

**MONTALVO & RAMIREZ**  
*Attorneys at Law*  
900 N. Main  
McALLEN, Texas 78501



*LEO MONTALVO  
JESUS RAMIREZ  
JOSE R. GUERRERO  
MARCUS MONTALVO  
BRADLEY SHIELDS*

Phone (956) 631-1185  
Fax (956) 631-1187

FAX TRANSMISSION

DATE: September 22, 2006

NO. OF PAGES: (including cover sheet)

TO: Mr. Pena

Firm:

FAX NO.: (956) 283-8402

FROM: Leo Montalvo

RE:

FILE NO.:

MESSAGE: Please see attached

**NOTICE: The information contained in this facsimile message is privileged and confidential, intended only for the use of the individual or entity designated above. If the reader of this message is not the intended recipient or has received this message in error, you are hereby notified that any dissemination, distribution, publication, or reproduction of this message is strictly prohibited, you are asked to immediately notify the transmitting party and return the message to the transmitting party at transmitting party's expense.**

11162  
RIGHT-OF-WAY EASEMENT

THE STATE OF TEXAS I  
COUNTY OF HIDALGO I

KNOW ALL MEN BY THESE PRESENTS:

THAT Orville F. Bakhaus and Oliver A. Bakhaus

of the County of Hidalgo, State of Texas, for and in consideration of the sum of \$1.00 and other good and valuable consideration, to us in hand paid by Hidalgo County, a political subdivision of the State of Texas, acting by and through its Commissioners' Court, receipt of which is hereby acknowledged, have this day sold, and do by these presents grant, bargain, sell and convey unto the County of Hidalgo the free and uninterrupted use, liberty and privilege of passage in, along, upon and across the following lands in Hidalgo County, Texas, owned by us, and being particularly described as follows, to-wit:

Tract 1 - All that part of Lot 29, Block 3, out of the Hammond's Subdivision, out of Porciones 61, 62, 63 and 64 in Hidalgo County, Texas, lying South of a line parallel to and 40 feet North of the Survey Centerline, as staked on the ground, of the proposed Farm-to-Market Road No. 1016; being, more or less, the South 40 feet of the said Lot 29, Block 3, and containing 1.65 acres, more or less, of which 0.85 acres, more or less, is in the existing road.

Tract 2 - A Trapezoidal Tract of land North of and adjacent to both the proposed Farm-to-Market Road No. 1016 and the county road designated as "Depot Road" out of Lot 29, Block 3, out of the Hammond's Subdivision, out of Porciones 61, 62, 63 and 64 in Hidalgo County, Texas, said Trapezoidal Tract being described as follows:

Beginning at a point on the centerline of the said county road and 40 feet North of the centerline of the proposed Farm-to-Market Road No. 1016;  
Thence S82° 22'E parallel to and 40 feet from the said survey centerline, a distance of 140 feet to a point;  
Thence N37° 22'W to a point 40 feet Easterly from the centerline of the said County Road;  
Thence N82° 22'W 40 feet to a point on the centerline of the said County Road;  
Thence S70° 52'W a distance of 100 feet to the point of beginning, enclosing an area of 0.21 acres, more or less, of which 0.05 acre, more or less is in the existing Road.

For the purpose of opening, constructing and maintaining a permanent Highway in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said highway, or any part thereof, in so far only as the above described property covered by this easement is concerned,

TO HAVE AND TO HOLD unto the said Hidalgo County as aforesaid for the purposes aforesaid the premises above described.

Witness our hand s, this the 16 day of March, A. D. 1951.

Orville F. Bakhaus  
Oliver A. Bakhaus

SINGLE ACKNOWLEDGMENT

Lustinsky  
STATE OF TEXAS I  
COUNTY OF Haystack I

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared Orville F. Bakhaus, known to me, (or proved to me on the oath of credible witness) to be the person whose name he subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 16 day of March, 1951.



