

RFQ 2024-008

Real Estate Legal Services for Webb County

WEBB COUNTY PURCHASING
FEB 2, 2024 PM 2:57

Webb County Purchasing Agent's Office
1110 Washington Street, Suite 101
Laredo, Texas 78045
Attn: Contract Administrator

RESPONSE TO



**Request for Qualifications
RFQ 2024-008**

**Real Estate Legal Services
for Webb County**



3.3 TRANSMITTAL LETTER:

The name of the law firm submitting this response to the Request for Qualifications for Real Estate Legal Services for Webb County (RFQ 2024-008) is as follows:

JCA Law, PLLC
216 West Village Blvd., Suite 202
Laredo, Texas 78041
Tel: (956) 717-1300
Fax: (956) 717-0539
E-mail: jcruz@jca-law.com
Website: www-jca-law.com

The authorized representative of the law firm is Juan J. Cruz, who is the owner of said firm. Mr. Cruz has authority to bind the law firm of JCA Law, PLLC ("Firm") in all respects and his signature below verifies the same.

JCA Law, PLLC is honored to submit its response with a goal of providing effective consultation, advice, and opinions on legal issues. Our Firm is well equipped to meet and exceed the needs of Webb County. JCA Law, PLLC has read the specifications set forth in the Request for Qualifications for Real Estate Legal Services and agrees to abide by all instructions provided by Webb County.



Juan J. Cruz, Managing Member
JCA Law, PLLC

This statement of Qualifications is valid for ninety (90) days from the submission deadline.

LAREDO
216 W. Village Blvd., Suite 202
Laredo, Texas 78041
Phone: (956) 717-1300

SAN ANTONIO
100 N. E. Loop 410, Suite 1070
San Antonio, Texas 78216
Phone: (210) 465-7440

CORPUS CHRISTI
4466 South Staples St.
Corpus Christi, Texas 78411
Phone: (361) 333-2229

3.4 EXECUTIVE SUMMARY:

JCA Law, PLLC (“Firm”), previously known as J. Cruz & Associates, LLC, is a law firm founded in Webb County. The Firm celebrated its 10-year anniversary on June 1, 2023. Without question, the Firm shares its success with the community of Webb County where Mr. Cruz and others that work at the Firm were reared. The Firm’s Principal Office is in Webb County with satellite offices in San Antonio and Corpus Christi. Although the Firm has grown over the years and may experience more growth in the coming years, Mr. Cruz intends to ensure that Webb County remains the Principal Home Office of the Firm.

The Firm serves as general counsel to many government entities in Texas. The Firm’s success is due in large part to meeting client needs through a team of experienced and dedicated attorneys and staff. We are fortunate to have worked with the same entities for many years. We do this by providing excellent client service, and by providing effective and efficient legal services by a team of committed lawyers working harmoniously with public officials and administrators. The Firm’s general counsel practice is robust. The Firm’s attorneys work via text, email, or phone call with public officials and administrators on a daily basis. The experience in government entity defense and general counsel that the lawyers of the Firm bring to Webb County is immense and varied. This experience brings a great benefit to Webb County in terms of legal cost savings, efficient strategy, and effective analysis of legal issues and claims.

As external counsel for Jim Hogg County, Zapata County, Brooks County, and Zavala County, the Firm excels in county government legal matters. The Firm works with County Judges, Commissioners, and Administrators, as needed, on County-specific legal issues where external counsel assistance is requested. The Firm also boasts a robust statewide school district practice where the Firm serves as general counsel working daily with administrators and board members on contracts, real estate, and human resources legal matters.

What sets the Firm apart. Our Firm’s ability to have a generous group of lawyers with varied experience in representing public entities that are available to Webb County sets us apart from other law firms. No other law firm in Laredo currently exists that has a group of 12 lawyers who have extensive experience working with public entities daily. While others may devote a fraction of their legal practice to public entity defense, the Firm specializes in providing legal advice and effective legal representation to public entities and has a body of work, lawyers, and clients to prove as much.

Our commitment. The commitment that the Firm has to the citizens of Webb County is reflected in the support that the Firm and its attorneys provide to different causes and non-profits. Most of the attorneys at the Firm currently serve or have served on a local non-profit Board of Directors. The Firm supports the mission of non-profits that work hard to make our community of Laredo, Webb County a better place to live and work. The Firm's attorneys devote many pro bono work and community service hours to local causes as a form of gratitude to the citizens of Webb County that have supported the Firm for many years. In addition, the Firm has been a strong financial supporter of many charitable organizations and events that benefit the Webb County community.

Webb County co-bond counsel. It has been our sincere pleasure to work with Webb County for many years as co-bond counsel. We value the trust that the County has placed in our Firm and the relationships we have fostered with the County's leaders. Such trust is based on the professionalism, availability, and responsiveness of our legal team. If selected to work with the County to assist with legal needs, we will work diligently with County officials and personnel to meet the County's needs.

Well rooted and respected in Webb County. The Firm's attorneys and staff members are taxpayers of our community. When handling a legal issue for a client from our County, the Firm provides legal services from the lens of ensuring that the taxpayers' interests are carefully considered and protected. The Firm is proud to provide legal services to the following government entities in Webb County: Border Region Behavioral Health Center, Webb County Appraisal District, Workforce Solutions South Texas, the Webb County-City of Laredo Webb Regional Mobility Authority, and Laredo Independent School District. In addition to Webb County, the Firm provides public finance legal services to Laredo College, City of Laredo, and Laredo I.S.D. The Firm has assisted many governmental entities by drafting and reviewing complicated contracts, memorandums of understanding, leases, real estate agreements, handling a wide array of human resources legal issues; and representing clients and administrative personnel in administrative tribunals and state/federal courts.

Webb County a primary client. At JCA Law, we are dedicated advocates for the success and prosperity of our local government entities. Our comprehensive legal services, coupled with our vast experience in advising governmental entities, position us as the ideal ally for Webb County's legal needs. If approved to work with Webb County, we are confident that our team is capable of meeting and exceeding the scope of services that Webb County requires.

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3.6 REAL ESTATE SERVICES AND EXPERIENCE

The Firm's delivery of real estate services is driven by our dedication to achieve client goals in a practical and solution-directed manner. Our Real Estate Law practice offers services related to the acquisition, condemnation, disposition, financing, leasing, management, and use of real property, including purchase and sale contract negotiations, lease agreements and negotiations, financing agreements, construction contracts and liens, and land use representation.

On the transactional side, our Firm offers an array of services, including but not limited to:

- Contract Review, Drafting, and Negotiations
- Project Finance, including Mortgages, and Sale-Leasebacks
- Commercial Lease Review, Drafting, and Negotiations
- Brokerage Commission Agreements
- Property Management Contracts
- Loan Workouts, Debt Restructurings and Forbearance Agreements
- Construction Contracts
- Easements
- Title Insurance Matters

When requested, our Firm is capable of reviewing business contracts. Our Firm has put together a standard contract for the purchase of goods/services of a nominal amount (\$50,000.00 or less), which the County's finance/purchasing department can readily use. Our Firm also has standard addendums to the AIA contracts that are used for construction projects. Further, our Firm also has standard contracts for engineers and other trades that are involved in construction/remodeling projects.

JCA Law handles a variety of real estate matters, either on selling or buying a piece of property, securing easements, settling title commitment issues, drafting of earnest money contracts, and AIA contract addendums. Our Firm has our own set of contract addendums for virtually every construction contract promulgated by the AIA, which ensures that our client's interests are well protected.

a. Name and address of business entity submitting the proposal;

The name of the law firm submitting this response to the Request for Qualifications for Real Estate Legal Services for Webb County (RFQ 2024-008) is:

JCA Law, PLLC
216 West Village Blvd., Suite 202
Laredo, Texas 78041
Tel: (956) 717-1300
Fax: (956) 717-0539
E-mail: jcruz@jca-law.com
Website: www-jca-law.com

b. Type of business entity (i.e., corporation, partnership);

JCA Law, PLLC is a Professional Limited Liability Company.

c. Place of incorporation, if applicable;

216 West Village Blvd., Suite 202
Laredo, Texas 78041
Tel: (956) 717-1300
Fax: (956) 717-0539

d. Name and location of major offices and other facilities that relate to the Offeror's performance under the terms of this RFQ;

- **Laredo** – Main Office
Village Plaza
JCA Law, PLLC
216 West Village Blvd., Suite 202
Laredo, Texas 78041
Tel: (956) 717-1300
- **San Antonio**
One International Center
100 N.E. Loop 410, Suite 1070
San Antonio TX 78216
Tel: (210) 465-7440
- **Corpus Christi**
Staples Executive Center
4466 South Staples St.
Corpus Christi, Texas 78411
Tel: (361) 333-2229

e. Name, address, business and fax number of the Offeror's principal contact person regarding all contractual matters relating to this RFQ;

