

LAW OFFICE OF
MONTEMAYOR & SAENZ, P.C.

ATTORNEYS AND COUNSELORS AT LAW

1020 JUAREZ AVE.
Laredo, Texas 78040

(O) 956-722-0215
(F) 956-722-0246

January 24, 2024

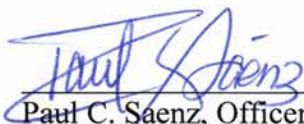
Webb County Purchasing Agent's Office
1110 Washington St., Suite 101
Laredo, Texas 78040
Attn: Contract Administrator

Re: RFQ 2024-008 | Real Estate Legal Services for Webb County

Dear Webb County Contract Administrator:

Please accept the enclosed Statement of Qualifications, which is being provided to you in response to Webb County's Request for Qualifications (RFQ 2024-008). The attorneys at the Law Office of Montemayor & Saenz, PC possess the experience, skill, and understanding of real estate transactions, and are committed to providing Webb County with the legal services outlined in RFQ 2024-008. The Statement of Qualifications submitted herein is valid for ninety (90) days from the deadline of submission.

Respectfully,



Paul C. Saenz, Officer
Law Office of Montemayor & Saenz, PC
E: paul@saenzlaw.net

THIS FORM MUST BE INCLUDED WITH RFQ PACKAGE; PLEASE CHECK OFF EACH ITEM INCLUDED WITH RFQ PACKAGE AND SIGN BELOW TO COMPLETE SUBMITTAL OF EACH REQUIRED ITEM.

“Real Estate Legal Services for Webb County”

- Statement of Qualifications
- References Form
- Conflict of Interest Form (CIQ)
- Certification regarding Debarment (Form H2048)
- Certification regarding Federal lobbying (Form 2049)
- Purchasing Code of Ethics Affidavit
- House Bill 89 Form
- Senate Bill 252 Form
- Proof of No Delinquent Tax Owed to Webb County



Signature of Person Completing this Package

January 24, 2024
Date

STATEMENT OF QUALIFICATIONS

**REAL ESTATE LEGAL SERVICES
RFQ 2024-008**

LAW OFFICE OF
MONTEMAYOR & SAENZ, P.C.

EXECUTIVE SUMMARY

The Law Office of Montemayor & Saenz, PC (“the “Firm”), is a professional corporation originally formed in 2014, and located at 1020 Juarez Ave., Laredo, Texas 78040. The licensed attorneys and officers of the Firm are Francisco J. Montemayor, Jr. and Paul C. Saenz. The Firm’s staff includes 4 employees, an office manager, and 2 licensed attorneys.

Attorneys Montemayor and Saenz are licensed professionals and have been providing a diverse array of legal services to clients in Webb County, and other parts of Texas, for more than twenty-five years. As attorneys, Montemayor and Saenz have each provided public and private clients with real estate legal services relating to the purchase/sale of residential and commercial property, land development projects, easement and right of way acquisitions, renewable energy development projects, title abstracting services, eminent domain matters, ad valorem tax collection services, and other real estate matters incident thereto.



The Firm’s team of licensed attorneys and qualified staff are committed to providing our clients with professional and competent real estate legal services that includes among other things, negotiating and drafting real estate contracts, easement conveyance documents, deeds, leases, and title curative documents. The Firm is equipped with the latest technology, hardware, and computer software to support its timely and efficient service to clients.

TABLE OF CONTENTS

I.	PROFESSIONAL LEGAL SERVICES INFORMATION.....	3
	Office Information	3
	Legal Services Providers	3
	Type of Business Entity.....	3
	Financial Stability.....	3
II.	PERSONNEL QUALIFICATIONS	4
	Paul C. Saenz.....	4
	Legal Services Experience.....	4
	Real Property Acquisitions.....	4
	Easement Acquisitions	5
	References.....	6
	Francisco J. Montemayor, Jr.....	7
	Legal Services Experience.....	7

I. PROFESSIONAL LEGAL SERVICES INFORMATION

Office Information

LAW OFFICE OF MONTEMAYOR & SAENZ, PC

1020 Juarez Ave.

Laredo, Texas 78040

Principal Contact: Paul C. Saenz

Ph: 956.722.0215

Fax: 956.722.0246

Email: paul@saenzlaw.net

Legal Services Providers

Paul C. Saenz - Attorney

(address and contact information same as above).

Francisco J. Montemayor, Jr. - Attorney

(address and phone number same as above)

Email: lawjm@sbcglobal.net

Type of Business Entity

Professional Corporation organized under the laws of the State of Texas.

Financial Stability

The Law Office of Montemayor & Saenz, PC is financially stable and able to perform the legal services described in RFQ 2024-008 and to provide the legal services represented in this statement of qualifications.