Mary M. Moore  
Notary Public in and for Hidalgo  
County, Texas,  
Kentucky

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS . X.  
COUNTY OF Hidalgo X

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared Guillermo F. Eskhaus, known to me, (or proved to me on the oath of credible witness) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 19th day of July, 1951.

Suey Blouman  
Notary Public in and for Hidalgo  
County, Texas.

Filed for Record on the 16th day of July A. D. 1951 at 3:20 o'clock P.M.  
Duly Recorded this the 18th day of July A. D. 1951 at 11:12 o'clock A.M.  
Instrument No. 11162  
GEO. L. ANDERSON, County Clerk  
Hidalgo County, Texas  
By M. H. Berstadt Deputy

THE STATE OF TEXAS )  
COUNTY OF HIDALGO )

11163

THIS AGREEMENT made and entered into by and between HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, a duly organized and existing water control and improvement district under the laws of Texas, having its principal office in the City of Edinburg in Hidalgo County, Texas, acting herein by and through its duly authorized officers, hereinafter called "District One" as Party of the First Part; and S. L. MILLER, a citizen of Texas and a resident of the City of McAllen, Texas, hereinafter called "Miller" as Party of the Second Part; and HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NUMBER TWO, a duly organized and existing water control and improvement district under the laws of Texas, having its principal office in the City of San Juan in Hidalgo County, Texas, acting herein by and through its duly authorized officers, hereinafter called "District Two" as Party of the Third Part

interest and estate in and to the property above described, which I have or may be entitled to by virtue of being the owner of said Vendor's Lien notes and hereby declare said property released and discharged of all liens created by virtue of said Vendor's Lien notes above described, but said lien is to remain in full force and effect as to Notes Nos. Two and Four.  
WITNESS my hand this 14th day of September A. D. 19 50

*Eladia Chapa Gonzalez*

SINGLE ACKNOWLEDGMENT

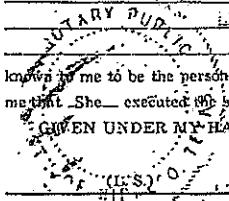
THE STATE OF TEXAS,  
COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public,

\_\_\_\_\_ in and for said County, Texas, on this day personally appeared  
ELADIA CHAPA GONZALEZ

knows to me to be the person whose name IS subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This 14th day of SEPTEMBER A. D. 19 50  
*W. J. Hammond (Chap. Ramsour)*  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



Filed for Record on the 13th day of August A. D. 19 51 at 12:05 clock P.M.

Duly Recorded this the 15th day of August A. D. 19 51 at 9:36 clock A.M.

Instrument No. 22431 (C) GEO. L. ANDERSON, County Clerk  
Hidalgo County, Texas

By M. Haterstedt Deputy

RIGHT-OF-WAY EASEMENT

12428

THE STATE OF TEXAS I  
COUNTY OF HIDALGO I

KNOW ALL MEN BY THESE PRESENTS:

THAT I, O.E. Bakhaus

of the County of Hidalgo, State of Texas, for and in consideration of the sum of \$1.00 and other good and valuable consideration, to ME in hand paid by Hidalgo County, a political subdivision of the State of Texas, acting by and through its Commissioners' Court, receipt of which is hereby acknowledged, have this day sold, and do by these presents grant, bargain, sell and convey unto the County of Hidalgo the free and uninterrupted use, liberty and privilege of passage in, along, upon and across the following lands in Hidalgo County, Texas, owned by ME, and being particularly described as follows, to-wit:

Tract 1 - All that part of Lot 30, Block 3, Hammond's Subdivision out of Porciones 61, 62, 63 and 64 in Hidalgo County, Texas, lying North of a line parallel to and 40 feet South of the Survey Centerline, as staked on the ground, of the proposed Farm-to-Market Road No. 1016; being, more or less the North 40 feet of the said Lot 30, Block 3, Hammond's Subdivision and containing 1.65 acres, more or less, of which 0.85 acres, more or less, is in the existing road.

