Name:

Hidalgo County Planning, R.O.W. Pct.1,2,4, Health Dept

Address:

1304 S 25th Street

City, State, Zip:

Edinburg, TX 78542

Phone Number:

(956) 318-2626

WHEREAS, Carson Map Company is an online service company providing a database of plats and a search engine for platbooks and research of plats for specific areas (“online service”).

WHEREAS, Company wishes to lease such online service at the terms noted below.

ACCORDINGLY, the Parties agree as follows:

I hereby agree to lease HIDALGO ON-LINE at the rate of \$ 4,460.00 for a total of 16 users plus tax \$ 0. The term of the Agreement is for minimum of twelve (12) months effective 06/01/2025. Thereafter, the Agreement may be terminated with 60 days notice in writing to Carson Map Company Inc. The lease payment is due at the beginning of the lease and annually on the anniversary date of the lease. Carson Map Company will provide revisions, when available, at no additional charge. The lease rate is subject to change with 30 days notice on an annual basis.

A late fee of \$35.00 per month will be assessed on any payments received more than 5 days after the due date of your annual renewal. Your annual statement will be emailed 60 days prior to the due date and we will follow up 10 days before your due date. You may incur a temporary interruption in service due to late payment. To prevent any interruption in service please contact us if you have a payment delayed that will not reach us in a timely manner.

Your signed lease remains in effect and will be renewed annually with your annual lease payment. You will not need to provide a new signed lease each year. Updates to the lease will be included with your annual billing statement.

Company agrees to use its best efforts and to take all reasonable steps to safeguard the service and online information of Lessor to

ensure that no unauthorized person shall have access thereto and that no unauthorized copy, publication, disclosure or distribution in whole or in part, in any form, shall be made. Notwithstanding, Company is allowed to make hard copies of the information as needed for work or internal use purposes only. Company acknowledges that the service and information therein contains valuable confidential information and trade secrets and that unauthorized use and/or copying is harmful to Lessor.

It is further agreed that the Lessee will not allow anyone not in his/her employ to utilize or examine the online service. Company agrees to not decompile, reverse engineer, or disassemble the online service. This lease is personal to Company, and Company will not allow third parties access to the online service without the consent of Lessor. Online services are protected by the United States Copyright laws and may not be reproduced or offered for sale by Company. Online service includes but is not limited to all code, databases, data, software, and architecture, and are the property of Carson Map Company, and except as noted herein, Company acquires no rights of any kind to this property.

The online services contain data and information that has been obtained by Carson Map Company from governmental and other sources it believes reliable. Carson Map Company is not responsible for the completeness or accuracy of the online services, and no warranty or representation, expressed or implied, is given regarding the correctness, accuracy, timeliness, merchantability or fitness for a particular purpose of the online services. Lessor’s liability to Company, if any, for damages for whatever cause arising from this Agreement, shall in no event exceed the amount paid to Lessor for the license of the online service.

This Agreement will be governed by and construed in accordance with the laws of the State of Texas without reference to the choice of law doctrine of such state. Any suit brought by either party against the other party for claims arising out of this Agreement shall be brought in the competent courts of Hidalgo County, Texas, and the parties hereto consent to the exclusive jurisdiction of such courts in respect of such action or proceeding.

Signature of Authorized Representative:

Richard F Cortez Date: 05/30/2025

Printed Name of Authorized Representative:

Richard F. Cortez

Email Address

countyjudge.contracts@co.hidalgo.tx.us

EXECUTED as of the day and year first written above.


APPROVED BY COMMISSIONERS' COURT ON May 29, 2025.

Agenda Item No. 99526


Executive Office: MM

VENDOR:
Carson Map Company, Inc.

COUNTY:
COUNTY OF HIDALGO



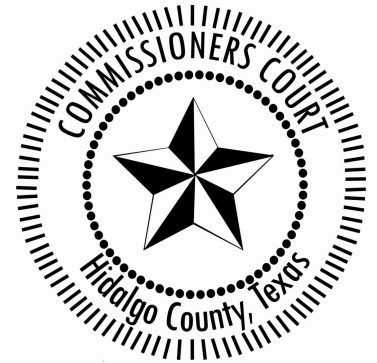
Rob Sadler, Manager




Hon. Richard F. Cortez, County Judge

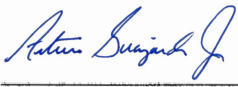
APPROVED AS TO FORM
Office of the Criminal District Attorney,
Toribio "Terry" Palacios

