



CONTRACT NO. NB24-028
PROJECT REQUEST FOR RIGHT OF WAY
ACQUISITION SERVICES (BARBAROSA/SAUR)
RELEASE DATE: NOVEMBER 22, 2024

Company Name:	Cobb, Fendley & Associates
Address:	320 Barnes Drive, Suite 106
	San Marcos, TX 78666
Point of Contact:	Josh Canuteson, Vice President
Phone:	972-335-3214
Email:	JCanuteson@cobbfendley.com
Project:	Right of Way Acquisition Services – Barbarosa/Saur Project
Response Date:	December 13, 2024 at 5:00 p.m.

The City of New Braunfels is issuing this task order for right of way acquisition services for the Barbarosa/Saur Road reconstruction project.

The Scope of Work is being considered utilizing Contract No. NB24-028 between the City of New Braunfels and Cobb, Fendley & Associates.

SUBMISSION INSTRUCTIONS:

Please provide proposed project execution plan narrative, proposed personnel, identification of sub-consultants, project schedule and fee (in an hourly not to exceed format), for this project by Friday, December 13, 2024 at 5:00pm via email to meckmann@newbraunfels.gov. Identified as Barbarosa/Saur Right of Way Acquisition Services

Submit **one** (1) PDF with the following information using minimum of a 10 font:

- Task form – completed with project information which is attached as Exhibit “B”.

INQUIRIES:

All inquiries regarding this Task Order will be submitted via email to Directed to: Matthew Eckmann, Assistant Director of Public Works, via email meckmann@newbraunfels.gov. Please do not contact any other City department or personnel with question or for information regarding this solicitation.



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DESCRIPTION OF PROJECT:

The goal of this contract is to provide right of way acquisition services in support of the Barbarosa/Saur Road Reconstruction Project.

The scope may include, but is not limited to, the following:

- Appraisals: Ordering and review of necessary property appraisals and appraisal review services and preparation of appraisal reports.
- Property Owner Negotiations: Negotiation with property owners for the purchase of partial or full properties, permanent easements and Temporary Construction Easements ("TCE"). Preparation of all letters and subsidiary documents required, including rights of entry, all offer letters, post-offer responses, appraisal summary agreements for purchase, and other documents as required. All negotiation services shall be performed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Act and shall be reviewed and approved by The City and by the State of Texas depending on the source of project funding.
- Escrow and Title Coordination – Coordination of escrow and title work, and preparation of a title curative plan outlining the method to cure title deficiencies as needed.
- Project Management and Administration - Attendance at project meetings, preparation of monthly status reports, general consultation on right-of-way matters, and all necessary tracking or clerical work associated with the services provided.
- Condemnation Proceedings Support - Delivery of copies of all pertinent information and documentation related to condemnation proceedings to the City. Coordination with the City in filing documents and responding to information requests related to condemnation proceedings. Attendance of hearings and provision of testimony as needed.
- Review of design deliverables to familiarize yourself with the project
- Attend internal meetings with City Staff.
- Attend public meetings with affected property owners and community stakeholders.

The Barbarosa/Saur Road Reconstruction Project is under TXDOT oversight due to federal funding involved and therefore must comply with all TXDOT requirements. The project consists of the acquisition of the parcels referenced on the attached Exhibit "A".



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EXHIBIT "A"
PARCEL ACQUISITIONS

Exhibit "A"

11/20/2024

Parcel	Property ID	County	Legal Desc.	Property Address	Acquisition Area (Acres)	Acquisition Area (SF)	Name	Address	City	State	Zip
1	71645	Comal	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 0.851	Barbarosa Road	0.1645	7,166	NB 29 306 LTD	373 S. Seguin Ave.	New Braunfels	TX	78130
2	104086	Comal	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 29.351	Barbarosa Road	3.1404	136,797	NB 29 306 LTD	373 S. Seguin Ave.	New Braunfels	TX	78130
3	71498	Comal	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 10.7	Barbarosa Road	2.7928	121,655	MSSC Investments LP	2732 Morning Moon	New Braunfels	TX	78130
3A	453398	Comal	LOT 901, BLOCK 10	Barbarosa Road	0.0208	906	Grace Meadows 1	C/O Spectrum Assn Management 17319 San Pedro Ave., Suite	San Antonio	TX	78232
3B	453399	Comal	LOT 902, BLOCK 10	Barbarosa Road	0.0574	2,501	Grace Meadows 1	C/O Spectrum Assn Management 17319 San Pedro Ave., Suite	San Antonio	TX	78232
4	66281	Comal	TIMMERMANN, LOT 4A PT & 4B PT	1155 Barbarosa Road	0.0398	1,733	Erma J. Lund	1155 Barbarosa Road	New Braunfels	TX	78130
5	66283	Comal	TIMMERMANN, LOT 4A PT & 4B PT, ACRES 1.414	1155 Barbarosa Road	0.1242	5,411	Erma J. Lund	1155 Barbarosa Road	New Braunfels	TX	78130
6	66285	Comal	TIMMERMANN, LOT 4A PT & 4B PT	1179 Barbarosa Road	0.0378	1,644	Lewis R. and Geraldine Jordan	1179 Barbarosa Road	New Braunfels	TX	78130
7	66287	Comal	TIMMERMANN, LOT 4C	1179 Barbarosa Road	0.0640	2,786	Lewis R. and Geraldine Jordan	1179 Barbarosa Road	New Braunfels	TX	78130
8	66274	Comal	TIMMERMANN, LOT 3B, LIFE ESTATE	1213 Barbarosa Road	0.0514	2,240	Diana Urdiales	1347 Carnation Lane	New Braunfels	TX	78130
9	66273	Comal	TIMMERMANN, LOT 3ABR	1239 Barbarosa Road	0.2207	9,615	Gladys Timmermann Koepf	1239 Barbarosa Road	New Braunfels	TX	78130
10	145083	Guadalupe	TIMMERMAN, LOT 3AAR, ACRES 3.5930	1255 Saur Road	0.2366	10,306	Cheryl Lynn Timmerman Fonda	1255 Saur Road	New Braunfels	TX	78130
11	145081	Guadalupe	TIMMERMAN, LOT 3ACR PT OF, 4.043 ACRES	1277 Saur Road	0.2314	10,080	Sean Timmerman	1277 Saur Road	New Braunfels	TX	78130
12	43773	Guadalupe	LOT: 2-A BLK: ADDN: TIMMERMANN 2.5000 AC.	2241 Westmeyer Road	0.4592	20,003	Slade Hudson	2241 Westmeyer Road	New Braunfels	TX	78130

Exhibit "A"

Parcel	Property ID	County	Legal Desc.	Property Address	Acquisition Area (Acres)	Acquisition Area (SF)	Name	Address	City	State	Zip
20	55777	Guadalupe	ABS: 20 SUR: A M ESNAURIZAR 19.2640 AC.	1348 Saur Lane	0.2154	9,384	Peggy K and David C Meckel	1348 Saur Lane	New Braunfels	TX	78130
22	406021	Comal	OELKERS ACRES, A- 1 SUR- 1 A M ESNAURIZAR, ACRES .864	1086 Barbarosa Road	0.0311	1,356	James D and Kelly A Thibodeaux	1086 Barbarosa Road	New Braunfels	TX	78130
27	3512	comal	ANITAS ACRES 2, BLOCK 1, LOT 1	1006 Barbarosa Rd	TBD	TBD	Michael and Victoria Way	1006 Barbarosa Rd	New Braunfels	TX	78130
21A	43621	Comal	OELKERS ACRES, A- 1 SUR- 1 A M ESNAURIZAR, ACRES 8.147	1093 Barbarosa Road	0.0804	3,504	Walter and Jackie Sparkman	1093 Barbarosa Road	New Braunfels	TX	78129
21B	43621	Comal	OELKERS ACRES, A- 1 SUR- 1 A M ESNAURIZAR, ACRES 8.148	1094 Barbarosa Road	0.0393	1,711	Walter and Jackie Sparkman	1094 Barbarosa Road	New Braunfels	TX	78130



EXHIBIT "B"