Tract 2 - All that part of Lot 30, Block 3, Hammond's Subdivision out of Porciones 61, 62, 63, and 64 in Hidalgo County, Texas, lying West of a line parallel to and 40 feet East of the Survey Centerline, as staked on the ground, of the proposed Farm-to-Market Road No. 1016; being, more or less, the West 40 feet of the said Lot 30, Block 3, Hammond's Subdivision and containing 0.79 acres, more or less, of which 0.40 acres, more or less, is in the existing road.

Tract 3 - A triangular tract of land South and East of the proposed Farm-to-Market Road No. 1016 out of the Northwest corner of Lot 30, Block 3, Hammond's Subdivision out of Porciones 61, 62, 63 and 64 in Hidalgo County, Texas, being described as follows:  
Beginning at a point 40 feet South and 40 feet East of the centerline of the proposed Farm-to-Market Road No. 1016;

Thence S82° 22'E parallel to and 40 feet Southerly from the said survey centerline for a distance of 100 feet to a point;  
 Thence in a Southwesterly direction to a point 40 feet Easterly from the proposed survey centerline and 140 feet Southerly from the said proposed survey centerline;  
 Thence N7° 52'E parallel to and 40 feet Easterly from the said survey centerline for a distance of 100 feet to the point of beginning and containing 0.12 acres, more or less.

Tract 4 - All of that part of Lot 31, Block 3, Hammond's Subdivision out of Porciones 61, 62, 63 and 64, Hidalgo County, Texas, lying West of a line parallel to and 40 feet East of the survey centerline, as staked on the ground, of the proposed Farm -to-Market Road No. 1016; and including all of that portion of the said Lot 31, Block 3, lying West of a line parallel to and 40 feet East of an extension of the survey centerline to 140 feet South of the point of intersection, enclosing an area of 0.30 acres, more or less, of which 0.15 acres, more or less, is in the existing road.

~~Reserving to Grantor however the right to construct and maintain not to exceed three underground pipelines across this property above described over which an easement is hereby granted for the purpose of transporting water to the adjoining property on the other side of the property covered by such easement.~~

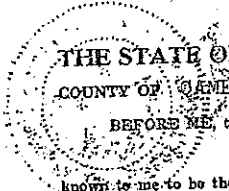
~~It being specifically provided however that Grantor shall not have the right hereunder to construct or maintain any drainage or irrigation works or facilities for the drainage of any lands not covered by such easement or the irrigation of any lands whatsoever.~~

For the purpose of opening, constructing and maintaining a permanent Highway in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said highway, or any part thereof, in so far only as the above described property covered by this easement is concerned,

TO HAVE AND TO HOLD unto the said Hidalgo County as aforesaid for the purposes aforesaid the premises above described.

Witness my hand at, this the 16 day of March, A. D. 1951.

*O. F. Balchous*



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,  
 COUNTY OF CAMERON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared  
 O. F. Balchous  
 known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of August A. D. 1951

(L.S.)

*Raymond S. Jennings*  
 Notary Public in and for Cameron County, Texas.

242—THE QUINN COMPANY, PUBLISHERS—DALLAS

Filed for Record on the 15th day of August A. D. 1951 at 10:30 o'clock A.M.  
 Duly Recorded this the 15th day of August A. D. 1951 at 9:38 o'clock A.M.  
 Instrument No. 12428  
 GEO. L. ANDERSON, County Clerk  
 Hidalgo County, Texas.

By M. Walters Deputy



**ATLAS & HALL, L.L.P.**

ATTORNEYS AT LAW

WEBSITE: www.atlashall.com

PROFESSIONAL ARTS BUILDING \* 818 PECAN

FAX (956) 686-6109

P.O. BOX 3725

MCALLEN, TEXAS 78502-3725

TELEPHONE (956) 682-5501

**FAX COVER SHEET**

\*\*\*\*\*

**Important: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you receive the communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the United States Postal Service. Thank you.**