ATTEST:





Michelle Lopez (May 30, 2025 15:03 CDT)
Michelle Lopez, Assistant District Attorney



Arturo Guajardo, Jr., County Clerk

ATTACHMENTS:
(If Applicable)

SUPPLEMENTAL SIGNATURES:
(If Applicable)

F. Budget & Management

(Fac. Mgmt.)

ok
P3/4

- 1. AI-99456 Requesting approval to purchase a 2024 Ford F-250 through HC's membership with The Interlocal Purchasing System Cooperative (TIPS Contract No. 240901), from Sames Bastrop Ford, in the total amount of \$57,672.05

G. Sheriff's Office

ok
P3/4

- 1. AI-99468 Requesting approval to purchase one (1) 2025 Ford Transit 350 Cargo Van through HC's membership with The Interlocal Purchasing System Cooperative (TIPS Contract No. 240901), from Sames Bastrop Ford, Inc., in the total amount of \$52,900.00

H. Urban County

ok
P3/4
↓

- 1. AI-99439 A. Presentation of the scoring grid for the purpose of ranking by HCCC of graded vendor submissions with the recommendation by the evaluation committee members for "Underwriting/Consulting Services for HUD Home-ARP Projects FY 2020-2030" (RFP 25-0207-04-23-04).

| Evaluated Vendors | National Council for Community Development, Inc. | SFF Consulting Group, Inc. |
|-------------------|--|----------------------------|
| Evaluator 1 | 2 | 1 |
| Evaluator 2 | 1.5 | 1.5 |
| Evaluator 3 | 2 | 1 |
| Total Score | 5.5 | 3.5 |
| Rank | <i>2</i> | <i>1</i> |

P3/4

- B. Requesting authority for HC Purchasing Department to negotiate with the No. 1 ranked vendor SFF Consulting to finalize an agreement for "Underwriting/Consulting Services for HUD Home-ARP Projects FY 2020-2030".

I. Co. Wide

APPROVED

ok
P3/4
P3/4
P4/3

- 1. AI-99526 A. Requesting exemption from competitive bidding requirements under Texas Local Government Code, 262.024(a)(7)(A) an item that can only be obtained from one source because of the existence of patents, copyrights, secret processes or monopolies;
- B. Requesting acceptance and approval of the "Sole Source Declaration" for Carson Map Company, Inc., for Carson Map Online Service, with said declaration to remain in effect while the declaration is in place or until revoked by HCCC;
- C. Requesting authority to enter into a twelve (12) month agreement with Carson Map Company, Inc., for Carson Map Online Service in the total amount of \$4,460.00

24. Executive Office:

Valde

Onla

- A. Presentation for discussion and possible action of the following:
 - 1) New Courthouse Project Updates



MEMORANDUM SOLE SOURCE DECLARATION

TO: Hidalgo County Commissioner's Court

FROM: Ignacio Amezcua MBA, CTCM, CTCD IA
IA

DATE: May 27, 2025

RE: Sole Source Declaration for Carson Map Company, Inc. "Carson Map Online Service"

The Hidalgo County is seeking to procure the purchase of Carson Map Online Service from Carson Map Company, Inc.

Carson Map Company, Inc., specializes in county recorded plat map information. They provide detailed maps depicting property boundaries, legal descriptions, dimensions and more. Carson Map Company, Inc., is the sole provider of the Carson Map Online Service. They hold copyrights to which no other organization can offer their unique web-based mapping and property ownership application.

In Accordance with the Texas Local Government Code Chapter 262.024 (a)(7)(A),

(a) A contract for the purchase of any of the following items is exempt from the requirement established by section 262.023 if the commissioners court by order grants the exemption:

(7) Any item that can be obtained from only one source, including:

(A) Items for which competition is precluded because of the existence of patents, copyrights, secret processes, or monopolies.

Therefore, for the reason stated herein, we humbly request that the Hidalgo County Commissioners' Court declare a Sole Source Vendor, for the purpose of procuring the purchase with Carson Map Company, Inc. This sole source declaration will remain in effect through the life term of the contract, unless otherwise revoked by the Hidalgo County Commissioners Court.