TASK FORM

Project Execution Plan Narrative (Summary of you plan and approach to executing this project):

See the following pages for our Project Execution Plan Narrative

Proposed Personnel (Please identify below and provide resumes as an attachment to this form):

Personnel Classification	Name
Project Principal	Josh Canuteson
Project Manager	Jud Clark
Negotiator/Acquisition Agent	Lex Vanzura, Cullen Eastland, Diane Molina, Michael Staines
Title Curative/Closing Agent	Diane Molina, Julia Mock
Condemnation Support Agent	Cullen Eastland, Michael Staines
Project Support Specialist/Administrative Support	Alina Karami, Jocelyn Sandoval

Identification of Sub-Consultants to be utilized on this project (Please identify below and provide resumes as an attachment to this form):

Lowery Property Advisors, LLC
ML&M Realty Advisors, LLC

Proposed Schedule (Provide separate sheet if necessary):

See the following pages for our Proposed Schedule



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Fee Schedule (Hourly not to exceed format):

Personnel Classification	Hourly Rate	No. of Hours	Total
Project Principal	\$250.00	40	\$10,000.00
Project Manager	\$175.00	140	\$24,500.00
Negotiator/Acquisition Agent	\$145.00	703	\$101,935.00
Title Curative/Closing Agent	\$145.00	104	\$15,080.00
Condemnation Support Agent	\$145.00	28	\$4,060.00
Project Support Specialist/Administrative Support	\$105.00	174	\$18,270.00
TOTAL COST NOT TO EXCEED:			\$173,845.00
Sub-Consultant	Proposed Expense	Mark-up %	TOTAL
Lowery Property Advisors, LLC	\$139,750.00	5%	\$146,737.50
ML&M Realty Advisors, LLC	\$31,250.00	5%	\$32,812.50
TOTAL PROPOSED PASS-THROUGH EXPENSE:			\$179,550.00



Innovative Solutions

PROJECT EXECUTION PLAN NARRATIVE

CobbFendley will adhere to the City of New Braunfels ROW policies and procedures at all times. This includes compliance with State and Federal law, including the Code of Federal Regulations (CFR) Section 49, Part 24 Uniform Relocation Assistance and Real Property Acquisition Policies Act (the Uniform Act) as well as Chapter 21 of the Texas Property Code. City Forms will be utilized in all circumstances and any exceptions to policy would need written approval from City staff. It is also anticipated that all approvals (valuations, administrative settlements, relocation supplements) will be pursued with the City of New Braunfels. Based on these assumptions, the following is the anticipated scope of work to be performed to achieve successful project delivery on behalf of the City.

Our firm has extensive experience performing ROW acquisition and relocation services on behalf of numerous cities, including projects with TxDOT/County oversight. As such, we are comfortable performing projects on behalf of the City, with or without TxDOT or County participation. Should TxDOT or County oversight be involved in the project funding, we will be prepared to follow their established procedures. We will remain mindful of the fact that the City is our client but that TxDOT or County approval may be necessary in order for the City to receive reimbursement.

From the outset of the project, we will work with the City to develop and maintain objective and legally defensible acquisition procedures to expedite the schedule and reduce condemnations. CobbFendley's team is experienced in all aspects of the ROW process and will diligently pursue the completion of required activities to achieve timely project delivery.

PROJECT ADMINISTRATION. The project will be initiated by holding a kickoff meeting to discuss the specifics of the project. The initial work will consist of developing the potential conveyance documents to be used in concert with City staff as well as establishing a status report and property owner contact

list. The property owner contact list will be used in the subsequent preparation of initial notice letters notifying the property owners of the project. Within the notice letter packages, a letter identifying the project, a depiction of the portion of their property to be acquired, a proposed right-of-entry (ROE) form, and the Landowners' Bill of Rights will be enclosed. Each package will be sent by Certified Mail Return Receipt Requested (CMRRR) to the property owner's address according to the tax rolls. The property owner contact list will be continually updated as relevant information pertaining to each property owner is obtained. Additionally, electronic parcel files will be created.

As documents are created and sent to the property owners or as documents are received, they will be provided to the City and electronic copies placed in the working file. Records of all correspondence and contact with the property owners as well as payments will be saved for easy transfer to the City at the conclusion of the project. Additionally, we will be prepared to review ROW maps, parcel sketches, and construction plans and provide comments as to how the proposed parcels may be impacted. Suggestions will be provided for ways to minimize ROW impacts, where possible. Some recurring events associated with the project that will occur are monthly, bi-weekly, or weekly status meetings, weekly status reports, and monthly utility coordination meetings.

REAL ESTATE APPRAISAL AND APPRAISAL REVIEW SERVICES. Once the Initial Notice Letters have been provided to property owners, the CobbFendley team will work to make contact with each landowner in concert with the Appraiser. This contact is necessary to provide the owner an opportunity to accompany the Appraiser on their inspection of the property and allows the owner to provide any information they may deem relevant to the valuation of the property or that could be beneficial to the project. Simultaneously with this contact effort, the Appraiser will begin compiling comparable sales and other relevant information that can be considered in their reports.



Solms Road Reconstruction Project - Solms Bowling Club

Tab 2 - Attachment A - Cost Proposal Form



The Appraiser may also begin compiling cost and income data for use in completing the three approaches to value (Sales Comparison, Cost, and Income). As contact with property owners is completed, the Appraiser will schedule appraisal inspections of each parcel. These inspections will be coordinated with the Negotiation Agent in order to properly classify realty and personal property in the appraisal report. Further, communication with the owners during the inspection phase will be important in order to communicate what the impacts to the existing improvements are and what the cure methods are proposed to look like. Appraisal reviews will be required if there is TxDOT or County oversight.

Upon completion of the inspection and draft appraisal report and within 30 days of the date of the Notice to Proceed, each parcel's appraisal report will be submitted to the Review Appraiser. The Review Appraiser will then review each appraisal report confirming consistency of values across the reports, that proper supporting documentation was provided for the conclusion reached, and that each one is in compliance with City/TxDOT or County policies and procedures as well as the Uniform Standards of Professional Appraisal Practice (USPAP).

Comments will be provided to the Appraiser by the Review Appraiser for correction (within three business days of receipt of the Appraisal). Additionally, the Review Appraiser will complete a Tabulation of Values for each parcel. The Tabulation of Values provides relevant information from each Appraisal in a sort of executive summary format. Further, it identifies any Bisected improvements (Category I or II) as well as the retention value for each affected improvement. Upon completion of the Tabulation of Values and review of the Appraisal as well as any corrections necessitated by the comments from the Review Appraiser (within three business days of the receipt of the comments), both the Appraisal and Tabulation of Values will be provided to the City and TxDOT/County for an administrative review and approval (within three business days of receipt). City Council approval of the appraisal will be necessary before an offer can be made.

NEGOTIATION SERVICES. Upon approval, the appraisal report and Tabulation of Values will be provided to the Negotiation Agent for an additional analysis to confirm the City's approved value. The Negotiation Agent will then prepare an offer package for each parcel using City and as necessary, TxDOT/County forms, consisting of the following documents:

- Offer Letter
- Landowners' Bill of Rights Document and Receipt
- 90-Day Relocation Notice Letter
- Relocation Assistance Booklet
- Memorandum of Agreement

- Conveyance Document(s) with Field Notes – including all clauses (Bisection, Whole Property, etc)
- W-9
- Texas Real Estate Commission Information About Brokerage Services
- Copy of Texas Senate Bill 390
- Appraisal Report and Acknowledgment of Receipt of Appraisal Report
- Return Envelope

Upon completion of each offer package and proper QA/QC, the Negotiation Agent will contact the property owner to confirm the correct contact information. Following this confirmation, each offer package will be sent by CMRRR and regular mail to the appropriate landowner. Legally, each landowner must be given a period of 30 days from the receipt of the offer package to respond prior to any Final Offer being sent.

At the same time that the offer package is being sent, the Negotiation Agent will seek to meet face-to-face with the landowner in order to explain the documents contained in the offer package. Should a landowner be uncomfortable with in-person meetings, a virtual meeting will be pursued wherein all details of the appraisal report and proposed conveyance can be reviewed.