\*\*\*\*\*

**Please deliver the following pages to:**

**Name: Joe Pena/ Director of Hidalgo County Right-of-way Department**

**Telecopier Number(s) (x) 283-8402 Confirmation # ( ) 283-8134**

**From: Stephen L. Crain**

**Re: Abandoning FM 1016**

**Total Number of Pages (Including Cover Sheet): 3**

**Date: September 20, 2006 Sent by: Marynel Time Sent: 3:15**

**MESSAGE: Enclosure.**

**IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (956) 682-5501.**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HIDALGO       §

**ORDER CLOSING, ABANDONING AND VACATING  
CERTAIN PORTIONS OF FORMER FM 1016**

**WHEREAS**, The Commissioners Court of Hidalgo County, on the \_\_\_\_\_ day of September 2006, at a duly called and noticed meeting of the Hidalgo County Commissioners Court at which a quorum was present came to be heard facts and information concerning abandoning, closing and vacating an 80 foot right of way easement of the original FM 1016, a description of which is attached hereto as Exhibit "A" and made a part hereof.

**WHEREAS**, the Texas Department of Transportation ("TXDOT") rerouted FM 1016 to lie south of the original roadway and such original roadway in no longer in use;

**WHEREAS**, The Commissioners Court has examined correspondence attached hereto as Exhibit "B" from TXDOT dated September 6, 2006, in which the District Engineer states that TXDOT no longer needs the easement and is not opposed to Hidalgo County abandoning, closing and vacating the easement.

**NOW THEREFORE, BE IT ORDERED, ADJUDGED AND DECREED** that the Commissioners Court of Hidalgo County based on the facts presented, does hereby unanimously agree to abandon, close and vacate the 80 foot easement described in Exhibit "A".

**BE IT FURTHER ORDERED** that, in accordance with Texas Transportation Code Section 251.058 (b), title to the portion of the public road that is closed, abandoned, and vacated to the center line of the road vests on the date this Order is signed by the County Judge in the owner of the property that abuts the portion of the road being closed, abandoned and vacated. A copy of such Order shall be filed in the deed records of Hidalgo County and serves as the official instrument of conveyance from Hidalgo County to the owner of the abutting property.

**WHEREUPON**, Commissioner \_\_\_\_\_ moved for the adoption of said Order, said Motion being seconded by Commissioner \_\_\_\_\_ and duly adopted by all members of the Court present voting "aye".

\_\_\_\_\_  
Ramon Garcia, County Judge



# TORRES, CANTU & ALISEDA, P.C.

10113 N. 10 STREET, SUITE A  
MCALLEN, TEXAS 78504  
TEL: (956)289-8600  
FAX: (956)289-8612

RECEIVED

SEP 11 2006

*ME*  
COUNTY JUDGE

### TELECOPIER TRANSMISSION FORM/TRANSMITTAL INFORMATION

<b>DATE:</b>	September 11, 2006
<b>SENDER:</b>	ARTURO D. TORRES
<b>RECIPIENT: COMPANY: FAX NO.:</b>	JUDGE RAMON GARCIA (AURORA) COUNTY JUDGE 318-2699

<b>NO. OF PAGES (INCLUDING THIS COVER PAGE):</b>	6
--	---

**OUR CHARGE NUMBERS**

<b>OUR CLIENT/FILE NUMBER:</b>	ABANDONMENT OF AN 80' RIGHT OF WAY SECTION OF THE FORMER FM 1016 LIMITS; FROM FM 1926 EAST TO THE NEW RE-ALIGNMENT OF FM 1016 HIDALGO COUNTY
--------------------------------	--

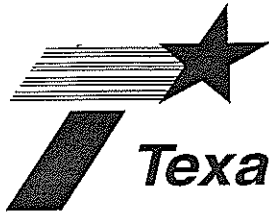
**COMMENTS:** ATTACHED HEREWITH IS LETTER FOR YOUR INFORMATION FROM MARIO R. JORGE OF TXDOT AND OTHER LETTERS MAILED TO REGARDING THE ABOVE MATTER. THE STUDIES HAVE BEEN MADE AND THERE ARE NO OBJECTIONS, EVERYONE IS OK. CAN YOU PLEASE SCHEDULE US IN THE AGENDA OF THE COUNTY COMMISSIONERS COURT. PLEASE ADVISE.

