



Hope Family Health Center  
2332 Jordan Rd. McAllen, Texas 78503  
Tel: 956.994.3319 Fax: 956.971.9377  
www.hopefamilyhealthcenter.org

September 24, 2008

Judge J. D. Salinas and  
Hidalgo County Commissioners Court  
County of Hidalgo  
100 E. Cano  
Edinburg, Texas 78539

Dear Judge Salinas and Commissioners:

Community Hope Projects, Inc. (doing business as Hope Family Health Center) is a 501 (c ) (3) non-profit organization that offers free medical and mental health services to the uninsured members of our community. All medical services are provided by volunteer doctors, nurses and other health care professionals. We have a small paid staff and operate a limited budget funded exclusively by grants, donations and small fund raisers.

The clinic is located in South McAllen on land donated by the Catholic Diocese of Brownsville and in a building provided through grants and donations.

Recently, we discovered that property taxes were due on this property. As you know, as a qualified non-profit, we should be exempt from property taxes. Unfortunately, due to a series of clerical errors, the exemption forms were only until recently submitted to the appraisal district. The exemption was granted for the past five (5) years (2003-2008). However, taxes remain outstanding for years 2000-2002.

The primary reason for the error in the filing was that when the property was transferred from the Diocese to the clinic in February 1999, the deed was accidentally recorded without the legal description attached. When we initially filed our exemption request, the exemption was not granted because the appraisal district did not recognize Hope as the owner of the property – instead the deed records reflected ownership under the diocese. When the error was finally corrected in 2006 (via a correction warranty deed prepared by the Diocese) it was discovered that the appraisal district also had split the property into two tax identification numbers. The original exemption remained on only one of the two ID numbers and the second one, on the clinic building itself, was inadvertently not included.

Consequently, we respectfully request that you consider granting the tax exemption effective to the year 2000 thereby allowing us to be fully exempt as it should have been, if the original deed would have been filed correctly in 1999 and as it would have been if the exemption would have been applied correctly after the property ID number split.

We stand ready to provide any information that might be required and we look forward to talking with you regarding this at your convenience. You may contact me at 956-687-6263 at my place of employment or my cell phone 956-467-6422.

Sincerely,



Robert A. Calvillo  
Board President

Cc: Mr. Armando Barrera, Jr., RTA

*Enclosure: Correction warranty deed  
Appraisal district notes regarding split*

**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 DRIVER'S LICENSE NUMBER.**

**CORRECTION SPECIAL WARRANTY DEED WITH REVISIONARY CLAUSES AND CONDITIONAL LIMITATIONS**

**STATE OF TEXAS §**

This is a correction special warranty deed of a deed filed for record originally on February 23, 1999 as document number 750996. By mistake, the exhibit giving the legal description of the property was not attached to the deed and this correction special warranty deed is being given for that purpose.

**Effective Date:** January 1, 1999

**Grantor:** THE MOST REVEREND RAYMUNDO J. PEÑA, as BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE and for his successors in office.

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

Pastoral Center  
P.O. Box 2279  
1910 University Boulevard  
Brownsville, Cameron County, Texas 78522-2279  
Attention: Bishop Raymundo J. Peña

**Grantee:** Community Hope Projects, Inc., a Texas nonprofit corporation, Charter number 01346127-01, of 2332 W. Jordan Rd., McAllen, Hidalgo County Texas 78504.

**Grantee's Mailing Address:**

2332 W. Jordan Rd.  
McAllen, Texas 78504

**Property (including any improvements):**

Property conveyed is 2.76 acres of land out of Lot 69, McAllen Second Suburban Citrus Groves Subdivision in Hidalgo County,

**CORRECTION SPECIAL WARRANTY DEED WITH REVISIONARY CLAUSES AND CONDITIONAL LIMITATIONS**  
Page 1 of 5

**Initials:**

  
\_\_\_\_\_

Texas, as further described by metes and bounds on an exhibit attached hereto as Exhibit A.

**CONSIDERATION:** consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and value of which are hereby acknowledged, Grantor GRANTS and CONVEYS to Grantee the Property, provided and on condition that the Property is used by Grantee and its successors and assigns, subject to the conditions, reservations and exceptions expressly set forth herein.

**Reservations from and Exceptions to Conveyance and Warranty:**

- 1 - All easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any municipal and/or other governmental authorities.
- 2 - This conveyance is also made and accepted subject to the following matters: The Grantor is conveying only the surface estate described herein. The Grantor hereto reserves unto himself and his successors in office and assigns, all the minerals (nor previously reserved) under said property including, but not limited to; oil, gas, hydrocarbons, geothermal energy, uranium, coal and every other type of mineral, rock, or substance of whatever nature, in and under and that may be produced from the above described property, together with the right of ingress and egress at all time for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.
- 3 - The lien for real estate ad valorem taxes, it being understood that the Grantee is not liable for real estate ad valorem taxes for the years 1998 and before.
- 4 - Any and all liens, encumbrances and mortgages, if any, on said property.