- Principal Contact:

Juan J. Cruz
216 West Village Blvd., Suite 202
Laredo, Texas 78041
Tel: (956) 717-1300
Fax: (956) 717-0539
E-mail: jcruz@jca-law.com

f. Full name and business address for each member, partner, and employee of the Offeror (and any sub-offerors) who will perform services on this project; and

- Laredo Office:

216 W. Village Blvd., Suite 202, Laredo, Texas 78041

- Juan J. Cruz, Partner
- Lisa M. Paul, Partner
- Jose Luis "Joe" Benavides, III, Associate
- Ricardo Benavides, III, Associate
- Mario G. Perez, Associate
- Valeria Reyes, Associate
- Alma Fernandez, Legal Assistant
- Maritza Garcia, Legal Assistant
- Humberto Gonzalez, File Clerk
- Olinda Romero, Receptionist

- San Antonio Office:

100 N.E. Loop 410, Suite 1070, San Antonio TX 78216

- Tony Resendez, Senior Associate
- Michelle K. Bartley, of Counsel
- Andrew Borrego, of Counsel
- Stephanie M. Brosig, of Counsel

- Corpus Christi Office:

4466 South Staples St., Corpus Christi, Texas 78411

- Melissa Franco de Gonzales, of Counsel

- g. A statement regarding the financial stability of the Offeror, including the ability of the Offeror to perform the functions required by this RFQ and to provide those services represented by the Offeror in its response.

JCA Law, PLLC is a financially stable entity with the ability to perform the functions required in this RFQ and services represented in its response.

3.7 PERSONNEL QUALIFICATIONS

The Firm's Partners and Associate Attorneys are graduates of top law schools and are intimately familiar with federal and state laws affecting government entities, as they routinely deal on a day-to-day basis with all facets of governmental entity legal issues.

Mr. Juan J. Cruz will be the proposed lead attorney assigned to Webb County.

Firm Partners:

- Juan J. Cruz
- Sonya M. Garcia
- Lisa M. Paul

Associate Attorneys:

- Jose L. "Joe" Benavides, III
- Ricardo Benavides, III
- Mario G. Perez, Jr.
- Tony Resendez
- Valeria Reyes

Of Counsel

- Michelle K. Bartley
- Stephanie M. Brosig
- Andrew Borrego
- Melissa Franco de Gonzales

The Firm's principals and supporting attorneys combine their strong academic backgrounds with their real-world experience in diligently serving the Firm's government entity clients. All attorneys will be assigned to work with Webb County, as needed.

All Firm attorneys will be fully available to Webb County during normal business hours and, after hours, on cell phone, via phone call or text communication. Further, the Firm routinely receives, reviews, and responds to daily e-mail communication from every client. The attorneys work as a team, and, together, will contribute to ensure that all legal issues that arise at Webb County are handled fully and adequately. Each individual working on a project will see that the goal is met and will cease all work on the project at the request of Webb County or when the issue is resolved. All attorneys of the Firm are in good standing with the State Bar of Texas.

Juan J. Cruz

Partner
State Bar No. 00793570
Laredo Office
(956) 717-1300
jcruz@jca-law.com

YEARS OF EXPERIENCE: 28 years

Mr. Cruz has been practicing law for twenty-eight (28) years. He has served and continues to serve as general counsel to many government entities, quasi-governmental bodies and private entities. Upon graduating from law school, Mr. Cruz lived and worked in San Antonio practicing government entity defense with a San Antonio-based law firm. Mr. Cruz was a former named partner of his prior law firm up until he decided to open his own law office on June 1, 2013.

Mr. Cruz has assisted government entities with complicated real estate transactions, including buying and selling of public property, handling disputes with architects and engineers, representation of government entities before administrative and regulatory agencies with oversight over land transactions, such as the TCEQ, Texas Historical Commission, and the Public Utility Commission of Texas.

Mr. Cruz serves as lead counsel for all clients of the Firm. He routinely provides day-to-day advice on matters affecting government entities such as school districts, cities, counties, quasi-governmental bodies, and affiliated political subdivisions. As general counsel Mr. Cruz is familiar with all facets of the management of government entities, including handling issues related to construction, procurement, employment, public information, contracts, etc.

Mr. Cruz will be available for consultation, as required. In addition, any meetings that require the attendance of legal counsel can be easily scheduled on brief notice. Mr. Cruz routinely attends meetings with heads of local government bodies and/or public officials. Mr. Cruz will direct legal issues to the attorneys, as required by the project. However, Mr. Cruz will always be involved in the decision-making of any legal advice to the client. Mr. Cruz attends numerous government body meetings monthly. To this end, the negotiation of complex contract issues is part of the skill set that Mr. Cruz has developed during his years of servicing political entities.



AREAS OF PRACTICE

- General Civil Practice
- Education Law
- Labor & Employment Law
- Local Government

EDUCATION

- J.D., University of Houston Law Center, Houston, Texas (1995)
- B.A., University of Texas, San Antonio, Texas (1991)

BAR ADMISSIONS

- Texas, 1995
- U.S. Supreme Court
- U.S. District Court Southern District of Texas
- U.S. District Court Western District of Texas
- U.S. District Court Eastern District of Texas
- U.S. District Court Northern District of Texas
- Texas Southern District Bankruptcy Court

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS:

- State Bar of Texas, School Law Section, Chair 2014-2015
- Texas Association of School Boards Council of School Attorneys, 2010-2011 Chair, Board of Directors
- Texas Association of Defense Counsel, Member
- State Bar of Texas School Law Section
- University of Houston Law Alumni Association, Member
- Hispanic National Bar Association, Member
- Mexican American Bar Association, Member
- Webb County Bar Association, Member
- National School Attorneys Association, Member
- Education Law Association, Member
- College of The State Bar of Texas, Member
- University of Texas School Law Conference Planning Committee (2003 – Present)
- Listed in The Bond Buyer's Municipal Marketplace

NON PROFIT BOARDS:

- Former President of the Children's Advocacy Center Board of Directors
- Board Member of the Ruth B. Cowl Rehabilitation Board
- Former Board Member of the Boys and Girls Club Board of Directors
- Former Board Member of the Salvation Army of Laredo
- Former City of Laredo Citizens Environmental Advisory Board Member

PAST EMPLOYMENT POSITIONS:

- JCA Law, PLLC, Owner, February 1, 2024 – Present
- J. Cruz & Associates, LLC, Owner, June 2013 – January 31, 2024
- Escamilla, Poneck & Cruz, LLP, Partner, March 2011 – June 2013

Lisa M. Paul

Partner
State Bar No. 00791679
Laredo Office
(956) 717-1300
lpaul@jca-law.com

YEARS OF EXPERIENCE: 29 YEARS

Lisa Paul has 29 years of experience as an attorney, most of it representing governmental entities. Prior to joining J. Cruz & Associates, Lisa represented the City of Laredo as the First Assistant City Attorney, focusing on contracts, open meetings, code enforcement, purchasing and ordinance drafting and serving as the Ethics Compliance Officer. Lisa has also provided legal advice to various city departments including the Airport, Utilities, Real Estate, Engineering, Public Works, Parks and Recreation, Community Development, Library, Planning and Zoning, Risk Management, and Transit. Lisa also served as legal counsel to city boards and commissions, including the Planning and Zoning Commission, Ethics Commission, Airport Advisory Board, and Municipal Civil Service Commission. Lisa has experience providing legal assistance to governmental entities in a wide range of matters including, real estate transactions, drafting, and reviewing deeds, easements, contracts, policies, and resolutions. Lisa also has experience advising clients regarding open meetings and open records, real estate transactions, purchasing, and personnel matters, and land use and zoning issues. Lisa has also served as a Municipal Prosecutor for the City of Laredo. Lisa also has extensive experience reviewing agendas and materials for city council meetings and preparing legal advice for advice of items to be addressed at a city council meeting.

Lisa has provided legal counsel to various governmental entities in a variety of real estate matters and transactions including the purchase, sale, and donation of real property and buildings owned by governmental entities. While serving as the First Assistant City Attorney for the City of Laredo was tasked with drafting and reviewing a variety of real estate documents, including property deeds, drainage, utility and road easements. Lisa served as the primary attorney for the Airport and drafted and reviewed various leases. While working with the Utility and Engineering departments, Lisa was tasked with addressing various issues related to property easements and related



AREAS OF PRACTICE

- Real Estate
- Contracts
- Labor & Employment Law
- Civil Litigation
- Education Law

EDUCATION

- J.D., University of Houston Law Center, Houston, Texas (1994)
- B.A., Texas A&M University, College Station, Texas (1990)

BAR ADMISSIONS

- Texas, 1994
- U.S. District Court Southern District of Texas
- U.S. District Court Western District of Texas
- U.S. District Court Eastern District of Texas
- U.S. District Court Northern District of Texas
- United States Supreme Court

disputes. Lisa also provided legal counsel to the Real Estate department where she worked on several condemnation matters.