*BEST REGARDS,*

**CONFIDENTIALITY**

The documents accompanying this facsimile transmission contain confidential information that is legally privileged. The information is intended solely for the use of the recipient named above. If you receive this transmission in error, please immediately notify us by telephone to arrange for the return of the original documents to us. You are notified that any disclosure, reproduction or distribution for the taking of any action in reliance on the contents of this facsimile information is strictly prohibited. Thank you for your cooperation.

IF YOU HAVE PROBLEMS DURING TRANSMISSION, PLEASE CALL Dalila @ (956)289-8600.



# Texas Department of Transportation

PO BOX 1717 • PHARR TEXAS 78577-1717 • (956) 702-6100

September 6, 2006

SEP 08 2006  
MCE

The Honorable Ramon Garcia  
County Judge  
100 E. Cano, 2<sup>nd</sup> Floor  
Edinburg, Texas 78539

Ref: Abandonment of an 80' Right of Way Section of the Former FM 1016  
Limits: From FM 1926 East to the new Re-alignment of FM 1016  
Hidalgo County

Dear Hon. Judge Garcia:

Reference is made to a section of unused right of way between FM 1926 and SH 336. A few years ago, FM 1016 was re-aligned, leaving a small section of an 80 foot right of way which lies within the boundaries of Lots 29 and 30, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas.

This right of way was originally acquired by Hidalgo County for road way purposes. After reviewing TxDOT's long range plan, the right of way will not be needed. Therefore, TxDOT does not appose abandoning and vacating the 80 foot right of way.

Should you have any questions, feel free to call me at (956) 702-6100 or Ms. Luana M. Gonzalez at (956) 702-6174.

Sincerely,

Mario R. Jorge, P.E.  
District Engineer

cc: Luana M. Gonzalez  
Right of Way Administrator  
Torres, Cantu & Aliseda PC  
Attorneys at Law

## TORRES, CANTU &amp; ALISEDA PC

ATTORNEYS AT LAW

## REYNOSA OFFICE:

Calle Manuel de Escandon No. 106-A,  
Colonia, Modulo 2000, Reynosa,  
Tamaulipas  
(52)899-921-3730

ARTURO D. TORRES  
Attorney at Law

## MCALLEN OFFICE:

MADRID BUILDING  
10113 North, 10th Street, Suite A,  
McAllen, TX 78504  
Tel: (956)289-8600  
Fax: (956)289-8612

[atorres@tcawfirm.com](mailto:atorres@tcawfirm.com)

## MONTERREY OFFICE:

Ave. Revolución No. 3757, Sur,  
Altos, Colonia Villa del Río,  
Monterrey, N.L. C.P. 64850  
(52)81-83-65-17-54

July 18, 2006

Mr. Steve Crain, Esq.  
Atlas and Hall, LLP  
818 Pecan Blvd.  
McAllen, Texas 78501

RE: ABANDONMENT OF RIGHT-OF-WAY OF FORMER FM 1016

Dear Mr. Crain:

Judge Ramon Garcia asked me to contact you, as the Hidalgo County Attorney, regarding the referenced matter.

I represent Green World Planning, LP, which is the owner of the major portions of Lots 29 and 30, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas. In 1950 and 1951, the owners of the property in question conveyed Right-of-way Easements of 80 feet in width to Hidalgo County in order for the Texas Department of Transportation to develop FM 1016.

Some years ago 1951, TxDOT rerouted FM 1016 to lie south of the original roadway line. The original 80 foot right of-way is no longer in use as a roadway. My client intends to convey this property to a third party for development, and we would like to have the Right-of-Way Easement officially vacated and abandoned by the County.