Hidalgo County Purchasing Department Sole Source Affidavit

THIS IS AN OFFICIAL PURCHASING DOCUMENT – RETAIN WITH PURCHASE ORDER

Before me, the undersigned official, on this day, personally appeared a person known to me to be the person whose signature appears below, whom after being duly sworn upon his/her oath deposed and said:

My name is Rob Sadler I am over the age of 18, have never been convicted of a crime, and am competent to make this affidavit.

I am an authorized representative of the following company or firm: Carson Map Company, Inc.

The above-named company or firm is the sole source for the following item(s), product(s), or service(s):

Hidalgo County Online

Competition in providing the above-named item(s), product(s), service(s) is precluded by the existence of a patent, copyright, secret process, or monopoly as stated under Section 262.024(a)(7)(A), of the Local Government Code. Also, attached hereto is a sole source letter, which sets forth the reasons why this Vendor is a sole source provider (dated and signed).

There is/are no other like item(s) or product(s) available for purchase that would serve the same purpose or function.

Note: This Vendor understands that by providing false information on this Sole Source Affidavit, it may be considered a non-responsible Vendor on this and future purchases and may result in discontinuations of any/all business with Hidalgo County.

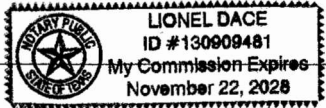
Signature: [Handwritten Signature]

SWORN AND SUBSCRIBED TO under oath before me on 19 day of May, 2025

Notary Public Lionel Dace

Printed Name Lionel Dace

My Commission Expires 11-22-2028



Company Name: Carson Map Company, Inc.
Address, City, State & Zip Code: 47 Bethpage Dr, Laguna Vista, TX 78578
Phone Number: 956-797-1514 Fax: _____
Contact Name and Title: Rob Sadler WEB Address: _____ Email: rob@carsonmap.com
Federal Tax ID Number: 74-2711850 Texas Sales Tax Number: 1-74-2711850-4



Carson Map Company

47 Bethpage Dr.
Laguna Vista, TX 78578
Tel. (956) 797-1514

May 19, 2025

Hidalgo County Purchasing Department
Attn: Ived Sepulveda
2802 S. Business Hwy 281 | Edinburg, TX 78539

This letter serves to notify you that Carson Map Company, Inc. is the sole provider of the Carson Map Online Service. No other organization offers our unique web based mapping and property ownership application.

Sincerely,

Robert Sadler
Carson Map Company, Inc.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Carson Map Co., Inc.
 Laguna Vista, TX United States

Certificate Number:
 2025-1296217

Date Filed:
 04/15/2025

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Hidalgo County Planning Dept.

Date Acknowledged:

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

25-0209
 On-Line service Plat maps

| 4 Name of Interested Party | City, State, Country (place of business) | Nature of interest (check applicable) | |
|----------------------------|--|---------------------------------------|--------------|
| | | Controlling | Intermediary |
| Sadler, Rob | Laguna Vista, TX United States | X | |
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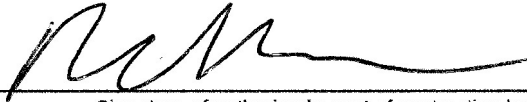
5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Rob Sadler, and my date of birth is 06-09-1959
 My address is 47 Bethpage Dr., Laguna Vista TX 78578 USA
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Cameron County, State of TX, on the 17 day of April, 2025
(month) (year)


 Signature of authorized agent of contracting business entity
(Declarant)



Ived Sepulveda <ived.sepulveda@co.hidalgo.tx.us>

Current Insurance

Sally Carson Map <sally@carsonmap.com>

Mon, Apr 21, 2025 at 9:08 AM

To: Ived Sepulveda <ived.sepulveda@co.hidalgo.tx.us>

Good Morning. As far as the insurance. I don't see what harm we can cause the county. All our maps are received from the county and we data base it to property ID information /owner Thanks
Sent from my iPhone

On Apr 21, 2025, at 6:49 AM, Ived Sepulveda <ived.sepulveda@co.hidalgo.tx.us> wrote:

[Quoted text hidden]

C-25-0209-05-29 - Carson Map Company, Inc.

