

LAW OFFICES OF  
**EFRAIN CARRERA**

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**FACSIMILE COVER SHEET**

THIS FACSIMILE TRANSMISSION AND/OR THE DOCUMENT ACCOMPANYING IT MAY CONTAIN CONFIDENTIAL INFORMATION BELONGING TO THE SENDER, WHICH IS PROTECTED BY THIS OFFICE PRIVILEGED OR OTHER LAW OF CONFIDENTIALITY. THE INFORMATION IS INTENDED FOR USE BY ONLY THE INDIVIDUAL OR ENTITY NAMED BELOW. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISCLOSURE, COPYING, DISTRIBUTION OR THE TAKING OF ANY ACTION IN RELIANCE OF THE CONTENTS OF THIS INFORMATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE NOTIFY US IMMEDIATELY TO ARRANGE FOR ITS RETURN.

TO: Comm. Oscar Garza

DATE: October 30, 2006

FAX NO.: 956-381-5905

NO. OF PAGES: 12 including cover sheet

RE: Cause No. C-1409-05-I: Sandra Cantu, etal vs. James M. Lee,  
etal

NOTES:

As per your conversation on Friday, October 27<sup>th</sup> with Mr. Carrera enclosed is a certified copy of the Final Agreed Judgment. Should you have questions, you may call him at 956-451-5447 or the office.

IF YOU HAVE NOT RECEIVED ALL THE PAGES CLEARLY, OR IF THE TRANSMISSION IS NOT SUCCESSFULLY RECEIVED, PLEASE PHONE OUR OFFICE AS SOON AS POSSIBLE.

From the Desk of:

- Efrain Carrera
- Sandra Cavazos, Legal Assistant

Post-it® Fax Note	7671	Date	11/2/06	# of pages	▶ 12
To	Mrs. B.	From	Gloria		
Co./Dept.	Budget	Co.	Det 4		
Phone #		Phone #			
Fax #	292-7034	Fax #			





2. The County of Hidalgo has an easement by Implied Dedication over and through all existing roads within and through Ware Shadows Subdivision. Ware Shadows Subdivision, Hidalgo County, Texas is described as follows: BEING A RESUBDIVISION OF 21.94 ACRES, BEING EAST 2.56 ACRES OF LOT 151; EAST 5.43 ACRES OF LOT 152; EAST 5.46 ACRES OF LOT 153; EAST 4.66 ACRES OF LOT 154; EAST 1.75 ACRES OF LOT 155; EAST 1.03 ACRES OF LOT 156; AND THE NORTH 1.05 ACRES OF LOT 173 PRIDE O'TEXAS SUBDIVISION, HIDALGO COUNTY TEXAS, recorded in Book 20, Page 48 of the map records of Hidalgo County, Texas. This easement provides authority and right to the County of Hidalgo to continue to repair, maintain, upkeep, and provide all county services to all existing roads within and through the above described subdivision;
3. The County of Hidalgo has an easement by Implied Dedication over and through all existing roads within and through Los Padres Subdivision. Los Padres Subdivision, Hidalgo County, Texas is described as follows: BEING A RESUBDIVISION OF 28.44 ACRES OUT OF LOTS 173, 174 AND 200. PRIDE O'TEXAS SUBDIVISION HIDALGO COUNTY TEXAS recorded in Book 20, Page 116 of the map records of Hidalgo County Texas. This easement provides authority and right to the County of Hidalgo to continue to repair, maintain, upkeep, and provide all county services to all existing roads within and through the above described subdivision;
4. The Public has an easement by Implied Dedication over and through Ware Del Norte Road. Ware Del Norte Road is the road that runs through Ware Del

Norte Subdivision, Hidalgo County Texas, and is described as follows:  
BEING SUBDIVISION OF THE SOUTH 2.44 ACRES OF THE WEST 7.44  
ACRES OF LOT 151 AND THE WEST 2.34 ACRES OF THE NORTH 2.85  
ACRES OF LOT 150 PRIDE O' TEXAS SUBDIVISION HIDALGO  
COUNTY, TEXAS, recorded in Book 19 page 166 of the map records of  
Hidalgo County, Texas. This easement is for ingress and egress from Ware  
Road and from Elliott Road;

5. Plaintiffs have an easement by Estoppel over and through Ware Del Norte Road. Ware Del Norte Road is the road that runs through Ware Del Norte Subdivision, Hidalgo County Texas and is described as follows: BEING SUBDIVISION OF THE SOUTH 2.44 ACRES OF THE WEST 7.44 ACRES OF LOT 151 AND THE WEST 2.34 ACRES OF THE NORTH 2.85 ACRES OF LOT 150 PRIDE O' TEXAS SUBDIVISION HIDALGO COUNTY, TEXAS, recorded in Book 19, Page 166 of the map records of Hidalgo County, Texas. This easement is for ingress and egress from Ware Road and from Elliott Road;
6. Plaintiffs have an easement by Implied Grant over and through Ware Del Norte Road. Ware Del Norte Road is the road that runs through Ware Del Norte Subdivision, Hidalgo County Texas and is described as follows: BEING SUBDIVISION OF THE SOUTH 2.44 ACRES OF THE WEST 7.44 ACRES OF LOT 151 AND THE WEST 2.34 ACRES OF THE NORTH 2.85 ACRES OF LOT 150 PRIDE O' TEXAS SUBDIVISION HIDALGO COUNTY, TEXAS, recorded in Book 19, Page 166 of the map records of Hidalgo

County, Texas. This easement is for ingress and egress from Ware Road and from Elliott Road;

As part of this Agreed Final Judgment, residents of all three subdivisions, Ware Shadows, Los Padres and Ware Del Norte will not speed through Ware Del Norte Road or any other road in any of the three respective subdivisions (i.e. Ware Shadows, Ware Del Norte, or Los Padres Subdivisions). In addition, via cooperative participation by residents of all three subdivisions, signs indicating legally permissible speed limits shall be posted through all three subdivisions as soon as practicable. If legally permissible, a speed limit of 15 miles per hour shall be posted throughout the three subdivisions.