Some months ago, in anticipation of this request, I met with TxDOT District Director Mario Jorge, who assured me that TxDOT has no use or plans for the former FM 1016 right-of-way. He will supply us with a letter confirming that TxDOT has no use for the Right-of-Way and that it has no objection to abandonment of the former Right-of-Way to the adjacent landowner.

Because the Right-of-Way Easement was originally granted to Hidalgo County, the County, as the record owner of the Right-of-Way, is the proper party to abandon and relinquish it. Please advise me of the procedures necessary to bring this matter to the Commissioners Court for official action.

I enclose a copy of the survey of the property and a description of the Right-of-Way property we are seeking to have vacated and abandoned. Thank you in advance for your prompt attention to and consideration of this matter.

Sincerely,

TORRES, CANTU & ALISEDA, P.C.



ARTURO D. TORRES

cc: Judge Ramon Garcia  
100 E. Cano  
2<sup>nd</sup> Floor  
Edinburg, Texas 78539

Mr. Mario Jorge  
District Director  
Texas Department of Transportation  
600 W. Expressway 83  
Pharr, Texas 78577

## TORRES, CANTU &amp; ALISEDA PC

ATTORNEYS AT LAW

## REYNOSA OFFICE:

Calle Manuel de Escandon No. 106-A,  
Colonia, Modulo 2000, Reynosa,  
Tamaulipas  
(52)899-921-3730

ARTURO D. TORRES-Partner  
Attorney at Law

## MCALLEN OFFICE:

MADRID BUILDING  
10113 North, 10th Street, Suite A,  
McAllen, TX 78504  
Tel: (956)289-8600  
Fax: (956)289-8612

ttorres@tcslawfirm.com

## MONTERREY OFFICE:

Ave. Revolución No. 3757, Sur,  
Altos, Colonia Villa del Río,  
Monterrey, N.L. C.P. 64850  
(52)81-83-65-17-54

July 17, 2006

Mr. Mario Jorge  
District Director  
Texas Department of Transportation

RE: ABANDONMENT OF RIGHT-OF-WAY OF FORMER FM 1016

Dear Mr. Jorge:

As you may recall, I represent Green World Planning, LP, which is the owner of the major portions of Lots 29 and 30, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas. You and I met several months ago regarding TxDOT's plans for the 80 foot Right-of-Way crossing that property for the former FM 1016. I enclose a copy from the survey of the property in question. You informed us that TxDOT had no plans for that unused Right-of-Way, and that you were prepared to write a letter confirming that TxSOT had no opposition to abandonment of that Right-of-Way.

It seems to me that because the Right-of-Way Easement was originally granted to Hidalgo County, the County, as the record owner of the Right-of-Way, is the proper party to abandon and relinquish it. I have sent a letter to the County Attorney, requesting that the County begin the abandonment process. Would you please review the property in question and prepare a letter to Hidalgo County Judge Ramon Garcia confirming that TxDOT has no plans to use the Right-of-Way in question and does not oppose abandoning and vacating it.

I enclose a copy of the survey of the property and a description of the Right-of-Way property we are seeking to have vacated and abandoned. Thank you in advance for your prompt attention to and consideration of this matter.

Please let me know if you have any questions regarding this request, and thank you in advance for your prompt attention to and consideration of this matter.

Sincerely,

TORRES, CANTU & ALISEDA, P.C.

A handwritten signature in black ink, appearing to read 'ARTURO D. TORRES', with a horizontal flourish extending to the right.

ARTURO D. TORRES

cc: Judge Ramon Garcia  
100 E. Cano  
2<sup>nd</sup> Floor  
Edinburg, Texas 78539

Mr. Steve Crain, Esq.  
Atlas & Hall, LLP  
818 Pecan Blvd.  
McAllen, Texas 78501



hidcorow: Advanced User -- Primary County Expires 2/22/2007 Title Insurance | Search

**Chief Appraiser**  
 PO Box 208  
 4405 S Professional Drive  
 Edinburg, Tx 78539

**Hidalgo County  
 Appraisal Records**

Information current as of **8/15/2006**  
 Certified 2006 Values.