In representing governmental entities Lisa has over 10 years of experience working for universities within the Texas A&M University System. Lisa worked as an attorney in the Office of General Counsel (OGC) for the Texas A&M University System (TAMUS) providing legal counsel to university administrators on a wide range of matters, including employment and administrative matters, contracts, implementation of administrative policies and procedures.

CLASSES/SEMINARS TAUGHT:

- TASPA Winter Conference 2020
- Client Legal Training & Presentation addressing contracts, real estate purchases and sales, procurement, and labor & employment issues.
- Title IX Training 2020, 2021, 2022 and 2023
- COVID 19: Preparing for the Next School Year
- Counseling in a Pandemic 2020

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS:

- State Bar of Texas
- National School Board Association, Council of School Attorneys
- Texas Association of School Boards, Council of School Attorneys
- Imaginarium of South Texas Board Member
- Laredo Philharmonic Orchestra Board Member

PAST EMPLOYMENT POSITIONS:

- JCA Law, PLLC, Partner, February 1, 2024 – Present
- J. Cruz & Associates, LLC, Associate Attorney, 2019 – 2023
- J. Cruz & Associates, LLC Partner, 2023 – Present
- City of Laredo, First Assistant City Attorney, 2017-2019
- Texas A&M International University, Associate Vice President for Compliance & Risk Management 2012-2017
- Law Office of Lisa Martinez Paul 2004-2012
- Texas A&M University System, Office of General Counsel, 1997-2003
- Eleventh Court of Appeals, 1994-1997

Valeria Reyes

Associate Attorney
State Bar No.
Laredo Office
(956) 717-1300
vreyes@jca-law.com

YEARS OF EXPERIENCE: 5 YEARS

Valeria has been licensed and practicing law for five years. Prior to joining JCA Law, PLLC, Valeria was employed with the City of Laredo as an Assistant City Attorney for three years. In her prior employment with the City of Laredo, Valeria served as a Municipal Court Prosecutor for one year representing the City and the State of Texas in prosecuting violations of city ordinances including prosecuting violations of building, fire, and zoning codes. Additionally, Valeria spent two years working as an Assistant City Attorney where she provided legal counsel to various city departments including Building, Engineering, Airport Planning and Zoning, and Code Enforcement.

As legal counsel to the Building Department, Valeria assisted in enforcing building and code violations. Valeria assisted in the drafting and filing of numerous temporary injunction lawsuits against individuals found to be in violation of building and land development code regulations. In her role as legal counsel to the Building and Code Enforcement Departments, Valeria engaged in monthly training sessions for city code enforcement officers to ensure proper adherence to citing individuals for violations of city ordinances.

In her role providing assistance to the Airport Department, Valeria garnered invaluable first-hand experience and knowledge in reviewing, drafting, and handling long-term lease agreements. Her responsibilities extended to managing agreements involving a diverse array of parties, including lease arrangements with the Federal government.

At JCA Law, PLLC, Valeria continues to assist clients in drafting contracts and negotiating lease agreements as well as assisting with litigation involving temporary injunctions.

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS:



AREAS OF PRACTICE

- Contracts and Agreements
- Administrative Law
- Construction Law

EDUCATION

- J.D., Loyola University Chicago School of Law, Chicago, Illinois (2015)
- B.A., Loyola University Chicago, Chicago, Illinois (2012)

BAR ADMISSIONS

- Texas, 2018
- U.S. District Court Southern District of Texas
- U.S. District Court Western District of Texas
- U.S. District Court Eastern District of Texas
- U.S. District Court Northern District of Texas

- State Bar of Texas
- Webb County Bar Association

PAST EMPLOYMENT POSITIONS:

- JCA Law, PLLC, Associate Attorney, February 1, 2024 – Present
- J. Cruz & Associates, LLC, Owner, March 2022 – January 31, 2024
- City of Laredo City Attorney's Office, Assistant City Attorney, December 2018 – March 2022

Ricardo “Rick” Benavides, III

Associate Attorney
State Bar No. 24116094
Laredo Office
(956) 717-1300
rbenavides@jca-law.com

YEARS OF EXPERIENCE: 4 Years

Rick has been practicing law for four years. Prior to joining J. Cruz & Associates, Rick served the City of Laredo as an Assistant City Attorney. As an Assistant City Attorney, Rick provided legal advice to various City departments, including Building, Engineering, Planning and Zoning, Community Development, and Code Enforcement. While working with these departments, Rick gained valuable experience learning about the intricacies of the land development process and contract drafting.

While working with the Planning and Zoning Department, Rick became knowledgeable about the Land Development Code, Subdivision Ordinances, and other Environmental regulations that dictated the developers' obligations to municipalities. Rick also became proficient in drafting development agreements, which included dedication of utilities, improvements, and easements.

In his capacity within the Community Development department, Rick played a pivotal role in acquiring, selling, and leasing various City properties. He successfully drafted and negotiated a significant lease deal between the City of Laredo and the United States Postal Service, securing long-term leases for City property. Furthermore, Rick served as lead attorney in an eminent domain proceeding to condemn property to develop a right turning lane off Calle del Norte.

In his dual role as legal counsel to the Building and Code Enforcement Departments, Rick actively contributed to the enforcement of building and land development code violations. Collaborating closely with code enforcement officers, he provided daily guidance on the legal aspects of enforcement actions. This period also saw Rick gaining



AREAS OF PRACTICE

- Education Law
- Special Education
- Labor & Employment Law
- Civil Litigation
- Administrative Law

EDUCATION

- J.D., St. Mary's University School of Law, San Antonio, Texas (2019)
- B.A., University of the Incarnate Word, San Antonio, Texas (2015)

BAR ADMISSIONS

- Texas, 2019
- U.S. District Court Southern District of Texas
- U.S. District Court Western District of Texas
- U.S. District Court Eastern District of Texas
- U.S. District Court Northern District of Texas

valuable experience filing temporary injunctions against construction companies and developers for building and land development code violations.

At J. Cruz & Associates, Rick continues to assist private and public clients with drafting and negotiating lease agreements. Rick has also been involved in litigation on behalf of a public client to enforce utility ordinances and a pipeline right-of-way easement agreement against a land developer.

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS:

- State Bar of Texas
- Webb County Bar Association
- Texas Association of School Boards Council of School Attorneys
- National School Boards Association Council of School Attorneys
- National Association of Bond Lawyers
- Fellow of the Texas Bar College, Society of Legal Scholars.

COMMUNITY ORGANIZATIONS AND MEMBERSHIPS:

- Member of the Board of Directors at Junior Achievement of Laredo.
- Member of the City of Laredo Municipal Civil Service Commission Board, Vice-Chair

PAST EMPLOYMENT POSITIONS:

- JCA Law, PLLC, Associate Attorney, February 1, 2024 – Present
- J. Cruz & Associates, LLC, Associate Attorney, February 2021 – January 31, 2024
- City of Laredo, Assistant City Attorney, December 2019 – January 2021

Jose L. "Joe" Benavides, III

Associate Attorney
State Bar No. 24132156
Laredo Office
(956) 717-1300
jbenavides@jca-law.com

YEARS OF EXPERIENCE: 1.5 YEARS

Mr. Benavides was licensed to practice in 2022. Joe began his legal career as a part-time law clerk at JCA Law, PLLC before becoming an attorney. Before joining the Firm, Joe worked as a Constituent Liaison and Travel Aide in the Office of Senator Judith Zaffirini. His duties included resolving constituent case issues in Senate District 21 by working with State agencies including CPS, DFPS, Health and Human Services, Texas Commission on Environmental Quality, Texas Department of Insurance, and Texas Department of Criminal Justice.

Joe has advised businesses from formation to dissolution; enforced lease agreements on behalf of landlords; and has advised government entities on the legal parameter governing the purchase, lease, and sale of real property.

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS:

- State Bar of Texas
- Texas Bar College
- Ruthe B. Cowl Rehabilitation Center, Board Member

PAST EMPLOYMENT POSITIONS:

- JCA Law, PLLC, Associate Attorney, February 1, 2024 – Present
- J. Cruz & Associates, LLC, Law Clerk, May 2020 – January 2024
- Office of Senator Judith Zaffirini, December 2016 - May 2019
- Law Office of David Garcia, Filing Clerk, June 2016 - August 2016



AREAS OF PRACTICE:

- Civil Litigation
- Real Estate
- Labor & Employment Law
- Education Law
- Open Records

EDUCATION:

- JD, St. Mary's University School of Law, San Antonio, Texas (May 2022)
- BBA, St. Edwards University, Austin, Texas (May 2016)

BAR ADMISSIONS:

- Texas, 2022
- U.S. District Court Southern District of Texas
- U.S. District Court Western District of Texas
- U.S. District Court Eastern District of Texas
- U.S. District Court Northern District of Texas

Michelle K. Bartley

Of Counsel
Texas Bar No. 24035611
San Antonio Office
(210) 465-7440
mbartley@jca-law.com

YEARS OF EXPERIENCE: 29 Years

Michelle Bartley has over twenty-nine (29) years of broad litigation experience. Her primary areas of practice include General Civil and Commercial Litigation Matters, focusing on complex construction defect cases where she has represented school districts, hospitals, apartment complexes and other commercial businesses. She also handles matters involving contract, business, and property disputes. Prior to moving to Texas in 2002, she practiced in Washington State handling a variety of insurance defense and coverage matters, including personal injury and premises liability cases, motor vehicle and bus accidents, construction site accidents, and product liability claims. Additionally, Mrs. Bartley has served in court-appointed roles for estate administrations. She has substantial experience litigating in state and federal courts in the State of Texas on a wide array of disputes.