As the Negotiation Agent contacts the landowners, they will maintain negotiator's reports for each parcel documenting all contacts. Any document generated or received can be provided to the City and electronic copies will be maintained in the working files. We are prepared to seek a ROE or Possession and Use Agreement (PUA) as part of our Negotiation Services when requested to do so by the City. This was something that has been pursued on other projects where possession became a necessity so as not to delay the project and ultimately, the City's receipt of TxDOT funding. As part of those other projects, an incentive payment was at times offered as part of each PUA. We are experienced in pursuing PUA's with or without the incentive payment and can do so on any City of New Braunfels projects as well.

With City concurrence, the Negotiation Agent will prepare and send a Final Offer Letter on each parcel, no matter whether an agreement was reached or not. If an agreement was reached, then it will be explained to the property owner that this is just part of the process and allows us to keep our schedule moving but will have no real impact on amicably acquiring their property. If no agreement is reached, then the explanation to the property owner will be that this is part of the process in initiating condemnation proceedings to acquire the property. The Final Offer Letter will be provided to the landowner by CMRRR along with the proposed conveyance documents and each landowner will be given a period of 14 days from the receipt of the Final Offer to respond. Should a property



Tab 2 - Attachment A - Cost Proposal Form



owner not agree with the value determination of the Appraiser, they will be given the opportunity to present an Administrative Settlement for consideration by the City.

The Negotiation Agent will assist them in the submission of the Administrative Settlement and will offer them clarification on items that may have been included but have been deemed non-compensable or that may fall into another category (i.e. Relocation benefits). Each Administrative Settlement submitted to the City will include a cover letter with a quick summarization of the differences between the offer and counter as well as a recommendation from us as to whether or not to accept it.

Should a property owner's Administrative Settlement be approved by the City, or should the landowner accept the City's offer, then the Negotiation Agent will coordinate with the property owner to obtain the executed conveyance documents/purchase agreement. Each of our Negotiation Agents is a commissioned notary public and may notarize the documents for the landowner. We also have the ability to perform Remote Online Notarizations for any necessary conveyance documents. Once the executed documents have been received, the Negotiation Agent will cure any remaining title issues that were not previously resolved. Upon resolution of the remaining title issues, we will coordinate with the title company to submit a payment request to the City containing the necessary documents. The City will then proceed with the issuance of a check in the amount agreed to. This check will be sent to the title company in support of performing the parcel closing.

CLOSING SERVICES. Once all closing documents have been prepared, a closing will be scheduled for each parcel. The Negotiation Agent will attend the closing and perform closing services in conjunction with the title company. Once the closing has been completed, the conveyance documents will be recorded in the appropriate County Real Property Records. Finally, a title policy and the closing statement originals will be provided to the Negotiation Agent along with the recorded conveyance documents.

The Negotiation Agent will then confirm that no exceptions are shown on the title policy that were not previously approved by the City. Once this has been confirmed, the Negotiation Agent will then provide these documents to the City. Further, we will submit the closed file electronically to the City.

REAL ESTATE TITLE SERVICES. We will work with the City's preferred title company to obtain a title commitment and 5-year sales history for each parcel that is to be acquired. Additionally, copies of the vesting deed as well as all Schedule B and C documents will be provided by the title company. Because title issues can have a significant impact on a project's schedule, it is important to identify potential title problems as early as possible. Upon receipt of the title commitments, the Negotiation Agent will review the commitments and develop cure methods for each title deficiency. To the extent possible, the Negotiation Agent will proceed with these cure methods as soon as they are able.

For instance, identifying heirs of a deceased person listed on Schedule A of the title commitment can begin immediately. However, securing a lien release is typically not possible until the property owner grants permission to contact their lender and an agreement is in place. Additionally, any items that affect the parent tract, but not the parcel to be acquired, will be brought to the attention of the title company so that they can be removed.

For this example, reviewing the landowner names we can estimate that there will possibly be several signatories on both parcels with each parcel not being owned by an individual. We will work with these entities to make sure the project schedule is upheld.

CONDEMNATION SUPPORT SERVICES. While a Petition for Condemnation cannot be filed on any parcel until after the Final Offer response time frame has passed, the preparation for this process begins at the onset of the project. We take on a number of aspects in this process for our clients, but from the City's RFP, we understand that CobbFendley will be expected to deliver copies of pertinent information and documentation to the City.

Further, we will coordinate with the City on the filing of documents and potentially attend and testify at hearings. CobbFendley is comfortable performing these actions and will be prepared to work with the City on these aspects. In terms of the condemnation process and the efforts that we are accustomed to taking on, we often start by completing a Request for Eminent Domain Proceedings utilizing all relevant information from the title commitment. The purpose of this form is to determine all parties that should be named in the Petition for Condemnation so as to extinguish their interest and provide clear title at the conclusion of the condemnation proceedings to the City.

We then typically work with the Condemnor counsel on all necessary Real Property recordings (i.e. Notice of Lis Pendens, Judgment), obtaining Special Commissioner signatures on all relevant documents (i.e. Order Setting Hearing, Notices of Hearing, Oath of Special Commissioners), set a hearing date that works best for all parties (to the extent possible), serve all named parties with a Notice of Hearing, attend the hearing and take notes, obtain the Award of Commissioners and file it with the Court, and complete the Notice of Deposit once the Award funds are available. While not frequent, we have at times testified as part of the condemnation proceedings. CobbFendley stands ready to help the City according to the Scope detailed in the RFP or in any other manner requested by the City with respect to condemnation support.

CLEAR FOR CONSTRUCTION. We understand that the end goal of the ROW Acquisition process is to bring each and every parcel into possession of the City of New Braunfels and to utilize the parcels for the construction of the City facilities. For each parcel, we will diligently work to obtain possession, have any occupants vacate, and coordinate the removal of any improvements acquired so that the parcel will be clear for construction.



**JOSH CANUTESON, SRWA,
R/W-NAC**
PROJECT PRINCIPAL

YEARS OF EXPERIENCE

18

EDUCATION

BS, Economics, Texas A&M University, 2005

LICENSES AND CERTIFICATIONS

Real Estate Broker, Texas, No. 0559898

IRWA Senior ROW Professional
Certification (SR/WA), No. 6438

IRWA Negotiation Certification (R/W-NAC)

Notary Public/Online Notary Public,
Texas, No. 125651016

STRENGTHS AND QUALIFICATIONS

Mr. Canuteson has 18 years of experience providing ROW services on a variety of types of projects for a wide array of clientele. Mr. Canuteson has demonstrated excellent technical, analytical, and communication skills throughout his career. He strives to find innovative and proficient ways of achieving the client's desired objectives in a timely and efficient manner with a results-oriented focus.

He will utilize his extensive experience to provide guidance to our project team, deliver contract compliance, timely delivery on the scope, adherence to project budgets and schedule, as well as lead resource allocation.

Phase 2 Land Rights, Brushy Creek Regional Utility Authority (BCRUA), Leander, Cedar Park and Round Rock, Texas. Project Principal. Mr. Canuteson serves as Project Principal responsible for the acquisition of the more than 100 easements/site and a due diligence report analyzing over seven miles of existing electric easements to determine if sufficient easement rights existed for a portion of the electric system upgrades needed to supply power to the pumps. Through our role as the Land Rights Manager for the BCRUA, we have provided acquisition/negotiation, project management, due diligence, route studies/cost estimates public outreach coordination, title/closing, and appraisal oversight/coordination services. Mr. Canuteson recently became more involved in the project due to an extended leave of absence by the CobbFendley Project Manager. The former Project Manager had extensive experience with the project over the last decade. Mr. Canuteson has worked with BCRUA and their Engineer to prioritize acquisitions based on construction timing, update cost estimates, and has overseen the Land Rights efforts.

