

STATE OF TEXAS

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COUNTY OF BEXAR

**AGREEMENT FOR LEGAL SERVICES**

**AGREEMENT** made and entered into this 24th day of June, 2013,  
by and between **Bexar Appraisal District**, hereinafter referred to as the Client, and **Karen  
Evertson**, hereinafter referred to as the Attorney.

**RECITALS**

The Client desires the advice and consultation of an attorney concerning the conduct of its business.

The Attorney is duly licensed to practice law in the State of Texas and desires to render professional services for the Client as provided herein.

**THEREFORE**, the Client hereby engages the services of the Attorney and in consideration of the mutual promises herein contained, the parties agree as follows:

**LEGAL SERVICES**

1. The Attorney will advise the Client and the Client's employees and agents in the regular conduct of the Client's business and the Attorney will render legal opinions incident to such consultation.

**COMPENSATION**

2. For the services described in Paragraph 1, the Client agrees to pay the Firm as follows: The sum of \$83.50 per hour plus expenses.

3. For the review of legal documents, for the rendition of written opinions, for in person consultation or advice to the Board of Directors, or the Chief Appraiser, or for preparation of administrative appeals before the Appraisal Review Board, the Client agrees to pay the Attorney the sum of \$83.50 per hour plus expenses.
4. Should the Client require any additional services involving the prosecution or defense of any legal or equitable action or other claim, or representation before any governmental agencies, administrative or judicial bodies, such services shall be provided for \$83.50 per hour plus expenses.

#### **DEVOTION OF TIME**

5. The Attorney shall make herself available for consultation with the Client at reasonable times, at the request of the Client. Should the Attorney exceed 125 hours of legal services per month, Attorney will notify Client as soon as practicable. Should the Client require additional services not included in this Agreement the Attorney will enter the services into its schedule without decreasing the effectiveness of its services.
6. The Attorney may, in her sole discretion, hire or affiliate with any other attorney to represent Client in any matter described by this Agreement. Such attorney will be bound by the terms of this Agreement in effect at that time.

#### **PAYMENT BY CLIENT**

7. For services rendered and for expenses incurred by Attorney in representing Client, Client is responsible for payment of all costs and expenses within fifteen days of receipt of invoice for same.

**EXCLUSIONS FROM SERVICE**

8. Specifically excluded from the scope of this Agreement is the storage and maintenance of case files. Client agrees to receive, scan, store and maintain all documents in active litigation in a manner that is electronically accessible to Attorney. Further, Client agrees to store all files in closed litigation for a period of time no less than five years.

**TERM**

9. The Agreement shall be effective on June 24, 2013, and shall continue in effect until it has been terminated by either party by: (1) giving reasonable notice to the other party and (2) the Attorney has withdrawn from representation of Client in all litigation in which Attorney represents Client.

**GOVERNING LAW**


10. The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas.

Executed at San Antonio, Texas, Bexar County, Texas, on the 24th day of

June, 2013.

**CLIENT**

BY:

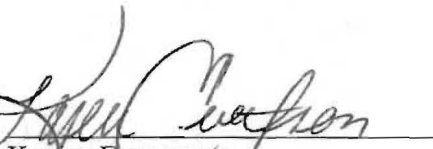
  
BEXAR APPRAISAL DISTRICT

Executed at Austin, Texas, Travis County, Texas, on the 25th day of

June, 2013.

**ATTORNEY**

BY:

  
KAREN EVERTSON  
EVERTSON LAW OFFICE  
11615 ANGUS RD, SUITE 203  
AUSTIN, TEXAS 78759

STATE OF TEXAS

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COUNTY OF BEXAR

**AGREEMENT FOR LEGAL SERVICES**

AGREEMENT made and entered into this 25 day of August, 2014, by and between **Bexar Appraisal District**, hereinafter referred to as the Client, and **Evertson & Sanchez, P.C.**, hereinafter referred to as the Attorneys.

**RECITALS**

The Client desires the advice and consultation of an attorney concerning the conduct of its business.

The Attorneys are duly licensed to practice law in the State of Texas and desire to render professional services for the Client as provided herein.