AREAS OF PRACTICE

- Labor & Employment
- Civil Litigation
- Contracts
- Education
- Local Government

EDUCATION

- JD., Seattle University School of Law (1994)
- BA, University of Washington (1988)

BAR ADMISSIONS

- Washington, 1994
- Texas, 2002
- U.S Court of Appeals Ninth District
- Texas Eastern District
- Texas Northern District
- Texas Southern District/Bankruptcy
- Texas Western District
- Washington Eastern District Court
- Washington Western District Court
- Washington-All Courts State—Trial Court

Andrew **Borrego**

Of Counsel
State Bar No.
San Antonio Office
(210) 465-7440
aborrego@jca-law.com

YEARS OF EXPERIENCE: 23 YEARS

Andrew Borrego is a native of San Antonio where he grew up on the city's Westside. He is licensed to practice in Texas and New York. Andrew has been named by his Texas Peers as a Texas Rising Star in 2012-2013, a distinction given to only 2.5 percent of Texas attorneys. In addition to practicing law, Andrew served as an adjunct professor at Trinity University (2007-2012) where he taught Sports Finance, Sports Law, and Ethics in Sports and assisted the university in establishing a Sports Management minor program.

Andrew's focus is in the areas of public information requests, governance matters, real estate, negotiation of contracts, and employment law.



AREAS OF PRACTICE

- Education Law
- Business Law
- Civil Litigation
- Corporate Transactions
- Personal Injury Law
- Sports Law

EDUCATION

- JD, St. Mary's University School of Law, 2000
- BBA-Accounting, University of Texas, San Antonio, 1996

BAR ADMISSIONS

- Texas, 2000
- New York, 2008
- U. S. District Court, Western District of Texas

Stephanie M. Brosig

Of Counsel
State Bar No. 24097421
San Antonio Office
(210) 465-7440
sbrosig@jca-law.com

YEARS OF EXPERIENCE: 8 Years

A graduate of the University of Texas and Cornell University, Stephanie provides the firm with valuable insight, particularly in the fields of government entity law, general civil litigation law, and corporate law. Stephanie has previously served as one of twelve commercial attorneys for the City of San Antonio, where she handled large development agreements, authored risk analysis, and worked as lead attorney for several city government offices. Having worked as a law clerk for both the US District Court for the Southern District of Texas and Texas Rio Grande Legal Aid, she has considerable experience concerning immigration law. Stephanie has both shown an interest in and assists the law firm primarily with open records requests, contracts, leases, and employment law matters. In addition, Stephanie's practice is devoted to negotiating, reviewing, and drafting construction-related contracts.



AREAS OF PRACTICE

- Education Law
- Special Education
- General Litigation
- Open Government

EDUCATION

- JD., University of Texas at Austin (2015)
- BA, Cornell University (2011)

BAR ADMISSIONS

- Texas, 2015
- U. S. District Court Southern District of Texas

Melissa Franco de Gonzalez

Of Counsel

State Bar No. 24032194

Corpus Christi Office

(361) 333-2229

mgonzales@jca-law.com

YEARS OF EXPERIENCE: 22 Years

Melissa is a graduate of the Benjamin N. Cardozo School of Law in New York and received her undergraduate degree from Vassar College also in New York. Melissa works out of the Corpus Christi area. Melissa is intimately familiar with laws affecting government entities, as she is a member of the Gregory Portland ISD Board of Trustees. Melissa's work experience includes handling of claims in court before state and federal courts. Melissa works in the areas of employment defense, government contracting, public information act, civil litigation, and open meetings laws.



AREAS OF PRACTICE

- Education Law
- Special Education
- Employment Law
- Civil Litigation

EDUCATION

- JD., Benjamin N. Cardozo School of Law, New York, NY (2000)
- BA, Vassar College, Poughkeepsie, NY (1996)

BAR ADMISSIONS

- Texas, 2001
- U. S. District Court Southern District of Texas

3.8 REFERENCES AND PROJECTS

List at minimum five (5) prior clients where your firm has provided legal services for government entities and/or private clients with a similar size/scope of work. Provide name of client, address, client direct contact person name and title, his/her email address and direct phone number. This contact person must have direct knowledge of your firm's services / performance. Provide a description of project type, public / private structure, was it new construction or renovations to existing buildings/structures/homes, list timeline of each project from inception to closeout.

County of Zapata, Texas

Joe Rathmell, County Judge
200 E. 7th Avenue, Ste. 115
Zapata, TX 78076
Telephone: (956) 765-9920
Email: zcjo@zapatacountytexas.org

The Firm has assisted the County with real estate transactions since July 2013. In 2021, the Firm assisted the County as lead Plaintiff's counsel on a developer delinquent water service account dispute. The case involved an owner of a development that did not pay for water provided to residents of a trailer park owned by the developer. In March 2021, the Firm successfully obtained utility liens on the development property in favor of the County. Ultimately, the Firm secured a summary judgment in favor of the County and a judgment of \$245,927.57 against the developer. This case commenced in July 2021 and concluded in August 2022.

The Firm also served as co-lead Plaintiff's counsel representing the County on a construction defect case involving the County courthouse. The case resulted in a favorable multi-million-dollar arbitration judgment for the County. The case was filed on May 20, 2011 and judgment was issued on April 18, 2016. In addition, when the County has needed contracts for engineers and architects for several projects, we have assisted the Commissioners' Court and Administration on preparing such contracts. We attend Commissioners' Court meetings, when required, to present transactional matters to the Court in closed session.

Border Region Behavioral Health Center

Maria Sanchez, Executive Director
1500 Pappas Street, Laredo, Texas 78041
Telephone: (956) 794 - 3000
Email: mariaa@borderregion.org

Our Firm is the general legal counsel for Border Region and/or its officers, agents, and employees, including the Board of Trustees. Our attorneys attend meetings of the Center's Board of Trustees in Zapata County on a regular basis, including consulting with the Board in closed session on a variety of real estate, personnel, and litigation-related matters.

During our representation we are often called upon to provide legal memorandum opinions to both the Executive Director and the Board of Trustees. These opinions encompass a diverse array of topics, including personnel issues, policies and procedures, Board-related affairs, contract disputes, and procurement processes.

In addition, our firm has taken on the responsibility of drafting and negotiating various contracts on behalf of Border Region. These contracts include professional service agreements with architects and engineers, interlocal agreements with surrounding counties and governmental entities, construction contracts, and lease agreements.

Furthermore, we have played a crucial role in assisting Border Region with property acquisitions across different counties, including Bexar, Brooks, Hays, Jim Hogg, Starr, Webb, and Zapata County. Our firm has also managed the procurement of essential services such as construction, architecture, engineering, and other professional services required for many of these projects.

Jim Hogg County, Texas

Hon. Juan Carlos Guerra, County Judge

Jim Hogg County Courthouse, E. Tilley Street, Hebbronville, Texas 78361

Telephone: (361) 527-3015

Email: jcguerra@co.jim-hogg.tx.us

Our Firm attends Commissioner's Court Meetings, work sessions, and public hearings, as requested. We also monitor and advise the County on all local and state legal requirements. In addition, the Firm advises the County on matters with potential legal implications such as policy development, personnel issues and provides written opinions, as requested. The Firm advises the County on all administrative and public laws (open meetings, records, elections, etc.). Our Firm also assists with negotiations and drafting of agreements/contracts, advises the County on all legal notice requirements and verification of the notices, prepare legal opinions, as requested, and represent the County in any litigation and other matters, as needed.

Our Firm recently assisted Jim Hogg County with the purchase of an improved tract of land. Our work included drafting of the purchase and sales agreement, Deed and prepared the resolution.