RM 1431 (New Hope Drive to Bagdad Road), City of Cedar Park, Texas. Project Manager. Mr. Canuteson has been serving as the Project Manager for this section of RM 1431, from Bagdad Road to New Hope Road. The project is in a very preliminary stage, but it is anticipated that 24 parcels will need to be acquired with TxDOT oversight. Similarly to Bell Boulevard, Mr. Canuteson will be working with the City and TxDOT throughout the ROW acquisition process to ensure that the project progresses in a timely manner and the established deadlines are met. Thus far, Mr. Canuteson has developed the project schedule and coordinated with the Engineer/City to work to identify any opportunity to progress the ROW process in advance of environmental clearance.

Brushy Creek North Fork Trail, City of Cedar Park, Texas. Project Manager. Mr. Canuteson has been serving as the Project Manager, overseeing our project efforts on ROE coordination, route analysis, and potential modifications to the acquisition process to allow the project to progress more smoothly. The project consists of the acquisition of Trail Easements for seven parcels on the north fork of Brushy Creek in Cedar Park, Texas.

Belhouse Water Line, Brazos River Authority, Temple, Texas. Project Principal. Mr. Canuteson was responsible for overseeing the analysis of market data to complete a cost estimate in the preliminary review for water line easements between the Lake Belton to the Temple Water Treatment Plant. The project consisted of six routes totaling 239 parcels; R1 - 48 parcels; R2 - 42 parcels; R3 - 32 parcels; R4 - 41 parcels; R5 - 22 parcels; R6 - 54 parcels.

Bell Boulevard Realignment, City of Cedar Park, Texas. Project Principal. This project included the ROW acquisition for the realignment of Bell Boulevard east onto the full extent of Old Highway 183 from Cedar Park Drive to south of Buttercup Creek Boulevard in Cedar Park. The new roadway is a 4-lane divided roadway that includes a raised median with turn lanes at intersections and driveways, as well as lighting and pedestrian and bicycle paths. Mr. Canuteson served as Project Principal responsible for overseeing the acquisition of eight parcels (ROW/Drainage Easements); one temporary construction easement; three driveway licenses; and the relocation of five non-residential displacees. He oversaw the facilitation of the transfer of the existing ROW to the City of Cedar Park. The transfer of the existing ROW to the City was a challenging endeavor due to the TxDOT transfer process. Mr. Canuteson had to work with the City and TxDOT to progress the transfer in advance of substantial completion of the roadway in order to try and meet the City's established deadlines.

SH 71, TxDOT Austin District, Austin, Texas. Project Principal. Mr. Canuteson served as the Project Principal for this project, which consisted of eight parcels for the widening of SH 71 (Ross-Kellam). He provided project management support.



JUD CLARK
PROJECT MANAGER

✓ PRIMARY POINT-OF-CONTACT

Direct: 512.646.4353

Mobile: 325.669.8917

Email: JClark@cobbhendley.com

YEARS OF EXPERIENCE

9

EDUCATION

BA, University Studies, Texas Tech University, 2014

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 739201

Notary Public, Texas, No. 131698939

STRENGTHS AND QUALIFICATIONS

Mr. Clark has nine years of Land and Easement Acquisition experience across a broad range of specialties, two years with administrative duties and seven of the nine years in ROW acquisition experience. His experience includes parcel acquisitions, negotiations, due diligence, route analysis, and title curative.

Additionally, he has coordinated with legal counsel to file condemnation paperwork on behalf of several state, local, and private entities, and has assisted those entities in scheduling Special Commissioner's Hearings, including the Texas Assistant Attorney General's Office. He has prepared condemnation detail (TxDOT ROW-E-73) forms and prepared/filed Notices of Deposit with the courts. Mr. Clark is energetic, self-motivated, and demonstrates excellent technical, analytical, and people skills.

Brushy Creek North Fork Trail, City of Cedar Park, Texas. Lead Acquisition Agent. Mr. Clark, as the Lead Acquisition Agent, has provided route analysis, due diligence, acquisition, and condemnation support. The project consists of the acquisition of Trail Easements for seven parcels on the north fork of Brushy Creek in Cedar Park, Texas.

Blockhouse Creek, City of Cedar Park, Texas. Project Manager. Mr. Clark has been serving as the Project Manager and has provided ROE coordination, route analysis, due diligence, and acquisition support. The project consists of the acquisition of Drainage Easements for 12 parcels in the Blockhouse Creek area in Cedar Park, Texas.

Phase 1 and 2 Land Rights, Brushy Creek Regional Utility Authority (BCRU), Leander, Cedar Park and Round Rock, Texas. Acquisition Agent. Mr. Clark served as an Acquisition Agent and provided acquisition, relocation, condemnation, and administrative support for this electrical transmission acquisition and water line acquisition project. He was involved in the acquisition of the initial 61 permanent and temporary easements needed and more than 100 easements/site and due diligence reports to complete the first and second phase of the proposed raw water intake lines from Lake Travis to the water treatment plant site for the BCRUA. This phase of the project required the relocation of PEC's lines, poles and transformers outside of the existing ROW.

Dacy Lane (FM 205), Goforth SUD, Hays County, Texas. Acquisition Agent. Mr. Clark served as an Acquisition Agent and provided route analysis, due diligence, acquisition, and condemnation support. The project consisted of the acquisition of Water Pipeline Easements for 66 parcels along Dacy Lane (FM 205) close to Buda, Texas.

SH 21, County Line SUD, Hays County, Texas. Acquisition Agent. Mr. Clark served as an Acquisition Agent and provided route analysis, due diligence, acquisition, and condemnation support. The project consisted of the acquisition of Water Pipeline Easements for 5 parcels for the lift station close to Umland, Texas.

Downtown Umland, County Line SUD, Hays County, Texas. Acquisition Agent. Mr. Clark served as an Acquisition Agent and provided route analysis, due diligence, acquisition, and condemnation support. The project consisted of the acquisition of Water Pipeline Easements for 14 parcels for the sift station close to Umland, Texas.

Cotton Gin Road (FM 129), County Line SUD, Hays County, Texas. Acquisition Agent. Mr. Clark served as an Acquisition Agent and provided route analysis, due diligence, acquisition, and condemnation support. The project consisted of approximately 70 parcels for the road widening along Cotton Gin Road (FM 129) close to Umland, Texas.

Windy Hill (Kyle City Limits to FM 2001), Hays County, Texas. Acquisition Agent. Mr. Clark serves as an Acquisition Agent and is providing due diligence, acquisition, relocation, and condemnation support for this transportation project. The project consists of approximately 71 parcels for the road widening along FM Windy Hill Road between the City of Kyle limits and FM 2001 close to Kyle, Texas.

FM 967, Hays County, Texas. Acquisition Agent. Mr. Clark served as an Acquisition Agent and provided due diligence, acquisition, and condemnation support for this transportation project. The project consisted of approximately 10 parcels for the road widening along FM 967 close to Buda, Texas.

SL 88, TxDOT Lubbock District, Lubbock County, Texas. Acquisition Agent. Mr. Clark provided administrative, condemnation, relocation, and acquisition support. This project consists of the acquisition of Fee Simple rights of approximately 300 parcels for the road widening of FM 1585. Services included project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.



CULLEN EASTLAND NEGOTIATION AND CONDEMNATION AGENT

YEARS OF EXPERIENCE

5

EDUCATION

BS, Wind Energy, Texas Tech University, 2019

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 740861

Notary Public, Texas, No. 131911458

STRENGTHS AND QUALIFICATIONS

Mr. Eastland has five years of experience in providing ROW services, one year in administration, and three years as a ROW Agent for CobbFendley. His expertise as an agent includes relocation, acquisition, negotiation, and condemnation support services.

Throughout his career, he has personally assisted with relocation services for more than 150 displaced businesses, residences, or personal properties. Additionally, he has coordinated condemnation hearings for more than 50 parcels. Mr. Eastland's broad knowledge and skills make him a strong negotiator, effectively able to communicate with landowners and their representation.

Windy Hill (Kyle City Limits to FM 2001), Hays County, Texas. Acquisition and Relocation Agent. Mr. Eastland was responsible for parcel acquisition, negotiations, and relocation services on the Windy Hill Road Widening Project. His tasks include preparing offer letters, due diligence, negotiating with property owners, and locating existing utilities in the ROW. Mr. Eastland is also responsible for Monarch and Goforth SUD's water line easement acquisition along Windy Hill Road. This project consists of 30 parcels requiring water line easements.