II. PERSONNEL QUALIFICATIONS

Paul C. Saenz

Attorney at Law

License: State Bar of Texas – 24013441 (1999)
State Bar of Oklahoma - 34847 (2021)

Education:

- Doctor of Jurisprudence
St. Mary's School of Law (1998)
- Bachelors of Business Administration
Major in Finance
Texas A&M University, Kingsville, Texas (1992)

Legal Services Experience

Paul C. Saenz has practiced law in the Laredo, Webb County community for over 23 years, with experience in Real Estate Law, Civil Litigation, Ad Valorem Tax Collections, and General Commercial Transactions. For the past 10 years, he has served as Real Estate Legal Counsel for American Electric Power Service Corporation (“AEP”) and its subsidiaries (AEP Texas Inc., Electric Transmission Texas, LLC, Southwestern Electric Power Company, and Public Service Company of Oklahoma). In his capacity as real estate counsel for the forgoing public utility companies, Paul consults with and advises AEP Corporate Legal, AEP Real Estate Asset Management, and AEP Transmission Right of Way in the acquisition of real property and easement rights throughout AEP’s service territory in Texas and Oklahoma.

Real Property Acquisitions

Paul has served as AEP’s real estate attorney in more than 225 real estate projects relating to the acquisition of land rights for the construction of electric substations, telecommunications towers, service centers, laydown yards, and renewable energy projects. Legal services include the following:

- Manage and coordinate real estate acquisitions in Texas and Oklahoma through closing.
- Draft, review, and negotiate purchase and sales contracts, option

contracts, leases, deeds, easements, rights of entry, road use agreements.

- Review Environmental Reports (Phase I & II), ALTA Surveys, Title Commitments, and advise client on matters incident thereto; prepare title objections, and curative instruments.
- File condemnation actions and secure property rights through client's power of eminent domain.
- Collaborate with renewable energy companies (wind & solar) in securing land rights for the construction of electric substations and related facilities in support of renewable energy projects.



Easement Acquisitions

In addition, Paul has served as real estate counsel for AEP in securing transmission line easement rights for new transmission line installation projects and for transmission line rebuild projects. Duties included drafting, reviewing, negotiating and securing transmission line easements, supplemental easements, rights of entry, and other instruments incident thereto. File condemnation actions and secure easement rights through client's power of eminent domain.



References

Company	Contact Name	Contact Information
American Electric Power Service Corporation and its subsidiaries <ul style="list-style-type: none"> • AEP Texas Inc. 	John M. Garcia Real Estate Supervisor 539 N. Carancahua Corpus Christi, TX 78401	Ph: 361.815.0632 E: jmgarcia1@aep.com
<ul style="list-style-type: none"> • Electric Transmission Texas, LLC • Southwestern Electric Power Company 	Nicolas Curiel Transmission Right of Way Supervisor 539 N. Carancahua Corpus Christi, TX 78401	Ph: 361.537.3278 E: ncuriel@aep.com
<ul style="list-style-type: none"> • Public Service Company of Oklahoma 	Mary Brenning Senior Real Estate Counsel 1 Riverside Plaza Columbus, Ohio 43215	Ph: 614.716.2925 E: mfrenning@aep.com

Francisco J. Montemayor, Jr.

Attorney at Law

License: State Bar of Texas - 00798382 (1997)

Education:

- Doctor of Jurisprudence
Texas Southern University 1996
- Bachelor of Arts
Major Political Science & History
Minor Business Administration
Texas State University 1991

Legal Services Experience

Javier Montemayor has practiced in the Laredo, Webb County community for almost three decades, serving as legal counsel for various private and public entities. He has extensive experience in general litigation, contract law and civil defense. For a combined fifteen years, Mr. Montemayor has represented the county of Webb in delinquent tax collection and is very familiar with the inner workings of government operations and regulations. Mr. Montemayor has extensive experience in both the state and federal levels including the areas of general civil litigation, real estate review and closings, ad valorem taxation, title review and commitments as well as various other related legal real estate services.

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: AEP Texas Inc.

Address: 539 N. Carancahua, Corpus Christi, TX 78401

Contact Person and Title: John M. Garcia, Real Estate Supervisor

Phone: 361-815-0632 Fax: _____

Email Address: jmgarcia1@aep.com Contract Period: _____

Description of Professional Services Provided: Real Estate Legal Services

REFERENCE TWO

Government/Company Name: Electric Transmission Texas, LLC

Address: 400 W. 15th Street, Suite 800, Austin TX 78701

Contact Person and Title: John M. Garcia, Real Estate Supervisor, Nicolas Curiel, Transmission Right of Way Supervisor

Phone: 361-815-0632, 361-537-3278 Fax: _____

Email Address: jmgarcia@aep.com, ncuriel@aep.com Contract Period: _____

Description of Professional Services Provided: Real Estate Legal Services

REFERENCE THREE

Government/Company Name: Southwestern Electric Power Company

Address: 1 Riverside Plaza, Columbus, Ohio 43215

Contact Person and Title: John M. Garcia, Real Estate Supervisor

Phone: 361-815-0632 Fax: _____

Email Address: jmgarcia1@aep.com Contract Period: _____

Description of Professional Services Provided: Real Estate Legal Services

REFERENCE FOUR

Government/Company Name: Public Service Company of Oklahoma

Address: 1 Riverside Plaza, Columbus, Ohio 43215

Contact Person and Title: John M. Garcia, Real Estate Supervisor

Phone: 361-815-0632 Fax: _____

Email Address: jmgarcia1@aep.com Contract Period: _____

Description of Professional Services Provided: Real Estate Legal Services

REFERENCE Five

Government/Company Name: Webb County

Address: 1000 Houston St., Laredo, TX 78040

Contact Person and Title: Patricia Barrerra, Tax Assessor Collector

Phone: 956-523-4200 Fax: _____

Email Address: webbtax@webbcountytx.gov Contract Period: _____

Description of Professional Services Provided: Delinquent Tax Collection Services

- ****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.