Webb County Appraisal District

Robert Peregoy, Chief Appraiser
3302 Clark Blvd.
Laredo, Texas 78043
Telephone: 956-718-4091
Email: rperegoy@webbcad.org

As general legal counsel our Firm provides the Board of Directors and Chief Appraiser on wide-ranging special district legal matters including: Employment law and labor relations; Financing, including municipal bonds that support special districts; Prepare and/or review all ordinances, resolutions, contracts, joint powers agreements, and other agreements and contracts entered into by the District as requested by the Chief Appraiser. Enforce District ordinances and regulations through administrative and judicial actions as requested by the Chief Appraiser. Research and submit legal opinions on special district or other legal matters as requested by the Board of Directors or the Chief Appraiser. Coordinate and manage the services and costs of outside special counsel if assigned. Attend monthly Board meetings unless excused by the Board President or the Chief Appraiser, and attend additional Board special meetings, committee meetings, and community meetings as appropriate. Promptly return all calls and emails from the Board of Directors and from District staff.

The Firm has advised WCAD on real estate and construction matters from the bidding process and contract formation to execution and final construction. For instance, the Firm successfully facilitated a roof repair project at their facility. Additionally, the Firm has drafted legal opinions regarding the requirements for purchasing and selling property owned, or being purchased, by governmental entities. We also regularly interpret statutes for WCAD affecting real property appraisal values in Webb County.

Edgewood Independent School District

Dr. Eduardo Hernández, Superintendent
5358 W Commerce, San Antonio, Texas 78237
Telephone: (210) 898-2000
Email: Eduardo.Hernandez@eisd.net

As general counsel, our attorneys assist the district in all respects, including but not limited to employment law, including Civil Service Law and Education Law, disciplinary proceedings, employment contract interpretation, harassment and discrimination investigations and report preparation; representing the District before the EEOC, state and federal courts, and administrative agencies; Federal and State special education laws and procedures, including conducting hearings; student matters, including student discipline; appeals to the Commissioner of Education; construction law; election law; personnel policies and employment handbooks; providing training on topics such as sexual harassment, the Americans with Disabilities Act, and Family Medical Leave Act. Firm attorneys attend board meetings both formal and informal as required by the Board of Trustees and/or the Superintendent of Schools (and/or his or her designee) in all actions and proceedings brought against the School District.

In 2022, our Firm assisted Edgewood ISD in the purchase of an improved tract of land for the District's Child Nutrition Program. We successfully assisted the District in resolving an issue with the municipality when the municipality subsequently sought to purchase a portion of tract for a municipal facility.

San Marcos Consolidated Independent School District

Michael A. Cardona, Superintendent
631 Mill Street, San Marcos, Texas 78666
Telephone: (512) 393-6744
Email: michael.cardona@smcisd.net

Our Firm acts as School Board Attorney and chief legal officer of the district in all respects, including but not limited to employment law, including Civil Service Law and Education Law, disciplinary proceedings, employment contract interpretation, harassment and discrimination investigations and report preparation; representing the District before the EEOC, state and federal courts, and administrative agencies; Federal and State special education laws and procedures, including conducting hearings; student matters, including student discipline; appeals to the Commissioner of Education; construction law; election law; personnel policies and employment handbooks; providing training on topics such as sexual harassment, the Americans with Disabilities Act, and Family Medical Leave Act.

In 2022, we assisted the District with the donation of improved tracts of land to a charitable entity. We drafted all of the necessary documents for the transaction including the resolution authorizing the donation, the donation agreement, the deeds, as well as the agenda language.

Clint Independent School District

Dr. Juan I. Martinez, Superintendent

14521 Horizon Boulevard, El Paso, Texas, 79928

Telephone: (915) 926-4001

Email: juan.martinez@clint.net

As the general legal counsel for the School District and/or its officers, agents, and employees, including being present at all meetings both formal and informal as required by the Board of Trustees and/or the Superintendent of Schools (and/or his or her designee) in all actions and proceedings brought against the School District. The services we provide to help our clients solve litigation and dispute challenges include: act as School Board Attorney and chief legal officer of the district in all respects, including but not limited to employment law, including Civil Service Law and Education Law, disciplinary proceedings, employment contract interpretation, harassment and discrimination investigations and report preparation; representing the District before the EEOC, state and federal courts, and administrative agencies; Federal and State special education laws and procedures, including conducting hearings; student matters, including student discipline; appeals to the Commissioner of Education; construction law; election law; personnel policies and employment handbooks; providing training on topics such as sexual harassment, the Americans with Disabilities Act, and Family Medical Leave Act.

We assisted the District in the sale of a tract of land to an adjacent property owner. We prepared the necessary documents for the purchase, including the purchase agreement, resolution, deed and related documents.

5. SCOPE OF SERVICES

Managing Partner, Juan J. Cruz, has represented governmental entities for more than twenty-eight years. Mr. Cruz will serve as the lead attorney and primary point of contact for the proposed legal services. Mr. Cruz will work closely with other members of the Firm's real estate team to ensure Webb County receives swift and effective legal services. A summary of each team member's experience is provided below.

Members of the Firm's real estate team will be readily available to assist Webb County with real estate matters and transactions as matters arise, quickly respond to, and communicate with officials, and will attend meetings and participate in conference calls, when necessary.

Our delivery of real estate services is driven by our dedication to achieving client goals in a practical and solution-directed manner. Our Real Estate Law practice offers services related to the acquisition, disposition, financing, leasing, management, and use of real property, including purchase and sale contract negotiations, drafting, and reviewing public and private easements, lease agreements and negotiations, construction contracts, and land use representation.

In providing cost-effective legal counsel to Webb County, our proposed real estate legal team has the experience and knowledge to minimize risks and avoid disputes even in the most complicated circumstances. When disputes do arise, our skilled litigators are available to resolve issues before virtually in federal, state, and administrative tribunals. Our Firm's focus helps implement efficient processes between entities and the agencies with which they contract. Our attorneys will help and guide the County from the initial planning and counseling through the bid process, contract negotiations, and ongoing compliance, including the often-complex business of contracting with the government.

1. Real Estate Review and Closings

Our Firm's legal team has assisted a variety of private and public entities in the purchase and acquisition of real property. Members of our legal team have recently assisted governmental clients with the drafting and negotiating purchase and sales agreements, preparing deeds, and reviewing title commitments. We are also experienced in addressing legal requirements relating to the purchase and sale of real property by a governmental entity. Our firm's attorneys are experienced in assisting counties with the purchase, sale, exchange, and leasing of county property and familiar with the

requirements of the Texas Local Government Code regarding the sale or lease of property by Texas counties. Proposed members of the real estate team have recently assisted a surrounding county in the purchase of an improved tract of land for government offices.

2. Easements

The Firm's Real Estate team has vast experience in assisting governmental entities with the drafting, reviewing, and negotiating of easements, including pipeline and utility easements, as well as dedicated easements or those condemned for public rights of way. The Firm's proposed legal team has experience in drafting and reviewing easements and assisting governmental clients in understanding the rights and duties of a particular easement. Three members of the Firm's proposed legal team have worked for the City of Laredo as assistant city attorneys. The Firm's legal team is experienced in the various ways public easements are created including by dedication, by prescription, and by condemnation. They realize the importance of private and public easements in the community and are available to assist Webb County in addressing and handling issues relating to easements.

3. Eminent Domain and Condemnation Authority Challenges

Eminent domain refers to the power that a government entity, and in some cases, a private entity, has to acquire private land for a public purpose. Whereas condemnation is the legal process taken by the acquiring entity if the property owner and the entity are unable to agree on the terms regarding the taking of the property. The Firm's proposed legal team is experienced in addressing challenges to condemnation proceedings. As former assistant city attorneys, members of the Firm's real estate are knowledgeable and experienced in addressing many of the issues related to condemnation proceedings including condemnation restraints on governmental entities such as issues related to public use, public necessity, just or adequate compensation, and due process.

4. Legal Feasibility Assessment

The Firm's proposed legal team has assisted a variety of governmental entities in assessing legal issues relating to a proposed governmental project or plan. The proposed real estate team members have experience in advocating for a governmental client's right to regulate land use activities in the Laredo community and will work diligently to assist

Webb County achieve their objectives. The Firm recognizes the importance of identifying potential legal issues in deciding whether to move forward with a particular project. The Firm's proposed legal team has experience in assisting clients with analyzing zoning and other regulatory restrictions and its impact on a proposed project.

5. Permitting for Right of Entry

The Firm's legal team is readily available to assist Webb County in drafting, negotiating, and reviewing rights of entry. Our Firm has assisted public and private clients with rights of entry. We have successfully assisted clients in negotiating rights of entry. We have negotiated rights of entry that give the landowner client more protection as well as rights of entry that give a governmental entity wide latitude in obtaining access to a particular tract of property. Depending on Webb County's goals, our legal team is experienced and knowledgeable to assist the drafting, reviewing, and negotiating of rights of entry.

6. CONFLICT OF INTEREST

No material arrangements, relationships, associations, employment, or other contacts that may cause a conflict of interest or the appearance of a conflict of interest if the Firm acts as counsel to Webb County or any of its departments, offices, or divisions.

