



Texas Department of Motor Vehicles  
 Business Unit # 60800  
 Purchase Order # 0000011525

**Payment Terms:** NET30 **Freight Terms:** FOB Destination **Ship Via:** US MAIL **PCC:** 0 **Date:** 08/17/22 **PO Method:** LS **Dispatch:** Dispatch Via Print **Rev Dt:**

**PLEASE NOTE: ADDITIONAL TERMS AND CONDITIONS MAY BE LISTED AT THE END OF THE PURCHASE ORDER.**

**Vendor:** THE REAL PALM INVESTMENTS LLC  
 SUITE 777  
 9901 W IH 10  
 SAN ANTONIO TX 78230-2246  
 United States

**Ship To:** 1P22 - San Antonio Region  
 15150 Nacogdoches Rd., Ste. 100  
 San Antonio TX 78247  
 United States

**Vendor ID:** 1825112966 6

**Bill To:** 4000 Jackson Avenue  
 Austin TX 78731  
 United States

**Purchaser:** Amanda Leigh Maxwell  
**Phone:** 512/465-1226  
**Fax:** 512/465-5641

**Bill To Fax:**

**Email:** Mandy.Maxwell@txdmv.gov

**Bill To Email:** DMV\_FIN-INVOICES@TxDMV.gov

**PO Information:**

FY23 Renewal of PO 60800 0000007233

**Change Orders:**

Change orders will be allowed only if unforeseen conditions arise such as, but not limited to, increasing or decreasing quantities or if the department needs dictate changes. All changes shall be in the scope of original work. No verbal change orders shall be permitted. All change orders must be in writing with a Purchase Order Change Notice (POCN) issued by TxDMV Purchasing Section.

**Payment:**

Payment will be made in accordance with the Texas Prompt Payment Act, TGC, Subtitle F, Chapter 2251. Vendor shall submit one copy of a correct itemized invoice showing the purchase order number, payee ID., remit to address, and phone number on invoice. Vendors may submit an electronic invoice. All electronic invoices shall be sent to DMV\_FIN-INVOICES@txdmv.gov (note: There is an underscore "\_" between DMV and FIN). All invoices received at the email address will be filed for future reference and you will receive a receipt confirmation email. To avoid the confusion of duplicate invoices, please do not send other copies of this invoice via regular mail, fax or other means. On emails for electronic invoices, include the company name (as it appears on the invoice) and the purchase order number in the subject line to assist in identifying and processing your invoices in a timely manner. TxDMV will not incur any penalty for late payment if payment is made in 30 days or less from receipt of goods or services and a correct invoice, which-ever is later.

**Quantity(ies):**

Quantities are estimated: TxDMV does not guarantee to purchase any minimum or maximum quantity. TxDMV reserves the right to increase or decrease the quantity(ies) of the purchase order at the same original terms and conditions. The vendor will be notified in writing by purchase order change notice of any requirements for any increased or decreased quantity(ies).

Texas Department of Motor Vehicles Standard Terms and Conditions can be found at: <http://www.txdmv.gov/contractors-vendors>

Note: warrants will not be issued to a vendor without a current Texas Identification Number.

**Lease Payments**

TX Gov Code, Sec. 2167.002, Lease payments for district office space for certain agencies and programs.

STATE LEASE 20537 SAN ANTONIO

Original Lease Term: May 1, 2017 through April 30, 2027 (120 months)  
 Amended Lease Term: September 1, 2017 through August 31, 2027 (120 Months)

Months 1 - 12 (September 1, 2017 through August 31, 2018) - PO 60800 0000004282

**Authorized Signature**

*Amanda Leigh Maxwell, CTOD/COM*

**08/18/2022**



Texas Department of Motor Vehicles  
 Business Unit # 60800  
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Months 13 - 24 (September 1, 2018 through August 31, 2019) -  
 Months 25 - 36 (September 1, 2019 through August 31, 2020) - PO 60800 0000007233  
 Months 37 - 48 (September 1, 2020 through August 31, 2021) - PO 60800 0000007233  
 Months 49 - 60 (September 1, 2021 through August 31, 2022) - PO 60800 0000007233  
 Months 61 - 72 (September 1, 2022 through August 31, 2023) - PO 60800 0000011525  
 Months 73 - 84 (September 1, 2023 through August 31, 2024)  
 Months 85 - 96 (September 1, 2024 through August 31, 2025)  
 Months 97 - 108 (September 1, 2025 through August 31, 2026)  
 Months 109 - 120 (September 1, 2026 through August 31, 2027)

Lessor Contact: Luis G Chacon  
 Phone: (210) 314-8319  
 Email: diego@herrerowm.com

Lessee Contact: Texas Facilities Commission  
 Phone: (512) 475-2438  
 Email: Gayla.Davis@tfc.state.tx.us

TxDMV Contact: Ann Pierce  
 Phone: (512) 465-4100  
 Email: Ann.Pierce@TxDMV.gov

Line-Sch:	Line Description:	Class/Item:	Quantity:	UOM:	Unit Price:	Extended Amt:	Due Date:
1-1	Lease 20537 San Antonio Regional Service Center	971/45	12.0000	MO	\$6,818.73000	\$81,824.76	08/17/2022

Schedule Total

Contract ID:  
0000007233

ReqID:  
0000012369

Months 61 - 72 (September 1, 2022 through August 31, 2023)

Item Total for Line # 1

Total PO Amount

All Shipments, Shipping papers, invoices and correspondence must be identified with our Purchase Order Number. Over shipments will not be accepted unless authorized by Purchaser prior to Shipment.

Texas Department of Motor Vehicles Standard Terms and Conditions can be found at: <http://www.txdmv.gov/contractors-vendors>

Authorized Signature

*Luis G Chacon*

08/18/2022