



BW2 ENGINEERS, INC.

Principals
Michael R. Burge, PE
Jim Waldbauer, PE
John F. (Jack) Wilder, RPLS

June 18, 2012

Ms. Julia Xia, P.E.
Chiang, Patel & Yerby, Inc.
1700 Redbud Blvd., Suite 460
McKinney, Texas 75069

Re: Proposal for Surveying Services
FM 2551 from Parker Road to FM 2170 (Phase II)

Dear Ms. Xia:

BW2 Engineers, Inc. (BW2) is pleased to present this proposal to Chiang, Patel & Yerby, Inc. (CP&Y) for surveying services for the road improvements for the segment of FM 2551 between Parker Road and FM 2170 (approximately 19,000 linear feet in length). This work is to be completed and coordinated with your office.

SCOPE OF SERVICES

Task One – Topographic Surveying

The proposed scope of services for the topographic surveying services include the following:

1. Perform reconnaissance and research for the project relative to the properties along the proposed corridor for the project.
2. Perform a deed plot of the properties along the proposed corridor.
3. Perform field survey to establish project control along the proposed corridor.
4. Perform field survey for the purpose of locating property corners along the proposed corridor.
5. Perform field survey for the purpose of identifying and establishing the location of topographic features along the corridor. This topographic survey will include the existing features within an approximate 200 foot wide corridor at the south end where the proposed road improvements will cross undeveloped land (approximately 6,000 linear feet) and the existing features within an approximate 200 foot wide corridor (or up to existing barriers such as walls or houses that would prevent further surveying) where the proposed improvements will follow the existing FM 2551 (approximately 13,000 linear feet).
6. Perform field survey which includes the staking of the proposed center line at the P.C.'s, and P.T.'s, at 500 foot intervals, and at other locations designated by CP&Y.
7. Perform field survey which includes surveying the drainage ways and creeks along the proposed right-of-way. Survey will include cross sections of the drainage ways and creeks for approximately 200 feet upstream and downstream of the existing right-of-way.
8. Contact DIGTESS for the purpose of locating franchise utilities along the proposed corridor and acquire (by field survey) the franchise utility information from the locates placed in the field by DIGTESS.
9. Contact cities along the proposed corridor for the purpose of locating city utilities along the proposed corridor and acquire (by field survey) the city utility information from the locates placed in the field by the cities.

10. When buried utility lines are exposed by SUE work, performed field survey to locate the utility lines horizontally and vertically.
11. Analyze properties along the proposed corridor in order to establish common property lines for the purpose of establishing these lines for the base map.
12. Prepare a base map showing the information acquired by research and field survey and provide a digital and hard copy to CP&Y.

Task Two-- Right-of-Way Maps and Legal Descriptions

The proposed scope of services for right-of-way map and legal description services for the property include the following:

1. Locate the existing right-of-way in the field.
2. Prepare right-of-way maps showing the existing right-of-way and provide a digital and hard copy to CP&Y.
3. After additional right-of-way needs are identified as a result of the design process, modify right-of-way maps accordingly to indicate proposed right-of-way and easement acquisition.
4. Prepare legal descriptions needed for the additional right-of-way and easements.
5. Provide a digital copy and hard copy of the revised right-of-way maps and legal descriptions for the proposed right-of-way to CP&Y.
6. Assist CP&Y in coordinating the review process associated with Collin County's and TxDOT's review of the right-of-way maps and legal descriptions.
7. Incorporate comments received from Collin County and TxDOT and revise the right-of-way maps and legal descriptions accordingly.
8. Prepare and submit the final copies of the right-of-way maps and legal descriptions to CP&Y, including a digital copy and a hard copy.
9. Establish the new right-of-way in the field by setting monuments at the appropriate time.

Additional Services

The scope of services for possible additional services include the following:

1. Provide assistance in obtaining right-of-entry to properties that need to be entered for field survey services.
2. Other services needed and requested by CP&Y.

COMPENSATION

BW2 proposes to provide the aforementioned Scope of Services for the fees set forth below:

Task One – Topographic Surveying

The estimated cost for Task 1, Topographic Surveying is \$65,000. BW2 proposes to provide these services for a fee of \$65,000.

Task Two – Right-of-Way Maps and Legal Descriptions

The level of services required for the right of way maps and legal descriptions will be related to the number of properties affected as a result of the need for additional right-of-way for the project. There appears to be approximately 120 to 140 properties that could be affected due to the existence of developed subdivisions along the proposed corridor.

For these proposed services, the following is suggested:

1. The fee will be based on a per property basis.
2. The impact of the economy of scale will play a part in this phase of the project.
3. For fee determination purposes for this task, it is suggested that approximately forty (40) affected properties be assumed.
4. At forty (40) properties, the estimated cost for Task Two services is \$790 per property.
5. At \$790 per property the projected fee for 40 properties would be \$31,600.
6. If fewer than forty (40) properties are affected, BW2 is committed to providing these Task Two services to CP&Y at the same rate (\$790 per property).
7. For budgeting purposes CP&Y may choose to assume that more than forty (40) properties will be affected resulting in more documents being required.
8. If more than forty (40) properties are affected, resulting in more documents, BW2 would be willing to provide the additional documents at a reduced rate, given the impact of economy of scale. For budgeting purposes BW2 proposes to provide any additional documents required at \$600 per property.

Additional Services

The estimated cost associated with right-of-entry assistance is \$3,000. It is suggested that approximately \$5,000 be budgeted for additional services. This would provide a budget for right-of-entry assistance (if needed) and other minor needs that might be identified by CP&Y during the project. These services will be provided on a time and materials basis.

ASSUMPTIONS

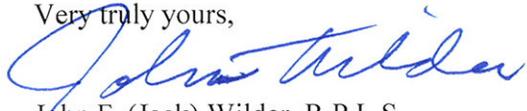
BW2 has made the following assumptions in preparing this proposal:

- Portions of the project site area may have significant tree coverage and, as such, may require some “cutting lines” in order to complete the survey work.
- A Tree Survey and/or Mitigation Plan are not included in this proposal.
- A Boundary Survey is not included as part of this proposal.

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We appreciate the opportunity to provide these professional services to CP&Y and we look forward to working with you on this project. If you have any questions, please do not hesitate to contact me.

Very truly yours,



John F. (Jack) Wilder, R.P.L.S.
Project Manager

JFW/cc