**THEREFORE**, the Client hereby engages the services of the Attorneys and in consideration of the mutual promises herein contained, the parties agree as follows:

**LEGAL SERVICES**

1. The Attorneys will advise the Client and the Client's employees and agents in the regular conduct of the Client's business and the Attorneys will render legal opinions incident to such consultation.

**COMPENSATION**

2. For the services described in Paragraph 1, the Client agrees to pay the Attorneys as follows:  
The sum of \$150.00 per hour plus expenses.

3. For the review of legal documents, for the rendition of written opinions, for in person consultation or advice to the Board of Directors, or the Chief Appraiser, or for preparation of administrative appeals before the Appraisal Review Board, the Client agrees to pay the Attorneys the sum of \$150.00 per hour plus expenses.
4. Should the Client require any additional services involving the prosecution or defense of any legal or equitable action or other claim, or representation before any governmental agencies, administrative or judicial bodies, such services shall be provided for \$150.00 per hour plus expenses.

#### **DEVOTION OF TIME**

5. The Attorneys shall make themselves available for consultation with the Client at reasonable times, at the request of the Client. Should the Attorneys exceed 275 hours of legal services per month, Attorney will notify Client as soon as practicable. Should the Client require additional services not included in this Agreement the Attorneys will only enter the new services into its schedule if new services can be provided without decreasing the effectiveness of its current services.
6. The Attorneys may, in the Attorneys' discretion, hire or affiliate with any other attorneys to represent Client in any matter described by this Agreement. Such attorneys will be bound by the terms of this Agreement in effect at that time.

#### **PAYMENT BY CLIENT**

7. For services rendered and for expenses incurred by Attorneys in representing Client, Client is responsible for payment of all costs and expenses within fifteen days of receipt of invoice for same.

**EXCLUSIONS FROM SERVICE**

8. Specifically excluded from the scope of this Agreement is the storage and maintenance of case files. Client agrees to receive, scan, store and maintain all documents in active litigation in a manner that is electronically accessible to Attorneys. Further, Client agrees to store all files in closed litigation for a period of time no less than five years.

**TERM**

9. The Agreement shall be effective on August 1, 2014, and shall continue in effect until it has been terminated by either party by: (1) giving reasonable notice to the other party, generally 30 days, and (2) the Attorneys have withdrawn from representation of Client in all litigation in which Attorneys represent Client.

**GOVERNING LAW**

10. The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas.

Executed at San Antonio, Texas, Bexar County, Texas, on the 25 day of August, 2014.

**CLIENT**

BY:



MICHAEL AMEZQUITA, CHIEF APPRAISER  
BEXAR APPRAISAL DISTRICT  
411 N. FRIO  
SAN ANTONIO, TEXAS 78207

Executed at Austin, Texas, Travis County, Texas, on the 25 day of August, 2014.

**ATTORNEYS**

BY:



KAREN EVERTSON  
EVERTSON & SANCHEZ, P.C.  
8213 SHOAL CREEK BLVD., STE. 109  
AUSTIN, TEXAS 78757



# CONFLICT OF INTEREST QUESTIONNAIRE

# FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.  
This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person 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 person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.

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

OFFICE USE ONLY

Date Received

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

EVERTSON : SANCHEZ 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 the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

MICHAEL AMEZQUITA

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

Yes

No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes

No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes

No

D. Describe each employment or business relationship with the local government officer named in this section.

NONE.

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Laura Chufra  
Signature of person doing business with the governmental entity

9/17/14  
Date

STATE OF TEXAS

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COUNTY OF BEXAR

**AGREEMENT FOR LEGAL SERVICES**

**AGREEMENT** made and entered into this 1st day of January, 2019, by and between **Bexar Appraisal District**, hereinafter referred to as the Client, and **Evertson & Sanchez, P.C.**, hereinafter referred to as the Attorneys.

**RECITALS**

The Client desires the advice and consultation of an attorney concerning the conduct of its business.

The Attorneys are duly licensed to practice law in the State of Texas and desire to render professional services for the Client as provided herein.