Water Line Relocation Secondary to Realignment of Dacy Lane, Goforth SUD, Kyle, Texas. Acquisition and Title Agent. Mr. Eastland assisted with title curative work and administrative support for the Dacy Lane project in Kyle, Texas.

FM 967, City of Buda, Texas. Acquisition Agent. Mr. Eastland was responsible for negotiating a temporary construction easement for the RM 967 Road Improvement project in Buda, Texas. His tasks included negotiating with the property owner, preparing the temporary construction easement for the City's approval, and due diligence.

Plum Creek Railroad Crossing, County Line SUD, Hays County, Texas. Acquisition Agent. Mr. Eastland was responsible for researching Hays County Appraisal District and Secretary of State websites to locate and contact property owners. His tasks included due diligence and corresponding with property owners so that County Line SUD can begin working on the water line. He was also responsible for coordinating with the livestock owner so that they were not present during construction.

McConnell Road, Bexar County, Texas. Acquisition Agent. Mr. Eastland assisted Bexar County with acquisition for McConnell Road low water crossing. His previous tasks include corresponding with property owners to receive ROE for four parcels.

SL 88, TxDOT Lubbock District, Lubbock, Texas. Acquisition, Relocation, and Condemnation Support Agent. Mr. Eastland was responsible for parcel acquisition, relocation services, negotiations, and condemnation support services on the SL 88 project in Lubbock, Texas. His tasks included preparing offer letters, relocating displaced tenants/landowners, and coordinating eminent domain hearings with the Assistant Attorney General's office. Mr. Eastland was also responsible for inputting data into TxDOT's ROW Information System (formally ROWIS, now Connect). The five segments Mr. Eastland worked on consisted of 14.5 miles with approximately 300 Fee-Simple parcels to be constructed into a 6-lane freeway connecting US 87 in Lubbock to US 62/82 in Wolfforth, Texas.

IH 10 Widening, Guadalupe Valley Electric Cooperative (GVEC), Seguin, Texas. Acquisition Agent. Mr. Eastland was responsible for providing due diligence and acquisition support for GVEC's electrical line acquisition outside of Seguin, Texas.

Cotton Gin Road (FM 129), County Line SUD, Hays County, Texas. Acquisition Agent. Mr. Eastland served as an Acquisition Agent and provided route analysis, due diligence, acquisition, and condemnation support. The project consisted of approximately 70 parcels for the road widening along Cotton Gin Road (FM 129) close to Uhland, Texas.



DIANE MOLINA, R/W-NAC NEGOTIATION AND TITLE AGENT

YEARS OF EXPERIENCE

34

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 641125

IRWA Negotiation Certification (R/W-NAC)

Notary Public, Texas, No. 3025844

STRENGTHS AND QUALIFICATIONS

Ms. Molina has 34 years of experience in managing title, escrow, and relocation transactions with national title companies. Over the past nine years, she has concentrated her efforts in ROW services. Her experience includes project coordination, negotiations, relocation assistance, assembly and quality control analysis of files and packages, filing condemnation paper work prepared by the Texas Attorney General's Office with the court, reviewing, researching and updating title and title curative, assisting the Texas Assistant Attorney General in Special Commissioner's Hearings by coordinating hearings, preparing ROW-E-49 and ROW-E-73 forms, preparing and filing Notices of Deposits with the courts, and filing objections when requested by the state and having citations issued to proper parties.

Phase 1 and 2 Land Rights and Stakeholder Coordination, BCRUA, Leander, Cedar Park and Round Rock, Texas. Acquisition and Title Agent. Ms. Molina is working to obtain permanent easements from landowners for the overhead electrical rebuild utilities. Services include negotiation, title curative, closing, and condemnation support.

US 90, TxDOT San Antonio District, Bexar County, Texas. Acquisition and Title Agent. The project consists of the acquisition of 50 parcels for the widening of the existing US 90 facilities in Bexar County, Texas. Services include negotiation, title curative, closing support, and disposal of property.

Windy Hill (Kyle City Limits to FM 2001), Hays County, Texas. Acquisition and Title Agent. The project consists of the acquisition of 70 parcels for the widening of the existing CR131 facilities in Hays County, Texas. Services include negotiation, title curative, and closing support.

Woman Hollering Creek Wastewater Line, City of Schertz, Texas. Project Manager, Acquisition and Title Agent. This project which consists of the acquisition of 26 easements for wastewater facilities along Woman Hollering Creek in Schertz, Texas. Services include project management, negotiation, title curative, closing, and condemnation support.

CR 42, Brazoria County, Texas. Acquisition and Title Agent. The project consists of the acquisition of four parcels for the relocation of the existing CR 42 facilities in Brazoria County, Texas. Services include negotiation, title curative, and closing support.

CR 59 Phase II, Brazoria County, Texas. Acquisition and Title Agent. This project consists of the acquisition 19 parcels for the widening of the existing CR 59 facilities in Brazoria County, Texas. Services include negotiation, title curative, closing, and condemnation support.

Grand Parkway Segments H, I-1, & I-2, Grand Parkway Infrastructure, LLC, Houston Area, Texas. Title, Acquisition, and Relocation Agent. The project consisted of the acquisition of approximately 140 parcels, as well as 94 relocations for mostly new alignment of Grand Parkway (SH 99) Segments H, I-1, and I-2 from IH 69 to FM 686. Services include project administration, negotiation, title curative, closing, relocation assistance, and condemnation support.

Rosenberg Water Transmission Line, Brazosport Water Authority, Fort Bend County, Texas. Acquisition Agent. Ms. Molina was responsible for the acquisition of 80 easements for water transmission facilities to serve the City of Rosenberg. Services included project management, project administration, negotiation, title curative, closing, and condemnation support.

Sanitary Control Easement, Spring Creek Forest PUD, Spring, Texas. Acquisition Agent. Ms. Molina was responsible for the coordination and execution of Utility Easement Agreements from property owners that were affected by this project.

McHard Road Extension, City of Pearland, Texas. Acquisition and Condemnation Support Agent. This project consisted of the acquisition of 75 parcels for mostly new alignment of McHard Road from Cullen Boulevard to Mykawa Road. Additionally, there were ten residential displacees and one business displacee. Services include project administration, negotiation, title curative, closing, relocation, and condemnation support.



MICHAEL HALE, SR/WA, R/W-URAC, R/W-NAC, R/W-RAC

NEGOTIATION AND CONDEMNATION AGENT

YEARS OF EXPERIENCE

16

EDUCATION

MS, Business Management, Liberty University, 2008

BA, Oklahoma Baptist University, 2003

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 595115

IRWA Senior ROW Professional Certification (SR/WA), No. 6508

IRWA Relocation Certification (R/W-RAC)

IRWA Negotiation Certification (R/W-NAC)

IRWA Uniform Relocation Act Certification (R/W-URAC)

Notary Public, Texas, No. 126396737

STRENGTHS AND QUALIFICATIONS

Mr. Hale has 16 years of experience providing ROW services through Project Management, acquisition/negotiation, relocation, title research/curative, closing support and condemnation support.

With his attention to detail and empathetic people skills, Mr. Hale is an effective ROW agent. He can work in any area of ROW and will complete any job with the utmost professionalism.

IH 35E at Mayhill, City of Denton, Texas. Project Manager. This project consists of the acquisition of 32 parcels for the relocation of a City of Denton Water Line along IH 35E. Services included project management, project administration, negotiation, title curative, and closing support.

NTE Segment 3C (IH 35W), TxDOT Fort Worth District, Tarrant County, Texas. Project Manager, Acquisition Agent, and Condemnation Support. This project consisted of the acquisition of 50 utility easements for IH 35W. Services include: project management, project administration, negotiation, title curative, closing support, and condemnation support.

IH 35E at Milam, City of Denton, Texas. Project Manager. This project consists of the acquisition of 55 parcels for the relocation of a City of Denton water line along IH 35. Services include project management, negotiation, title curative, and closing support.