In accordance with the State Bar Rules, if a conflict exists at the onset of litigation, our Firm will immediately disclose such conflict to the Client. If our Firm has been working with a high-level official that is accused of misconduct, our Firm will, most likely, advise Webb County to seek third-party attorney to protect the integrity of the case or investigation. If the County sues another client of the Firm, we will immediately disclose such conflict so that both clients can obtain separate counsel.

6.1 CONFIDENTIAL/PROPRIETARY INFORMATION

The statements provided in this response do not contain material subject to confidential/proprietary information.

OTHER INFORMATION

Specialized Services

JCA Law, PLLC is primarily a government entity defense-based company that provides legal advice to its clients daily. The Firm is proud to serve many government entities, including the Texas Education Agency Division of Governance as External Counsel with a current contract that was awarded by the Agency initially on September 1, 2020, and extended through August 31, 2024. The Firm's government clients require that the Firm's attorneys be knowledgeable and intricately familiar with federal and state regulations and agencies. The Firm has provided oral and written legal interpretations to its clientele on different sections of the state and federal statutes and interpretive guidance issues by regulatory agencies. Without question, the Firm can research, analyze, and interpret any federal or state regulations, as would be required by Webb County.

In its experience providing legal services, the Firm has assisted in providing legal assistance to government bodies including reviewing agendas and supporting materials for public meetings, attendance at government body meetings, including any additional finance meetings or committee meetings as requested by the client. The Firm has also assisted in reviewing and drafting agreements, leases, resolutions, or contracts for various government entities, as well as providing legal advice to public officials regarding operations, open meetings, public information requests, real estate and personnel matters.

Regarding the familiarity with the County and its needs, Mr. Cruz and all of the attorneys that are employed with the Firm will attend required meetings (as requested), as has been the current practice with government entity clients the Firm is privileged to serve, where the Firm's attorneys attend monthly board meetings, special called meetings and provide training, as required.

All attorneys in the Laredo, San Antonio and Corpus Christi offices will ensure that the County's legal needs are met. However, via technology, the Firm's offices are well equipped to work together from different areas of our State to deal with any legal issue. The attorneys of JCA Law, PLLC represent large, medium, and small-size government bodies. As such, any legal issues that the County encounters will be, to a certain extent, routine given the similarity of client needs. In addition, the Firm personnel is very familiar with the clientele the County serves because we serve government clients located in the same geographical area.

The Firm has different controls in place to ensure any client of the Firm receives adequate, timely, and efficient attention to its legal needs. When a call, text, or email comes in from a client, the main attorney, usually a partner, answers the legal issues within the same day, as required. If the legal issue is involved and another attorney needs to be involved, the lead attorney will familiarize the associate attorney with the project and follow up with the client to make sure he/she knows the matter is being addressed.

The Firm has established internal conflicts check procedures to ensure there is no conflict to represent the interests of the County in any matter. If a conflict arises, the Firm informs the client immediately as required by the State Bar rules. The Firm has an employee handbook that details all the professional requirements that all employees must meet daily. Regarding billing, the Firm uses the CORE billing system. This system captures all time and expenses on an hourly/daily basis. At the end of each month, Mr. Cruz reviews all time entries to ensure they are in line with the County's expectations and billing requirements. The Firm's legal bill is sent monthly to the designated entity representative for review and payment.

All attorneys of the Firm are mandated to comply with the required State Bar of Texas Continuing Education Legal Requirements. Each attorney that attends a statewide or national conference needs to submit their request to the managing partner who ensures that the legal training is in line with the client's needs. As such, the County of Webb will receive legal advice from learned professionals in their field.

Effective Strategies

Without question, what sets JCA Law, PLLC apart from its counterparts is that the Firm works alongside government officials and administrators in a conscientious manner with courtesy, respect, and efficiency. We pride ourselves on giving information (forms, letters, training) to administrators to enable them to learn and apply on a daily basis without having to resort to calling a lawyer, thereby cutting down on their legal expenses. The Firm truly believes that while it is important to be available, it is also equally important to educate its clientele so that calls to an attorney are made only, as needed, and required by the client. In addition, Mr. Cruz has instilled on the Firm's staff that their job is to handle things quickly and provide an answer on a very timely basis so that there is no interruption of operational services of Webb County.

Our attorneys attend public meetings on a regular basis, including consulting with the government officials in closed session on a variety of real estate, personnel, and litigation-

related matters. The Firm has also assisted government entities with sensitive internal investigations, including hostile work environment and harassment allegations, in addition to investigating compliance with federal and state regulations. Further, the Firm has drafted various policies and procedures, including but not limited to, employee standards of conduct and conflicts of interest provisions. The Firm also provides continuous guidance pertaining to real property acquisitions, leasing agreements, and construction contracts. When requested, the Firm assists insurance defense counsel in the event litigation arises.

Communication Plan

We wholeheartedly agree that clear and constant communication is necessary to maintain an effective professional working relationship with our clients. We pride ourselves on being a boutique government entity defense law firm that knows our clients – regardless of size – by name. Our Firm believes that no matter the size of the client, every single one of our clients should be treated as if they are the only client of our law firm. We are accessible seven days per week. Webb County Judge, County Commissioners, and Administrators will have access to an attorney, beginning with Mr. Cruz, at any time, either through text, phone call, or email. The reason why the Firm has maintained some of its clients for a very long time is due to being open and honest with the client about their case. Our Firm does not give advice to the majority or minority of a public body. We treat everyone equally and provide advice in accordance with the standards expected by the client. If a case is in litigation, we will provide an initial report and budget, plus routine status reports, in either an oral or written manner, as required.

All Firm attorneys will be fully available to Webb County during normal business hours and, after hours, on cell phone, via phone call, or text communication. Further, the Firm routinely receives reviews, and responds to daily e-mail communication from every client. The attorneys work as a team, and, together, will contribute to ensure that all legal issues that arise at Webb County are handled fully and adequately. Each individual working on a project will see that the goal is met and will cease all work on the project at the request of Webb County or when the issue is resolved.

Juan J. Cruz will be the assigned lead counsel. Mr. Cruz prides himself on being available via Zoom, text, phone call, or e-mail in an instantaneous matter. Due to the proximity between the County and the Firm's principal office, Mr. Cruz or any of the attorneys of the Firm may be available for an important in-person meeting, as required by the client.

The Firm has all forms of communication apps available to it, including but not limited to:

- Zoom Meeting;
- Google Meets;
- Go To Meetings;
- Skype; and
- Microsoft Teams.

When large documents need to be shared, the Firm can use Dropbox or Google Drive. Further, the Firm's attorneys and staff use Microsoft Outlook daily. The District will receive the Firm's office number, 1-800 number, and the attorney's personal cell phones to call, as needed, after hours.

As a Firm, we have a reputation for effectively and tenaciously representing our clients' interests. We pride ourselves in that each client will have the benefit of one hundred plus years of joined experience. Our litigation philosophy is simple: listen first, understand our clients' business and legal objectives next, and then aggressively, efficiently, and effectively present and defend our clients' interests. We have a strong history of zealous courtroom advocacy on behalf of our clients at any level. However, we are also mindful that oftentimes our clients are best served by resolving a matter before it reaches the courtroom. The members of our litigation team are skilled negotiators who have successfully employed creative strategies to resolve matters at mediation, arbitration, and via administrative proceedings. We believe that creativity, judgment, sensitivity, and experience are the keys to our success in finding winning outcomes, and we deliver.

Insurance Requirements

JCA Law, PLLC acknowledges that it has read and understands the insurance requirements for this proposal as stipulated under Section 1.34 (Insurance). JCA Law, PLLC also understands that evidence of required insurance must be submitted within five (5) working days following notification of award of its offer.

Equal Employment Opportunity

The Firm is an equal employment opportunity employer and provides equal employment and advancement opportunities to all individuals based on merit, qualifications and abilities. The Firm embraces diversity in the workplace and does not discriminate in employment opportunities or practices on the basis of race, color, religion, sex, national origin, age, disability, sexual orientation, or any other characteristic protected by law. Employees may raise concerns and make reports without fear of reprisal.

Forms

See next page.

References Form

Please list at minimum five (5) local governmental entities where similar scope of services were provided.

THIS FORM MUST BE RETURNED WITH YOUR OFFER.