Final Audit Report

2025-06-02

| | |
|-----------------|--|
| Created: | 2025-05-30 |
| By: | Ived Sepulveda (ived.sepulveda@co.hidalgo.tx.us) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA1fZgLXO73Fd8ARA-cnIYMoHIEYRBVM3V |

"C-25-0209-05-29 - Carson Map Company, Inc." History

-  Document created by Ived Sepulveda (ived.sepulveda@co.hidalgo.tx.us)
2025-05-30 - 4:12:17 PM GMT
-  Document emailed to Monica Salinas (monica.salinas@co.hidalgo.tx.us) for approval
2025-05-30 - 4:19:33 PM GMT
-  Ived Sepulveda (ived.sepulveda@co.hidalgo.tx.us) added alternate approver Margaret Mungia (margaret.mungia@co.hidalgo.tx.us). The original approver Monica Salinas (monica.salinas@co.hidalgo.tx.us) can still approve.
2025-05-30 - 6:24:07 PM GMT
-  Document emailed to Margaret Mungia (margaret.mungia@co.hidalgo.tx.us) for approval
2025-05-30 - 6:24:08 PM GMT
-  Email viewed by Margaret Mungia (margaret.mungia@co.hidalgo.tx.us)
2025-05-30 - 6:48:45 PM GMT
-  Document approved by Margaret Mungia (margaret.mungia@co.hidalgo.tx.us)
Approval Date: 2025-05-30 - 6:51:19 PM GMT - Time Source: server
-  Document emailed to michelle.lopez@da.co.hidalgo.tx.us for signature
2025-05-30 - 6:51:57 PM GMT
-  Email viewed by michelle.lopez@da.co.hidalgo.tx.us
2025-05-30 - 8:03:31 PM GMT
-  Signer michelle.lopez@da.co.hidalgo.tx.us entered name at signing as Michelle Lopez
2025-05-30 - 8:03:51 PM GMT
-  Document e-signed by Michelle Lopez (michelle.lopez@da.co.hidalgo.tx.us)
Signature Date: 2025-05-30 - 8:03:53 PM GMT - Time Source: server



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 Document emailed to countyjudge.contracts@co.hidalgo.tx.us for signature

2025-05-30 - 8:03:58 PM GMT

 Email viewed by countyjudge.contracts@co.hidalgo.tx.us

2025-05-30 - 8:51:30 PM GMT

 Signer countyjudge.contracts@co.hidalgo.tx.us entered name at signing as Richard F. Cortez


2025-05-30 - 9:01:02 PM GMT

 Document e-signed by Richard F. Cortez (countyjudge.contracts@co.hidalgo.tx.us)


Signature Date: 2025-05-30 - 9:01:04 PM GMT - Time Source: server

 Document emailed to daniela.zhinojosa@co.hidalgo.tx.us for approval

2025-05-30 - 9:01:08 PM GMT

 Ived Sepulveda (ived.sepulveda@co.hidalgo.tx.us) added alternate approver sandra garcia (sandra.solis@co.hidalgo.tx.us). The original approver daniela.zhinojosa@co.hidalgo.tx.us can still approve.

2025-05-30 - 9:29:25 PM GMT

 Document emailed to sandra garcia (sandra.solis@co.hidalgo.tx.us) for approval


2025-05-30 - 9:29:28 PM GMT

 Signer daniela.zhinojosa@co.hidalgo.tx.us entered name at signing as Daniela Zedillo-Hinojosa

2025-05-30 - 9:37:51 PM GMT

 Document approved by Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us)


Approval Date: 2025-05-30 - 9:37:53 PM GMT - Time Source: server

 Document emailed to arturo.guajardo@co.hidalgo.tx.us for signature

2025-05-30 - 9:37:56 PM GMT

 Email viewed by arturo.guajardo@co.hidalgo.tx.us


2025-05-30 - 10:52:02 PM GMT

 Signer arturo.guajardo@co.hidalgo.tx.us entered name at signing as Arturo Guajardo Jr.

2025-05-30 - 11:07:28 PM GMT

 Document e-signed by Arturo Guajardo Jr. (arturo.guajardo@co.hidalgo.tx.us)

Signature Date: 2025-05-30 - 11:07:30 PM GMT - Time Source: server

 Document emailed to Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us) for approval


2025-05-30 - 11:07:33 PM GMT

 Email viewed by Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us)

2025-06-02 - 2:13:01 PM GMT



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 Document approved by Daniela Zedillo-Hinojosa (daniela.zhinojosa@co.hidalgo.tx.us)

Approval Date: 2025-06-02 - 6:27:27 PM GMT - Time Source: server

 Agreement completed.

2025-06-02 - 6:27:27 PM GMT



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