Law Office of Montemayor & Saenz, PC

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.

None

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.

None

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
/s/ Paul C. Saenz
Signature of vendor doing business with the governmental entity

01/24/2024
Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;

or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

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

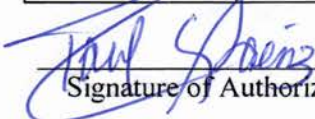
5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations 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.
Law Office of Montemayor & Saenz, PC	47-2184201	



Signature of Authorized Representative

01/24/2024
Date

Paul C. Saenz, Officer

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.

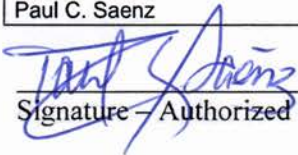
Do you have or do you anticipate having covered subawards under this transaction?

Yes

No

Name of Contractor/Potential Contractor	Vendor ID No. or Social Security No.	Program No.
Law Office of Montemayor & Saenz, PC	47-2184201	

Name of Authorized Representative	Title
Paul C. Saenz	Officer



Signature - Authorized Representative

01/24/2024

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 **PAUL C. SAENZ**, 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.webbcountytexas.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@webbcountytexas.gov.

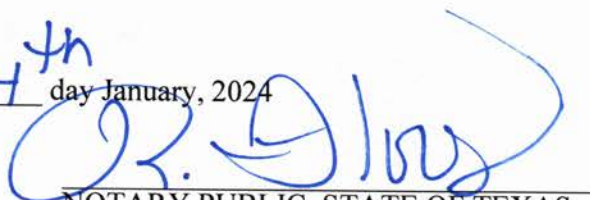
Executed and dated this 24th day of January, 2024.



Signature of Affiant

Paul C. Saenz / Law Office of Montemayor & Saenz, PC
Printed Name of Affiant/Company/Entity

SWORN to and subscribed before me, this 24th day January, 2024



NOTARY PUBLIC, STATE OF TEXAS



Offeror: Complete & Return this Form with Response Submission.

House Bill 89 Verification

I, Paul C. Saenz, the undersigned representative of (company or business name) Law Office of Montemayor & Saenz, PC (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.

Paul C. Saenz
Signature of Company Representative

January 24, 2024
Date

On this 24th day of January, 2024, personally appeared

Paul C. Saenz, the above named person, who after by me being duly sworn, did swear and confirm that the above is true and correct.

Notary Seal

Rosalinda Flores
Notary Signature


1-24-24
Date



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

SB 252 CHAPTER 2252 CERTIFICATION I, Paul C. Saenz, the undersigned representative of Law Office of Montemayor & Saenz, PC (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

Paul C. Saenz Name of Company Representative (Print)

 Signature of Company Representative

01/24/2024 Date

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name Paul C. Saenz owes no delinquent property taxes to Webb County.

Law Office of Montemayor & Saenz, PC owes no property taxes as a business in Webb County.
(Business Name)

Paul C. Saenz owes no property taxes as a resident of Webb County.
(Business Owner)

Mia Montemayor
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 Paul C. Saenz, know to me (or proved to me on the oath of Mia Montemayor 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 24th day of January 2024

Notary Public, State of Texas

Rosalinda Flores

(Print name of Notary Public here)

My commission expires the 28th day of March 2026



PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name Javier Montemayor owes no delinquent property taxes to Webb County.

Law Office of Montemayor & Saenz, PC owes no property taxes as a business in Webb County.
(Business Name)

Javier Montemayor owes no property taxes as a resident of Webb County.
(Business Owner)

Mia Montemayor
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 Javier Montemayor, know to me (or proved to me on the oath of Mia Montemayor 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 24th day of January 2024

Notary Public, State of Texas

Rosalinda Flores

My commission expires the 28th day of March 2026

(Print name of Notary Public here)



County of Webb

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 Law Office of Montemayor & Saenz, PC

Contact Person Paul C. Saenz

Signature 

Date January 24, 2024

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”

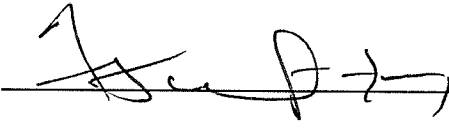
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Except as described below, the original RFQ document remains unchanged. The RFQ documents are modified and/or clarified, as follows:

- **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 Montemayor i Saenz, P.C.
Contact Person PAUL SAENZ
Signature 
Date 1-26-2024

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@webbcountytexas.gov.