REFERENCE ONE

Government/Company Name: County of Zapata

Address: 200 E. 7th Avenue, Ste. 115, Zapata, Tx

Contact Person and Title: Joe Rathmell, County Judge

Phone: (956) 765-9920 Fax: _____

Email Address: zcjo@zapatacountytx.org Contract Period: July 2013 - Present

Description of Professional Services Provided: _____

See page 24

REFERENCE TWO

Government/Company Name: Border Region Behavioral Health Center

Address: 1500 Pappas St., Laredo, TX 78041

Contact Person and Title: Maria Sanchez, Executive Director

Phone: (956) 794-3000 Fax: _____

Email Address: mariaa@borderregion.org Contract Period: July 2013 - Present

Description of Professional Services Provided: _____

See page 24

REFERENCE THREE

Government/Company Name: Jim Hogg County, Texas

Address: E. Tilley Street, Hebronville, Tx 78361

Contact Person and Title: Juan Carlos Guerra, County Judge

Phone: (341) 527-3015 Fax: _____

Email Address: jcg Guerra@co.jim-hogg.tx.us Contract Period: June 2013-Present

Description of Professional Services Provided: _____

see page 25

REFERENCE FOUR

Government/Company Name: Webb County Appraisal District

Address: 3302 Clark Blvd

Contact Person and Title: Robert Peregoy, Chief Appraiser

Phone: (956) 718-4091 Fax: _____

Email Address: rpergoy@webbcad.org Contract Period: June 2013-Present

Description of Professional Services Provided: _____

see page 26

REFERENCE Five

Government/Company Name: San Marcos Consolidated ISD

Address: 631 Mill Street, San Marcos, TX 78666

Contact Person and Title: Michael A. Cardona, Superintendent

Phone: (512) 393-6744 Fax: _____

Email Address: michael.cardona@smcisd.net Contract Period: June 2013

Description of Professional Services Provided: _____

see page 27

- ****Additional pages are permitted if more space is required****

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CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

JCA Law, PLLC

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

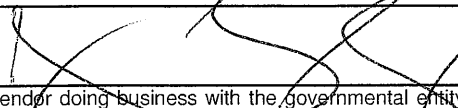
Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

2-2-24
Date

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

Certificate Number:
2024-1112399

Date Filed:
01/16/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

JCA Law, PLLC
Laredo, TX United States

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

Webb County

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.

RFQ 2024-008
Request for Qualifications for Real Estate Legal Services for Webb County

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

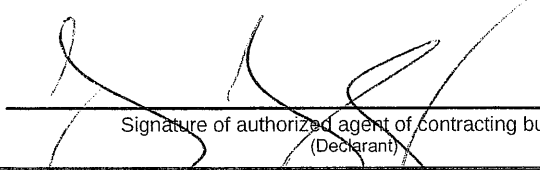
6 UNSWORN DECLARATION

My name is Juan J. Cruz, and my date of birth is 07/03/1970.

My address is 214 W. Village Blvd. Ste. 202 Laredo, Tx, 78041, USA.
(street) (city) (state) (zip code) (country)

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

Executed in Webb County, State of Texas, on the 2 day of February 2024.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

JCA Law, PLLC

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

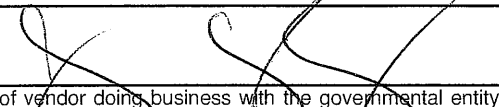
Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

2-2-24
Date

CERTIFICATION
REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY
EXCLUSION FOR COVERED CONTRACTS

PART A.

Federal Executive Orders 12549 and 12689 require the Texas Department of Agriculture (TDA) to screen each covered potential contractor to determine whether each has a right to obtain a contract in accordance with federal regulations on debarment, suspension, ineligibility, and voluntary exclusion. Each covered contractor must also screen each of its covered subcontractors.

In this certification "contractor" refers to both contractor and subcontractor; "contract" refers to both contract and subcontract.

By signing and submitting this certification the potential contractor accepts the following terms:

1. The certification herein below is a material representation of fact upon which reliance was placed when this contract was entered into. If it is later determined that the potential contractor knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, or the TDA may pursue available remedies, including suspension and/or debarment.
2. The potential contractor will provide immediate written notice to the person to which this certification is submitted if at any time the potential contractor learns that the certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
3. The words "covered contract", "debarred", "suspended", "ineligible", "participant", "person", "principal", "proposal", and "voluntarily excluded", as used in this certification have meanings based upon materials in the Definitions and Coverage sections of federal rules implementing Executive Order 12549. Usage is as defined in the attachment.
4. The potential contractor agrees by submitting this certification that, should the proposed covered contract be entered into, it will not knowingly enter into any subcontract with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, and/or the TDA, as applicable.

Do you have or do you anticipate having subcontractors under this proposed contract?

Yes

No

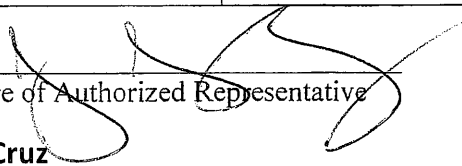
5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations for all covered subcontracts.
6. A contractor may rely upon a certification of a potential subcontractor that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered contract, unless it knows that the certification is erroneous. A contractor must, at a minimum, obtain certifications from its covered subcontractors upon each subcontract's initiation and upon each renewal.
7. Nothing contained in all the foregoing will be construed to require establishment of a system of records in order to render in good faith the certification required by this certification document. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
8. Except for contracts authorized under paragraph 4 of these terms, if a contractor in a covered contract knowingly enters into a covered subcontract with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, Department of Health and Human Services, United States Department of Agriculture, or other federal department or agency, as applicable, and/or the TDA may pursue available remedies, including suspension and/or debarment.

PART B. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION FOR COVERED CONTRACTS

Indicate in the appropriate box which statement applies to the covered potential contractor:

- The potential contractor certifies, by submission of this certification, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract by any federal department or agency or by the State of Texas.
- The potential contractor is unable to certify to one or more of the terms in this certification. In this instance, the potential contractor must attach an explanation for each of the above terms to which he is unable to make certification. Attach the explanation(s) to this certification.

Name of Contractor	Vendor ID No. or Social Security No.	Program No.
JCA Law, PLLC	46-2631407	RFQ 2024-008

Signature of Authorized Representative  Date 2-2-24

Juan J. Cruz

Printed/Typed Name and Title of Authorized Representative

CERTIFICATION REGARDING FEDERAL LOBBYING
(Certification for Contracts, Grants, Loans, and Cooperative Agreements)

PART A. PREAMBLE

Federal legislation, Section 319 of Public Law 101-121 generally prohibits entities from using federally appropriated funds to lobby the executive or legislative branches of the federal government. Section 319 specifically requires disclosure of certain lobbying activities. A federal government-wide rule, "New Restrictions on Lobbying", published in the Federal Register, February 26, 1990, requires certification and disclosure in specific instances.

PART B. CERTIFICATION

This certification applies only to the instant federal action for which the certification is being obtained and is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with these federally funded contract, subcontract, subgrant, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions. (If needed, contact the Texas Department of Agriculture to obtain a copy of Standard Form-LLL.)

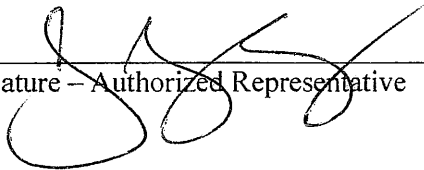
3. The undersigned shall require that the language of this certification be included in the award documents for all covered subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all covered subrecipients will certify and disclose accordingly.

Do you have or do you anticipate having covered subawards under this transaction?

- Yes
- No

Name of Contractor/Potential Contractor JCA Law, PLLC	Vendor ID No. or Social Security No. 46-2631407	Program No. RFQ 2024-008
--	--	---

Name of Authorized Representative Juan J. Cruz	Title Managing Member / Owner
---	--



Signature – Authorized Representative

2-2-24

Date

**WEBB COUNTY PURCHASING DEPT.
QUALIFIED PARTICIPATING VENDOR CODE OF ETHICS
AFFIDAVIT FORM**

STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB *

BEFORE ME the undersigned Notary Public, appeared Juan J. Cruz, the herein-named "Affiant", who is a resident of Webb County, State of Texas, and upon his/her respective oath, either individually and/or behalf of their respective company/entity, do hereby state that I have personal knowledge of the following facts, statements, matters, and/or other matters set forth herein are true and correct to the best of my knowledge.

I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby confirm that I have reviewed and agree to fully comply with all the terms, duties, ethical policy obligations and/or conditions as required to be a qualified participating vendor with Webb County, Texas as set forth in the Webb County Purchasing Code of Ethics Policy posted at the following address: <http://www.webbcountytx.gov/PurchasingAgent/PurchasingEthicsPolicy.pdf>

I personally, and/or in my respective authority/capacity on behalf of my company/entity do hereby further acknowledge, agree and understand that as a participating vendor with Webb County, Texas on any active solicitation/proposal/qualification that I and/or my company/entity failure to comply with the Code of Ethics policy may result in my and/or my company/entity disqualification, debarment or make void my contract awarded to me, my company/entity by Webb County. I agree to communicate with the Purchasing Agent or his designees should I have questions or concerns regarding this policy to ensure full compliance by contacting the Webb County Purchasing Dept. via telephone at (956) 523-4125 or e-mail to the Webb County Purchasing Agent to joel@webbcountytx.gov.