NTE 35W South Segment, Utility and Drainage Easements, Tarrant County, Texas. Project Manager. This project consisted of the acquisition of utility and drainage easements related to the widening of the IH 35W facility throughout Fort Worth. Easement and temporary interests were acquired on behalf of The City of Fort Worth, Energy Transfer, Atmos, and North Tarrant Infrastructure. Services include project administration, negotiations, title curative, closing support, and condemnation support.

IH 35E, TxDOT Dallas District, Denton County, Texas. Project Manager, Acquisition Agent, Relocation Agent, and Condemnation Support. This project consisted of the acquisition of 98 parcels for the road widening of IH 35E. Services included project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.

FM 1385, Confidential Client, Denton County, Texas. Project Manager and Acquisition Agent. This project consists of the acquisition of five parcels for the remediation of a gas line. Services include project management, negotiation, and title curative.

Paloma Creek, Confidential Client, Denton County, Texas. Project Manager and Acquisition Agent. This project consists of the acquisition of seven parcels for a proposed gas line. Services include project management, negotiation, and title curative.

SL 88, TxDOT Lubbock District, Lubbock, Texas. Project Manager, Acquisition Agent, Relocation Agent, and Condemnation Support. This project consists of the acquisition of 286 parcels and relocation for approximately 300 parcels for the road widening of FM 1585. Services include project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.

US 377, TxDOT Dallas District, Denton County, Texas. Project Manager, Acquisition Agent, and Condemnation Support. This project consisted of the acquisition of 18 parcels for the road widening of US 377. Services included project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.

BUS 114K, TxDOT Dallas District, Denton County, Texas. Project Manager, Acquisition Agent, and Condemnation Support. This project consisted of the acquisition of 12 parcels for the road widening of BUS 114K. Services included project management, project administration, negotiation, title curative, closing support, and condemnation support.

US 287, TxDOT Dallas District, Navarro County, Texas. Project Manager, Acquisition Agent, and Condemnation Support. This project consisted of the acquisition of 39 parcels for the road widening of US 287. Services included project management, project administration, negotiation, title curative, closing support, and condemnation support.



LEX VANZURA
NEGOTIATION AGENT

YEARS OF EXPERIENCE

6

EDUCATION

BS, Liberal and Fine Arts, Angelo State University, 2007

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 722975

Notary Public, Texas, No. 130239507

STRENGTHS AND QUALIFICATIONS

Ms. Vanzura brings six years of ROW experience in negotiation, securing ROE, title clearing, condemnation support, and file management. She has helped acquire more than 100 parcels over multiple projects.

Ms. Vanzura also has helped acquire a broad range of rights, from fee simple to various easement rights including electric, subsurface water line, public utility, temporary construction, and monitoring well and access easements.

Bell Boulevard Realignment, City of Cedar Park, Texas. Acquisition Agent. Realignment of Bell Boulevard (US 183) east onto the full extent of Old Highway 183 from Cedar Park Drive to south of Buttercup Creek Boulevard in Cedar Park. The new roadway is a 4-lane divided roadway that includes a raised median with turn lanes at intersections and driveways, as well as lighting and pedestrian and bicycle paths. The project included acquisition of eight parcels (ROW/Drainage Easements); one temporary construction easement; three driveway licenses (no permanent ROW needed); and the relocation of five non-residential displacees. Ms. Vanzura helped prepare and organize documents pertaining to Initial Offers, and assisted with relocation services. She also coordinated with both the City of Cedar Park and the title company on closings. Ms. Vanzura also helped to prepare all documents for the transfer and closeout with TxDOT.

Phase 1 and 2 Land Rights, BCRUA, Leander, Cedar Park and Round Rock, Texas. Acquisition Agent. CobbFendley acquired the initial 61 permanent and temporary easements needed to complete the first phase of the proposed raw water intake lines from Lake Travis to the water treatment plant site for the BCRUA. This phase of the project required the relocation of PEC's lines, poles, and transformers outside of the existing ROW. Ms. Vanzura is serving as ROW Acquisition Support helping prepare, negotiate, and organize documents pertaining to Notice of Intent, Initial Offers, ROE, Final Offer Letters, and Eminent Domain Request Packages for the intake tunnel, Nameless Road, temporary electric and overhead electric rebuild sections of the project. She also attended town hall meetings and coordinated meetings with property owners and their attorneys. Ms. Vanzura also assisted in setting all Special Commissioners hearings and transfer of easement rights between the BCRUA and PEC to meet project deadlines.

FM 967, Hays County, Texas. Acquisition Agent. Ms. Vanzura was responsible for clearing title and coordinating closings with property owners.

Windy Hill (Kyle City Limits to FM 2001), Hays County, Texas. Acquisition Agent. Ms. Vanzura helped to clear title, research owner contact information, and negotiate offers with property owners.

RM 3237 at Winters Mill Parkway, Hays County, Texas. Acquisition Agent. Ms. Vanzura helped clear title, research owner contact information, and prepare offer letters to be sent to property owners.

Grand Parkway Segments H and I, Grand Parkway Infrastructure, LLC, Houston, Texas. ROW Acquisition Support. Ms. Vanzura served as the ROW Acquisition Support and assisted in the acquisition of approximately 140 parcels, as well as 94 relocations for the proposed alignment of Grand Parkway (SH 99) from IH 69 to FM 686. Her tasks included preparation of documents, hosting a special commissioner hearing for one of the parcels, as well as TxDOT condemnation documents.

SH 71 (Ross-Kellam Road), TxDOT Austin District, Austin, Texas. Acquisition Agent. This project included proposed improvements to SH 71. Ms. Vanzura scheduled special commissioner hearings for five parcels, filed amended lis pendens, coordinated the hearings day of, hired court reporters, and kept both TxDOT ROWIS and parcel status reports up to date. She also prepared the deposit, filed final paperwork, took photos of properties on the date of possession, and maintained hard copy files.



ABEL GARCIA, SR/WA, R/W-NAC

NEGOTIATION AND CONDEMNATION AGENT

YEARS OF EXPERIENCE

18

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 577348

IRWA Senior ROW Professional Certification (SR/WA), No. 7267

IRWA Negotiation Certification (R/W-NAC)

Notary Public, Texas, No. 126216398

STRENGTHS AND QUALIFICATIONS

Mr. Garcia served as a Harris County Deputy County Clerk, responsible for eminent domain management for seven years and in 2005 began his ROW career. Throughout his time in the ROW industry, he has provided services in the areas of project management, negotiation, title research/curative, closing support, relocation, and condemnation support.

Mr. Garcia has additional experience in resource management, including the development of process-related tools to increase efficiency in the ROW process and creation of cloud-based, collaborative tools, that allow clients to view reports, documents, and project status in real time. He strives to find innovative and proficient ways of achieving the client's desired objectives in a timely and efficient manner with a results-oriented focus.

US 90, TxDOT San Antonio District, Bexar County, Texas. Negotiation/Condemnation Agent. Mr. Garcia is responsible for the acquisition of 45 parcels of various complexities. The project limits are from D.H. 211 to 0.8 Miles West of IH 410. Services include negotiation, title curative, relocation, closing, condemnation, and disposal of property.

IH 35, TxDOT Austin District, Austin, Texas. Negotiation Agent. Mr. Garcia served as the Negotiation Agent for the negotiation of nine ROW parcels for the widening of existing IH 35. The project limits were from Rundberg Lane to US 183. Project services included project administration, negotiation, title curative, closing support.

US 77, TxDOT Yoakum District, Fayette County, Texas. Negotiation/Condemnation Agent. This project consisted of the acquisition of five parcels of various complexities. The project limits are from U.S. Highway 71 at Business Highway 71. Services included negotiation, title curative, and closing.

SH 105, TxDOT Houston District, Montgomery County, Texas. Negotiation/Condemnation Agent. Mr. Garcia was responsible for the acquisition of 12 parcels of various complexities. The project limits were from SH 1484 to the San Jacinto County line. Services included negotiation, title curative, and closing.