**Owner ID**  
 383547  
**Account Number**  
 H0850-00-003-0028-11  
**Property ID**  
 R343254  
**Related Information**  
 Tax Office  
 Appraisal Notices

**STATE OF TEXAS**  
 300 E 8TH ST  
 AUSTIN, TX 78701-3233

**Taxing Entities**

	<b>2005 Tax Rates</b>
City of McAllen	0.4213
Drainage Dist. No. 1	0.0435
Hidalgo County	0.59
McAllen ISD	1.6155
South Texas College	0.1589
South Texas ISD	0.0392

**Subdivision**

**Multiple Plats Found.**

**Restrictions [5 credits]**

**Property Legal Description**

HAMMOND 33.12AC IN 23RD ST - LOTS 28 29 & 30 & 4.71AC IN FM 1016-PT LOTS 30 & 31 BLK 3 37.83AC

**Property Physical Address**

**Exemptions**  
 EX

**Property Tax Valuation**

Land:	\$756,600.00
Improvements:	\$0.00
<b>Total:</b>	<b>\$756,600.00</b>
Agriculture Use:	\$0.00

**Sale Information**

<b>Sale Date</b>	<b>Deed Vol. / Inst. Type.</b>	<b>Deed Pg. / Clerk #</b>	<b>Deed</b>
unkn			N/A

**Land**

<b>Land Type</b>	<b>SPTB Code</b>	<b>Homesite Y/N</b>	<b>Mkt. Value</b>	<b>Acre Size</b>	<b>SQ FT</b>	<b>Unit Price</b>	<b>Front Footage</b>	<b>Depth</b>	<b>Eff Front Footage</b>	<b>Eff Depth</b>
AC	X		\$662,400.00	33.1199999	33.119999999	\$20,000.00				
AC	X		\$94,200.00	4.71	4.71	\$20,000.00				

**Improvements**

<b>Sketch</b>	<b>Picture</b>	<b>Type</b>	<b>SPTB Code</b>	<b>Home Site</b>	<b>Value</b>	<b>Market Modifier</b>
No Improvement Record(s) Found.						

**Improvement Segments**

<b>Seg. No.</b>	<b>Type</b>	<b>Class</b>	<b>Unit Price</b>	<b>Area</b>	<b>Seg. Value</b>	<b>Const</b>	<b>FNDN</b>	<b>Ext Wall</b>	<b>Int. Finish</b>	<b>Roof</b>	<b>Floor</b>	<b>HT/AC</b>	<b>Bath</b>	<b>Year Built</b>
No Improvement Segment(s) Found.														

[Back](#)

[New Search](#)



S.T.T. Co. #89-2949

2253  
Prepared by the State Bar of Texas for use by lawyers only.  
Revised 10-85.  
© 1982 by the State Bar of Texas.

Vol. 2794 PAGE

**WARRANTY DEED WITH VENDOR'S LIEN**

Date: August 9, 1989

1257

Grantor: INTERNATIONAL BANK OF COMMERCE-BROWNSVILLE

Grantor's Mailing Address (including county): P.O. Box 1831, Brownsville, Cameron County, T

Grantee: J. DE JESUS HERNANDEZ MONGE, TRUSTEE

Grantee's Mailing Address (including county): 1111 First City Bank Tower, McAllen, Hidalgo

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and for the further consideration of the execution and delivery by Grantee of his one certain promissory note of even date herew in the principal sum of ONE MILLION FOUR HUNDRED THOUSAND AND NO DOLLARS (\$1,400,000.00), payable to the order of INTERNATIONAL B OF COMMERCE-BROWNSVILLE, at its office in Brownsville, Cameron C Texas, as therein provided and bearing interest at the rate ther specified, providing for acceleration of maturity in event of de and for attorney's fees, the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a of Trust of even date herewith to HECTOR SILVA, TRUSTEE.