**THEREFORE**, the Client hereby engages the services of the Attorneys and in consideration of the mutual promises herein contained, the parties agree as follows:

**LEGAL SERVICES**

1. The Attorneys will advise the Client and the Client's employees and agents in the regular conduct of the Client's business and the Attorneys will render legal opinions incident to such consultation.

**COMPENSATION**

2. For the services described in Paragraph 1, the Client agrees to pay the Attorneys as follows:  
The sum of \$200.00 per hour plus expenses.

3. For the review of legal documents, for the rendition of written opinions, for in person consultation or advice to the Board of Directors, or the Chief Appraiser, or for preparation of administrative appeals before the Appraisal Review Board, the Client agrees to pay the Attorneys the sum of \$200.00 per hour plus expenses.
4. Should the Client require any additional services involving the prosecution or defense of any legal or equitable action or other claim, or representation before any governmental agencies, administrative or judicial bodies, such services shall be provided for \$200.00 per hour plus expenses.
5. Should the Attorneys utilize the services of a paralegal in providing services to the Client, the Client agrees to pay the sum of \$75.00 per hour.
6. For travel necessary for in-person consultation, training or appearances at litigation related proceedings, the Client will pay the Attorneys the sum of \$200.00 per hour plus expenses.

#### **DEVOTION OF TIME**

7. The Attorneys shall make themselves available for consultation with the Client at reasonable times, at the request of the Client. Should the Attorneys exceed 275 hours of legal services per month, Attorney will notify Client as soon as practicable. Should the Client require additional services not included in this Agreement the Attorneys will only enter the new services into its schedule if new services can be provided without decreasing the effectiveness of its current services.
8. The Attorneys may, in the Attorneys' discretion, hire or affiliate with any other attorneys to represent Client in any matter described by this Agreement. Such attorneys will be bound by the terms of this Agreement in effect at that time.

### PAYMENT BY CLIENT

9. For services rendered and for expenses incurred by Attorneys in representing Client, the Attorneys must provide the Client with an itemized invoice no later than the 10th of each month and the Client is responsible for payment of all costs and expenses within fifteen days of receipt of invoice for same. Expenses may include but are not limited to the following: mileage at the IRS standard mileage rate, postage, legal research charges (for example, Westlaw or Lexus), airfare, car rental fees and hotel expenses if overnight travel is reasonably necessary to provide legal representation, litigation costs including deposition fees, expert witnesses' fees, and exhibit preparation as needed for trial or hearing. Payment for services rendered must be billed and subsequently paid monthly. In the event that the invoice is received by the client 30 days late, the amount due will be discounted ten percent. In the event that the invoice is received by the client 60 days late, the amount due will be discounted fifteen percent. In the event that the invoice is received by the client 90 days late, the amount due will be discounted twenty-five percent.

### EXCLUSIONS FROM SERVICE

10. Specifically excluded from the scope of this Agreement is the storage and maintenance of case files. Client agrees to receive, scan, store and maintain all documents in active litigation in a manner that is electronically accessible to Attorneys. Further, Client agrees to store all files in closed litigation for a period of time no less than five years.

### TERM

11. The Agreement shall be effective on January 1, 2019 and shall continue in effect until it has been terminated by either party by: (1) the execution of a new Agreement for Legal Services between the parties, (2) giving reasonable notice to the other party, generally 30

days, and (3) the Attorneys have withdrawn from representation of Client in all litigation in which Attorneys represent Client.


**GOVERNING LAW**

12. The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of Texas.

Executed at San Antonio, Texas, Bexar County, Texas, on the 1 day of February, 2019.

**CLIENT**


BY:

  
MICHAEL AMEZQUITA, CHIEF APPRAISER  
BEXAR APPRAISAL DISTRICT  
411 N. FRIO  
SAN ANTONIO, TEXAS 78207

Executed at Austin, Texas, Travis County, Texas, on the 31st day of January, 2019.

**ATTORNEYS**

BY:

  
KAREN EVERTSON  
MARY SANCHEZ  
EVERTSON & SANCHEZ, P.C.  
8213 SHOAL CREEK BLVD., STE. 109  
AUSTIN, TEXAS 78757