CR 58 Phase II and CR 59 Phase III Improvement Projects, Brazoria County and TxDOT Houston District, Brazoria County, Texas. Negotiation/Condemnation Agent. The CR 58 project consisted of the acquisition nine parcels as well as the relocation of six residential displacees, three business displacees, and one personal property displacee for the widening of the existing CR 58 from Almeda School Road to Linden Creek Lane. CR 59 consisted of the acquisition of 19 parcels as well as the relocation of one residential displacee and two personal property displacees for the widening of the existing CR 59 from Airline Road South to Kirby Drive.

US 59, TxDOT Lufkin District, Nacogdoches, Texas. Negotiation/Condemnation Agent. Mr. Garcia was responsible for the acquisition of 48 parcels and 16 displacements of various complexities. The project limits were from SH 7 to South of Spradley Street. Project services include project management, project administration, negotiation, title curative, closing, relocation, and condemnation support.

US 175, TxDOT Tyler District, Frankston, Texas. Negotiation/Condemnation Agent. This project involved the acquisition of 60 ROW parcels for the widening of existing US 175. Project services included project administration, negotiation, title curative, closing, and condemnation support.

FM 60, TxDOT Bryan District, Burleson County, Texas. Negotiation/Condemnation Agent. Mr. Garcia led the acquisition of 48 parcels and 15 displacements of various complexities. The project spanned SH 36 to West of CR 231. Project services included project management, project administration, negotiation, title curative, closing, relocation, and condemnation support.

US 59, TxDOT Houston District, Fort Bend County, Texas. Negotiation/Condemnation Agent. The project consisted of the acquisition of nine parcels. Project services included project management, project administration, negotiation, title curative, closing, and condemnation support.

Grand Parkway Segments F-1 and F-2, TxDOT Houston District/SPD, Harris County, Texas. Negotiation/Condemnation Agent. The project consisted of the acquisition for the direct connects and tapers to SH 249 and IH 45, from Grand Parkway. The project involved the acquisition of 26 parcels. Project services included project management, project administration, negotiation, title curative, closing, relocation, and condemnation support.



KATE EVANS, R/W-RAC

NEGOTIATION AND CONDEMNATION AGENT

YEARS OF EXPERIENCE

7

EDUCATION

University of Arkansas, 2011

National Park College, 2014

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 681482

IRWA Relocation Certification (R/W-RAC)

Notary Public/Online Notary Public, Texas, No. 13024289-7

STRENGTHS AND QUALIFICATIONS

Ms. Evans has seven years of experience in the ROW industry, including in acquisition, negotiation, relocation, condemnation, and closing support services.

Ms. Evans has an exceptional work ethic and carries her workload with the utmost professionalism. Her close attention to detail and great communication skills are what makes her an effective ROW agent.

Force Main Rehabilitation, Spring Creek Forest PUD, Spring, Texas. Acquisition Agent. This project consists of the acquisition of 15 temporary construction easements for the rehabilitation and replacement of an existing 10-inch ductile iron force main. Services include project management, project administration, public meeting facilitation, negotiations, and closing support.

SL 88, TxDOT Lubbock District, Lubbock, Texas. Acquisition, Relocation, and Condemnation Support Agent. This project consists of the acquisition of approximately 300 parcels and relocation for approximately 300 parcels for the road widening of FM 1585. Services included project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.

IH 35E, TxDOT Dallas District, Denton County, Texas. Acquisition, Relocation, and Condemnation Support Agent. This project consists of the acquisition of 31 parcels for the road widening of US 377. Services included: project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.

SH 360/IH 30, TxDOT North Region-Fort Worth District, Arlington, Texas. Relocation and Condemnation Support Agent. This project consists of the acquisition of 71 parcels and relocation of 25 residential and 15 businesses for the widening of existing SH 360 facility, from Brown/Avenue K to Abram Street. Services included project management, project administration, negotiation, title curative, closing support, and condemnation support.

SL 335, TxDOT Lubbock District, Amarillo, Texas. Relocation and Condemnation Support Agent. This project consists of the acquisition of 25 parcels and relocation for approximately four displacees for a widening of SL 335. Services included project management, project administration, negotiation, title curative, closing support, relocation and condemnation support.

US 377, TxDOT Dallas District, Roanoke, Texas. Relocation and Condemnation Support Agent. This project consists of the acquisition of 18 parcels and the relocation of eight businesses for the widening of the existing US 377 facility from Henrietta Creek to SH 114. Services included project management, project administration, negotiation, title curative, closing, relocation, and condemnation support.

IH 27/SL 335, TxDOT Lubbock District, Amarillo, Texas. Relocation and Condemnation Agent. This project consists of the acquisition of 30 parcels for the bridge widening on IH 27 and SL 335. Services included project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.

SH 146, TxDOT Houston District, Seabrook, Texas. Condemnation Support Agent. This project consists of the acquisition of 100 parcels and relocation of 68 businesses for the widening of SH 146 in Seabrook, Texas. The project limits are from Red Bluff Road to the Harris County/Galveston County Line. Services include project management, project administration, negotiation, title curative, closing, relocation, and condemnation support.

IH 27/SL 335, TxDOT Lubbock District, Amarillo, Texas. Relocation and Condemnation Support Agent. This project consists of the acquisition of 30 parcels for the bridge widening on IH 27 and SL 335. Services include project management, project administration, negotiation, title curative, closing support, relocation, and condemnation support.



ROBERT DURAN,
SR/WA, R/W-RAC, R/W-NAC
 NEGOTIATION AND TITLE
 AGENT

YEARS OF EXPERIENCE

31

EDUCATION

BBA, Management, University of Texas at Arlington, 1980

LICENSES AND CERTIFICATIONS

Real Estate Broker, Texas, No. 425760

IRWA Senior ROW Professional Certification (SR/WA), No. 5585

IRWA Relocation Certification (R/W-RAC)

IRWA Negotiation Certification (R/W-NAC)

Notary Public, Texas, No. 125248686

STRENGTHS AND QUALIFICATIONS

Mr. Duran has 31 years of experience offering ROW services, specifically in the areas of project management, negotiation, relocation, property management, title research and procurement, and ROW cost estimates. He also has experience coordinating due diligence studies for ROE and procurement, and negotiating fee and easement interests for clients such as TxDOT and various cities and counties in the Texas area.



Mr. Duran is bilingual in English/Spanish.

SH 183 Utility Easements, South Gate Constructors, Irving, Texas. Acquisition Agent.

This project consisted of acquiring 30 utility easements for the expansion of the existing SH 183 facility. Mr. Duran is responsible for the acquisition of designated replacement easements for water/wastewater, electric, telecommunications, gas, petroleum pipeline, and drainage services.

Utility Easements, NTE, Tarrant County, Texas. Acquisition Agent.

This project included the acquisition of 174 utility easements to make clear for roadway improvements to IH 820 and SH 121/183 from IH 35W to the SH 121 split. He was responsible for the acquisition of designated replacement easements for water/wastewater, electric, telecommunications, gas, petroleum pipeline, and drainage services. Easement interests were acquired on behalf of The City of Fort Worth, Hurst, Haltom City, Bedford, Euless, and North Richland Hills, AT&T, Oncor, Explorer, and the Trinity River Authority.

SH 161 Utility Relocation, Grand Prairie, Texas. ROW Agent.

This project included the acquisition of 12 easements for water lines and sanitary sewers and construction of new state highway facility. The project required coordination efforts with the city and the city's engineering consultant. Services provided: project administration, negotiation, title curative, and closing.

On-Call ROW Services, Confidential Client, Corinth, Texas. Acquisition Agent.

Mr. Duran obtained Permanent and Temporary Construction Easements for this client's new distribution line projects and extension of distribution lines needed for various projects.

Danieldale Road, City of Lancaster, Texas. Project Manager and Acquisition Agent.

Mr. Duran was responsible for the acquisition of 13 parcels for the widening of Danieldale Road, sidewalk improvements, and construction and maintenance of subsurface utility and storm drains from IH 35E to Houston School Road. Services include negotiation, title curative, and closing support.

BS114K/US377, TxDOT Dallas District, Denton County, Texas. Acquisition Agent.

Mr. Duran was responsible for acquiring 24 parcels in accordance with TxDOT policies and procedures. The project consists of widening the existing BS114K/US377 facility. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

US 75 Melissa and Anna, TxDOT Dallas District, Texas. Acquisition Agent.