SIERRA TITLE  
STOODS G# 3100905

11

**WARRANTY DEED WITH VENDOR'S LIEN**

**Dated effective as of December 23, 2003**

**Grantor:** JANET COWART, DOROTHY MEACHUM FRIEDLANDER, SPURGE BROWN AND THE FRITTS LIMITED PARTNERSHIP

**Grantor's Mailing Address (including county):**

315 Victoria  
McAllen, Texas 78503  
Hidalgo County, Texas

**Grantee:** FRANCISCO RAMIREZ and MARTA RAMIREZ

**Grantee's Mailing Address:**

905 Rio Grande Drive  
Mission, Texas 78572  
Hidalgo County, Texas

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and consideration, the receipt and sufficiency of which are hereby acknowledged and a note of even date executed by Grantee and payable to the order of in the principal amount of EIGHT HUNDRED EIGHTY-SEVEN THOUSAND AND NO/100THS DOLLARS (\$887,000.00). The note is secured by a vendor's lien retained in this deed and by a deed of trust of even date between Grantor and Grantee to William A. Schwarz, Trustee.

**Property (including any improvements):**

A tract of land in Hidalgo County, Texas, being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes

**Reservations from Conveyance:**

SAVE AND EXCEPT all oil, gas and other minerals.

**Exceptions to Conveyance and Warranty:**

Those exceptions being more particularly described on Exhibit B which is attached hereto as a part hereof for all purposes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold unto Grantee and Grantee's heirs and successors forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs and successors against every person whomsoever lawfully claiming or to claim the same or

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM**

DOC# 310151  
**WARRANTY DEED**

Date: March 11, 1993

Grantor: Geraldene A. Fritts, out of her sole and separate property

Grantor's Mailing Address (including county):  
315 Victoria, McAllen, Hidalgo County, Texas 78503

Grantee: Hollis M. Fritts, as his sole and separate property

Grantee's Mailing Address (including county):  
315 Victoria, McAllen, Hidalgo County, Texas 78503

Consideration: For no consideration and as a gift.

Property (including any improvements): All that certain real property and improvements situated thereon described in Exhibit "A" attached hereto and incorporated by reference for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

1. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
2. Visible or apparent easements on or across the property herein described.
3. Any and all reservations, restrictions, covenants, conditions, easements, oil and gas leases, if any, relating to the hereinabove described property but only to the extent they are still in effect, shown of record in Hidalgo County, Texas, and to all zoning laws, regulations and ordinances municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

ORAL

14

WHEN RECORDED, RETURN TO AND  
MAIL TAX STATEMENTS TO:  
Patrick W. Martin, Esq.  
Procopio, Cory, Hargreaves & Savitch, LLP  
530 B Street - Suite 2100  
San Diego, CA 92101 - 4469

(Space Above for Record)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), a good and valuable consideration, cash in hand paid, receipt and sufficiency of which is acknowledged, **JOSÉ DE JESÚS VALENTÍN HERNÁNDEZ MONGE** ("Grantor") does hereby bargain, sell, release, convey, and confirm unto **GREEN WORLD PLANNING L.P.**, a **DELIMITED PARTNERSHIP** ("Grantee") the following lands and property, together improvements located thereon, lying in the County of Hidalgo, State of Texas, more part described in Exhibit A attached hereto.

LESS AND EXCEPT all oil, gas and mineral on and under the above described p owned by Grantor, if any, which are reserved by Grantor.

SUBJECT TO all easements, rights of way, protective covenants and mineral reser of record, if any.

TO HAVE AND TO HOLD the same unto Grantee, and unto Grantee's heirs and forever, with all appurtenances thereunto belonging.

AND THE GRANTOR does for Grantor and Grantor's heirs, personal represen executors, and assigns, forever hereby covenant with said Grantee that the Grantor is l; seized of said land in fee simple; that the Grantor has good right to sell and convey the s aforesaid, and to forever warrant and defend the title to said lands against all claims whate

Taxes and assessments for the tax year shall be prorated between Grantor and Gran