Also, residents of all three subdivisions shall not trespass onto the private property of any resident of any of the three subdivisions, including but not limited to driving on front lawns of any resident of any of the three subdivisions.

Residents from Ware Del Norte Subdivision shall not threaten the peace with all who use the Ware Road Del Norte including but not limited to acts of intimidation, threats, physical violence, and any other action, which threatens the peaceable public use of the Ware Del Norte for ingress or egress via Ware Road or Elliot Road.

Plaintiffs' bond of \$1000.00 will be returned to Plaintiffs upon entry of this judgment.

SIGNED on 26 day of Oct. 2006.

Auto Salinas Flores  
JUDGE PRESIDING

Approved as to Form:

\_\_\_\_\_  
John King  
State Bar No. 11452000

Date: \_\_\_\_\_ **DATE OCT 27 2006**

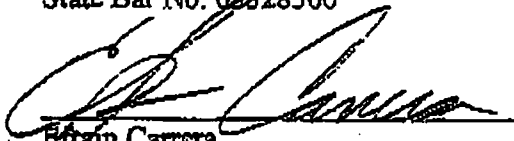
A true copy I certify  
**OMAR GUERRERO**  
District Court, Galveston County, Texas  
By [Signature] Deputy

\_\_\_\_\_  
Rex Leach  
State Bar No. 12086300

Date: \_\_\_\_\_

\_\_\_\_\_  
Michael J. Daley  
State Bar No. 05828300

Date: \_\_\_\_\_

  
\_\_\_\_\_  
Brian Carrera  
State Bar No. 24025284

Date: 10/25/06

County, Texas. This easement is for ingress and egress from Ware Road and from Elliott Road;

As part of this Agreed Final Judgment, residents of all three subdivisions, Ware Shadows, Los Padres and Ware Del Norte will not speed through Ware Del Norte Road or any other road in any of the three respective subdivisions (i.e. Ware Shadows, Ware Del Norte, or Los Padres Subdivisions). In addition, via cooperative participation by residents of all three subdivisions, signs indicating legally permissible speed limits shall be posted through all three subdivisions as soon as practicable. If legally permissible, a speed limit of 15 miles per hour shall be posted throughout the three subdivisions.

Also, residents of all three subdivisions shall not trespass onto the private property of any resident of any of the three subdivisions, including but not limited to driving on front lawns of any resident of any of the three subdivisions.

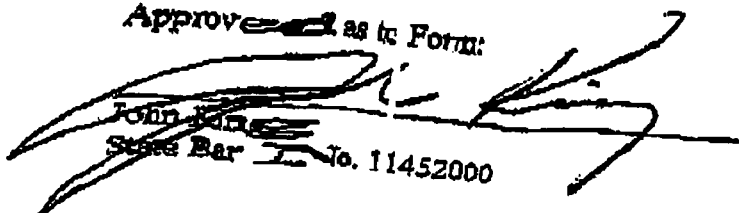
Residents from Ware Del Norte Subdivision shall not threaten the peace with all who use the Ware Road Del Norte including but not limited to acts of intimidation, threats, physical violence, and any other action, which threatens the peaceable public use of the Ware Del Norte for ingress or egress via Ware Road or Elliot Road.

Plaintiffs' bond of \$1000.00 will be returned to Plaintiffs upon entry of this judgment.

SIGNED on \_\_\_\_\_ day of \_\_\_\_\_ 2006.

JUDGE PRESIDING

Approved as to Form:

  
John King  
State Bar No. 11452000

Date: 10/24/06

Rex N. Leach  
with permission  
*R.N.L.*  
Rex Leach  
State Bar No. 12086300

Date: 10-25-06

Michael J. Daley  
State Bar No. 05328300

Date: \_\_\_\_\_

www.atlasandhall.com

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FAX (956) 832-8109

October 25, 2006

Writer's Direct Line:  
(956) 832-8285

Efrain Carrera  
Attorney at Law  
817 South 12th Avenue  
Edinburg, Texas 78539

Re: Cause No. C-1409-05-I; Alejandro & Martha Santos, et al vs. James M. Lee, et al;  
In the 398th District Court of Hidalgo County, Texas

Dear Efrain:

Enclosed is the proposed Agreed Final Judgment which I have signed in this matter.

If you have questions, please call.

Sincerely,

ATLAS &amp; HALL, L.L.P.

By:   
Rex N. Leach

RNL/aec  
Enclosure

VIA TELEFAX NO. 387-0914



**THE LAW OFFICE OF MICHAEL J. DALEY**

**Attorney & Counselor at Law**

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***FROM THE DESK OF ANNA CHRIS MARTINEZ***

***Please deliver the following page(s) to:***

**To: Efrain Carrera**

**LOCATION: Law Office of Efrain Carrera**

**FAX NUMBER: 387-0914**

**Re: Sandra Cantu ET AL vs. James M. Lee ET AL**

**HAVE A GOOD DAY!!! ☺**

**Date: October 25, 2006      Time: 3:52**

**Total number of pages (including cover letter) 8**

**IF YOU DO NOT RECEIVE ALL PAGES, CALL BACK AS SOON AS POSSIBLE.**