Mr. Duran was responsible for acquiring 53 parcels in accordance with TxDOT policies and procedures. The project consists of the expansion of US 75 and addition of frontage roads. Services included ROW acquisition, project administration, negotiations, title curative, closings, and condemnation support.

US 377, TxDOT Dallas District, Denton County, Texas. Acquisition Agent.

Mr. Duran was responsible for negotiation services for the acquisition of 24 parcels in accordance with TxDOT policies and procedures. The project consists of the widening of the existing US 377 facility. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.

FM 45, TxDOT Brownwood District, Brownwood, Texas. Acquisition Agent.

Mr. Duran was responsible for negotiation services for the acquisition of seven parcels for widening of the existing FM 45 facility and Wilbarger Creek Bridge, from .5 miles South of Wilbarger Creek in San Saba County to .5 Miles North of Wilbarger Creek in accordance with TxDOT policies and procedures. Services include ROW acquisition, project administration, negotiations, title curative, closing, relocation, and condemnation support.



**MICHAEL STAINES, JD,
R/W-NAC**
NEGOTIATION AND TITLE
AGENT

YEARS OF EXPERIENCE

5

EDUCATION

JD, Law, University of Arkansas at Little Rock, 2016

BS, Environmental Geosciences, Texas A&M University, 2012

LICENSES AND CERTIFICATIONS

Real Estate Sales Agent, Texas, No. 713182

Notary Public, Texas, No. 131700211

STRENGTHS AND QUALIFICATIONS

Mr. Staines joined CobbFendley in 2018. He has five years of experience offering ROW services, specifically in the areas of negotiation, title research/curative, closing support, and condemnation.

US 90, TxDOT San Antonio District, Bexar County, Texas. Negotiation/Title Agent. Mr. Staines led negotiation, title coordination, condemnation, and disposal of the property. This project consists of the widening of US Route 90 through San Antonio, Texas. This is a 50-parcel project, and he was responsible for 13 parcels of acquisition/title/disposal of property and all 50 parcels for condemnation.

McHard Road Extension, City of Pearland, Texas. Negotiation Agent. The project consisted of 75 parcels for mostly new alignment of McHard Road from Cullen Boulevard to Mykawa Road. CobbFendley services included project administration, negotiation, title curative, closing, and relocation assistance. Responsibilities included project administration, acquisition support, and title curative support.

CR 58 Phase I, Brazoria County, Rosharon, Texas. Negotiation Agent. Mr. Staines served as Negotiation Agent for this project, which consisted of the acquisition of 17 parcels and the relocation of seven residents displaced for the widening of the existing CR 58 facilities in Brazoria County, Texas. Services included negotiation, title curative, closing, relocation, and condemnation support.

SH 146, Red Bluff to Harris County/Galveston County Line, TxDOT ROW Division, Houston, Texas. Condemnation Support Agent. Mr. Staines served as Condemnation Support Agent. His responsibilities included negotiation, drafting E-49s, filing requisite eminent domain proceeding documents, and coordinating Special Commissioner's Hearings.

FM 1960 Expansion, TxDOT Houston District, Humble, Texas. Eminent Domain Coordinator/Negotiation Agent. Mr. Staines served as Eminent Domain Coordinator and Negotiation Agent. The project consists of the acquisition of approximately 40 parcels of FM 1960 from BF 1960A to East of Twigsworth Lane. CobbFendley services included project administration, negotiation, title curative, closing, relocation assistance, and condemnation support. Responsibilities included project administration, acquisition support, drafting all E-49 submissions for TxDOT, filing requisite eminent domain proceeding documents, and coordinating all Special Commissioner's Hearings.

Grand Parkway H and I Segments, TxDOT Houston District, Montgomery, Harris and Liberty Counties, Texas. Negotiation/Title Agent. Mr. Staines assisted with the acquisition of 91 parcels and 64 displacements of various complexities. The project limits are from IH 69 to Harris County line and Liberty County Line to US 90. Services included project management, project administration, negotiation, title curative, closing, relocation, and condemnation support.

IH 45 Road Widening, TxDOT Houston District, Harris County, Texas. Negotiation Agent. Mr. Staines served as Negotiation Agent for aerial easement. His responsibilities included negotiating and acquiring an aerial easement.

US 77 and US 71E, TxDOT Yoakum District, Fayette County, Texas. Negotiation Agent. Mr. Staines served as a Negotiation Agent for the five-parcel and two-parcel projects. Projects consisted of the widening of two major intersections in La Grange, Texas. Services included negotiation, title curative, closing, and condemnation support.

FM 2067, TxDOT Yoakum District, Gonzales County, Texas. Negotiation/Condemnation Support Agent. Mr. Staines served as Negotiation and Condemnation Agent for the one-parcel project. His duties included negotiation, title curative, closing, and condemnation support.

Tab 5 - Experience, Qualifications, Key Personnel, and Resources



ALINA KARAMI

PROJECT SUPPORT
SPECIALIST/
ADMINISTRATIVE SUPPORT

YEARS OF EXPERIENCE: 8

LICENSES AND CERTIFICATIONS: Notary Public, Texas, No. 133822069

STRENGTHS AND QUALIFICATIONS: Ms. Karami recently joined CobbFendley and is an experienced support specialist with eight years of experience.

She brings a wealth of knowledge and technical experience using tools such as Salesforce, Bluebeam, Pipeline, Smartbid, Building Connected, and more.



Ms. Karami is bilingual in English/Spanish.

YEARS OF EXPERIENCE: 22

LICENSES AND CERTIFICATIONS: Texas General Real Estate Appraiser No. TX 1334889 G

STRENGTHS AND QUALIFICATIONS: Mr. Caro leads the ROW/eminent domain valuation practice of LPA. Property types include, but are not limited to office, retail, industrial, multi-family, mixed-use, self-storage, hotel/motel, carwash, vacant land, subdivisions, and special use.

Mr. Caro has over 20 years experience appraising for litigation and legal support matters in both federal and state courts. Numerous clients, including public agencies, attorneys, title companies, and lenders nationwide have relied on his expertise in an appraiser and review appraiser capacity. Mr. Caro has provided expert witness testimony and support on a variety of property types for public transportation, private development projects, utility and recreational corridors, and drainage facilities.



MARIO CARO, MAI, AI-GRS, SR/WA

APPRAISAL SERVICES



**MELISSA EHRHARDT,
MAI, R/W-AC**

APPRAISAL REVIEW
SERVICES

LICENSES AND CERTIFICATIONS

Certified General Appraiser, Texas, No. TX 1321795 G

Real Estate Broker, Texas

MAI Designated Member

IRWA Appraisal Certification (R/W-AC)

YEARS OF EXPERIENCE: 35

EDUCATION: BS, Agricultural Economics, Texas A&M University

STRENGTHS AND QUALIFICATIONS: Mr. Ehrhardt is a licensed real estate broker and real estate appraiser. She has 35 years of experience in real estate appraisal, expert witness testimony, and ROW acquisition management. Her real estate appraisal experience has consists of commercial type properties, rural to include small acreage sites to large acreage ranches, and various eminent domain projects to include overhead electrical transmission lines, water and gas pipeline easements, drainage easements and roadway projects. Her experience in ROW acquisition project management includes a variety of project types, including water pipeline easements, roadway ROW, sewer line easements, and drainage easements.

IH 35, Waco, TxDOT Waco District, Texas. Appraisal Reviewer. This project involved the widening of IH. 35 in Waco. Ms. Ehrhardt was responsible for approximately 30 of the review appraisals. The properties included small commercial, large commercial, and residential properties. Some of the improved properties involved bisections.

SH 5 Road Improvement, McKinney, Collin County, Texas, TxDOT Dallas District. Appraisal Reviewer. Appraisal reviews for approximately 80 parcels for the improvement of SH 5. The project involved federal funding and the reviews were completed on the TxDOT A-10 form.

Old Country Switching Station, Oncor, Ellis County, Texas. Appraisal Reviewer. A recent appraisal of a tract of land that was completed near Maypearl for a proposed switching station site.