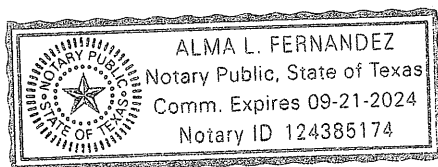
Executed and dated this 2 day of February, 2024.

Signature of Affiant

Juan J. Cruz / JCA Law, PLLC

Printed Name of Affiant/Company/Entity

SWORN to and subscribed before me, this 2 day February, 2024



Alma L. Fernandez
NOTARY PUBLIC, STATE OF TEXAS

Offeror: Complete & Return this Form with Response Submission.

House Bill 89 Verification

I, Juan J. Cruz, the undersigned representative of (company or business name) JCA Law, PLLC (heretofore referred to as company) being an adult over the age of eighteen (18) years of age, after being duly sworn by the undersigned notary, do hereby depose and verify under oath that the company named above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.

Pursuant to Section 2270.001, Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made ordinary business purposes; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or an limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business association that exist to make a profit.

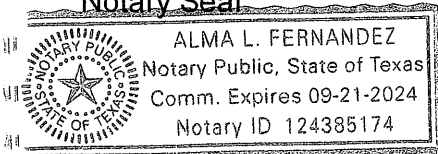
Signature of Company Representative

Date

On this 2 day of February, 2024, personally appeared

Juan J. Cruz, the above named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

Notary Seal

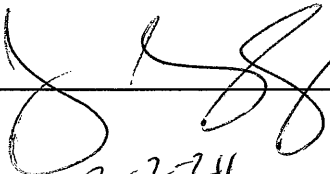


Notary Signature

Date

**Offeror: Complete & Return this Form with Response Submission.
Senate Bill 252 Certification**

SB 252 CHAPTER 2252 CERTIFICATION I, Juan J. Cruz, the undersigned representative of JCA Law, PLLC (Company or business name) being an adult over the age of eighteen (18) years of age, pursuant to Texas Government Code, Chapter 2252, Section 2252.152 and Section 2252.153, certify that the company named above is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153. I further certify that should the above-named company enter into a contract that is on said listing of companies on the website of the Comptroller of the State of Texas which do business with Iran, Sudan or any Foreign Terrorist Organization, I will immediately notify Mr. Jose Angel Lopez III, Webb County Purchasing Agent at (956) 523-4125 or via email at joel@webbcountytexas.gov

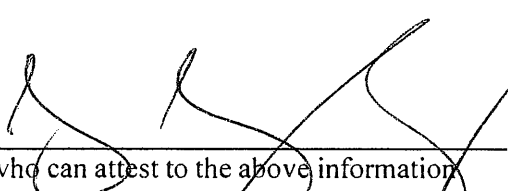
Juan J. Cruz Name of Company Representative (Print)
 Signature of Company Representative
2-22-24 Date

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name Juan J. Cruz owes no delinquent property taxes to Webb County.

JCA Law, PLLC owes no property taxes as a business in Webb County.
(Business Name)

Juan J. Cruz owes no property taxes as a resident of Webb County.
(Business Owner)



Person who can attest to the above information

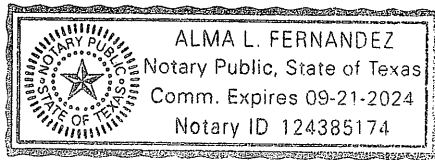
*** SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.**

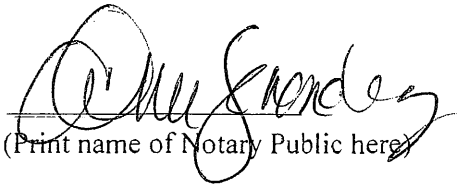
The State of Texas
County of Webb

Before me, a Notary Public, on this day personally appeared Juan J. Cruz, know to me (or proved to me on the oath of _____) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 2 day of February 2024.

Notary Public, State of Texas




(Print name of Notary Public here)

My commission expires the 21 day of September 2024

ADDENDUM No. 1 TO THE RFQ DOCUMENTS
Addendum Date: January 22, 2024

RFQ DOCUMENT NUMBER RFQ 2024-008
“Real Estate Legal Services for Webb County”

A. This Addendum shall be considered part of the RFQ documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence. **RESPONDENTS MUST SIGN THE ADDENDUM AND SUBMIT IT WITH THEIR BIDS/PROPOSALS.**

B. Respondent are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

Except as described below, the original RFQ document remains unchanged. The RFQ documents are modified and/or clarified, as follows:

- **The following is a modification to Section 7.2 SOQ Evaluation Committee.**


The following Webb County employees are involved in the evaluation process for this procurement:

- Leroy Medford, Executive Administrator to Commissioners Court
- Lalo Uribe, Executive Administrator to the County Judge
- Nathan R. Bratton, General Counsel, Civil Legal Division

RESPONDENT MUST ACKNOWLEDGE THIS ADDENDUM BY SIGNING BELOW AND ATTACHING THE SIGNED ADDENDUM TO THE PROPOSAL FORM(S):

Company Name JCA Law, PLLC

Contact Person Juan J. Cruz

Signature 

Date 2/2/24

THIS CONCLUDES ADDENDUM NO. 1 IN ITS ENTIRETY.

This Addendum is being transmitted electronically via our E-Bid site @ <https://webbcountyebid.ionwave.net/Login.aspx>. If you have any questions, please direct them to; Juan Guerrero Jr. (956) 523-4149 or email at juguerrero@webbcountytx.gov.

County of Webb

ADDENDUM No. 2 TO THE RFQ DOCUMENTS

Addendum Date: January 26, 2024

RFQ DOCUMENT NUMBER RFQ 2024-008

“Real Estate Legal Services for Webb County”

A. This Addendum shall be considered part of the RFQ documents for the above-mentioned project as though it had been issued at the same time and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence. **RESPONDENTS MUST SIGN THE ADDENDUM AND SUBMIT IT WITH THEIR BIDS/PROPOSALS.**

B. Respondent are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be construed that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.


Except as described below, the original RFQ document remains unchanged. The RFQ documents are modified and/or clarified, as follows:

- **The deadline for submittals has been extended from Monday January 29 to Friday February 2, 2024 at or before 4 pm.**
- **Section 1, 1.19, 3.2 & 7.3: Any reference to “Architectural Services” should be disregarded.**
- **Section 3.8: Any reference to “Construction Projects” should be disregarded.**
- **Section 7.3 Personnel Qualifications should include both the team member names and resumes of individual(s) that would be assigned to Webb County if awarded requested services.**

RESPONDENT MUST ACKNOWLEDGE THIS ADDENDUM BY SIGNING BELOW AND ATTACHING THE SIGNED ADDENDUM TO THE PROPOSAL FORM(S):

Company Name JCA Law, PLLC

Contact Person Juan J. Cruz

Signature 

Date 2-2-24

THIS CONCLUDES ADDENDUM NO. 2 IN ITS ENTIRETY.

This Addendum is being transmitted electronically via our E-Bid site @ <https://webbcountyebid.ionwave.net/Login.aspx> . If you have any questions, please direct them to; Juan Guerrero Jr. (956) 523-4149 or email at juguerrero@webbcountytx.gov .



**RFQ 2024-008 Real Estate Legal Services
for Webb County**

Issue Date: 1/8/2024

Questions Deadline: 1/15/2024 05:00 PM (CT)

Response Deadline: 1/23/2024 04:00 PM (CT)

Contact Information

Contact: Mr. Juan Guerrero Contract Administrator
Address: 1110 Washington St.
Suite 101
Laredo, TX 78040
Phone: (956) 523-4149
Email: juguerrero@webbcountytx.gov

Event Information

Number: RFQ 2024-008 Real Estate Legal Services
Title: for Webb County
Type: Request For Qualifications
Issue Date: 1/8/2024
Question Deadline: 1/15/2024 05:00 PM (CT)
Response Deadline: 1/23/2024 04:00 PM (CT)
Notes: ***Download All Attachments* Please upload your response documents in the "Response Attachments" tab before completing your submission.**

Bid Attachments

General Affidavit Purchasing Ethics.pdf

Affidavit

[Download](#)

Additional Forms.pdf

Additional Forms

[Download](#)

RFQ 2024-008 Real Estate Legal Services for Webb County.pdf

RFQ 2024-008

[Download](#)

Supplier Information

Company Name: JCA Law, PLLC

Contact Name: Juan J. Cruz

Address: 216 W. Village Blvd., Suite 202

Laredo, Texas 78041

Phone: (956) 717-1300

Fax: (956) 717-0539

Email: jcruz@jca-law.com

Supplier Notes

By submitting your response, you certify that you are authorized to represent and bind your company.

Juan J. Cruz
Print Name

Signature