The above described property is given to Community Hope Projects, Inc. of McAllen, Hidalgo County, Texas, upon the following express conditions, and in case of failure by Community Hope Projects, Inc. to comply with said conditions, the said premises shall revert to the Grantor herein, and his successors in office and assigns immediately upon the happening of the event and without the necessity of reentry by the Grantor. It is agreed by the Grantee that the conditions hereinafter stated are conditional limitations to the estate being conveyed to the

**CORRECTION SPECIAL WARRANTY DEED  
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Initials:



Grantee. If a Court of final jurisdiction was to finally determine the hereinafter stated conditions are not conditional limitations, then these are to be construed as conditions subsequent which give the Grantor and his successors in office and assigns the right to terminate the estate by reentry. It is agreed by the grantee herein that these aforesaid conditions are conditional limitations and that the estate conveyed herein is limited by the happening of the hereafter events.

1 - This conveyance of the Property is made by Grantor on the condition that the Property shall always be used exclusively for health and social services and shall be maintained at all times as such.

2 - It is agreed that said property may be sold or transferred by Grantee herein but only with the prior written consent of the Grantor, and that if such sale or transfer is to occur, that the proceeds from said sale or transfer will be used to purchase other real estate to be used exclusively for health or other social services agreed to by the Grantor, and that if the sale of this property herein is allowed by the Grantor, then that the new property purchased by the Grantee, Community Hope Projects, Inc., shall be subject to the same conditions, same reversionary clauses, conditional limitations, and other conditions set out in this deed, and Grantee obligates itself hereby to execute a document confirming this at the time of the purchase of new property, if any.

3 - It is agreed that Grantee shall not encumber, hypothecate, mortgage or otherwise place a lien on the property without the prior written consent of the Grantor; and

4 - That said property shall not, in any form or fashion, be used for the performance of abortions or to provide any benefit or service related to abortion; and

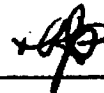
5 - That said property shall not be used, in any form or fashion for the performance of any procedure which would constitute euthanasia; and

6 - That in the event of the dissolution of the Grantee, Community Hope Projects, Inc., whether voluntary or involuntary, by lapse of time or otherwise or by merger or otherwise, the property transferred herein shall immediately revert back to the Roman Catholic Diocese of Brownsville free and clear of all liens created or imposed following the effective date of this instrument, and in the event that the Roman Catholic Diocese of Brownsville cannot or will not accept same, then in such manner and to such organization as the Roman Catholic Diocese of Brownsville may designate.

Such organization shall at such time of dissolution qualify as an organization (or organizations) exempt from Federal income taxation under Section 501(a) of the Code, or corresponding provisions hereafter in effect, as an organization (or organizations) described in Section 501(c)(3) of the Code, or corresponding provisions hereafter in effect.

**CORRECTION SPECIAL WARRANTY DEED  
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Initials:




**TO HAVE AND TO HOLD** the Property, together with all and singular, the rights and appurtenances thereto or in anywise belonging, unto Grantee and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to **WARRANT and FOREVER DEFEND**, all and singular, the Property to Grantee and Grantee's successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through, or under me but not otherwise.


**EXECUTED** on the date set forth in the acknowledgment line below, to be effective for all purposes as of the Effective Date.


**THE MOST REVEREND RAYMUNDO J. PEÑA, as BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE and for his successors in office**

By:   
Bishop Raymundo J. Peña

The undersigned Grantee Community Hope Projects, Inc. agrees to all the conditions and reservations herein stated in this Special Warranty Gift Deed with Reversionary Clauses and Conditional Limitations.

Community Hope Projects, Inc.  
By:   
Johnny Oliva, Chairperson  
Community Hope Projects, Inc.  
Board of Directors

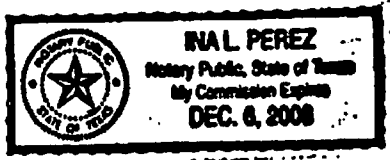
Attest:  
  
Sister Marian Strohmeyer, RSM,  
Board Member  
Community Hope Projects, Inc.  
Board of Directors

Initials:  


STATE OF TEXAS

§

This instrument was acknowledged before me on the 14<sup>th</sup> day of February 2006 by Raymundo J. Peña, Bishop of the Roman Catholic Diocese of Brownsville, on behalf of and as the act and deed of the Bishop and the Roman Catholic Diocese of Brownsville.



*Ina L. Perez*

Notary Public in and for The State of Texas  
My commission expires: 12/6/2008

**AFTER RECORDING, RETURN TO:**

Community Hope Projects  
~~d/b/a~~ Hope Family Health Center  
2332 W. Jordan Rd.  
McAllen, Texas 78503-7822

Attn: Anna Maria Barrera  
Executive Director

**CORRECTION SPECIAL WARRANTY DEED  
WITH REVISIONARY CLAUSES AND  
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Initials:

*AMP*

**METES AND BOUNDS DESCRIPTION  
2.76 ACRES OF LAND OUT OF LOT 69  
McALLEN SECOND SUBURBAN  
CITRUS GROVES SUBDIVISION  
HIDALGO COUNTY, TEXAS**

A tract of land containing 2.76 acres, situated in the City of McAllen, Hidalgo County, Texas, being a part or portion of LOT 69, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, according to the plat thereof recorded in Volume 5, Page 27, Hidalgo County Map Records, which said 2.76 acres were conveyed to The Most Reverend Humberto S. Madeiros, D.D., Bishop of the Diocese of Brownsville, and his Successors in Office, by virtue of a Warranty Deed recorded in Volume 1175, Page 866, Hidalgo County Deed Records, said 2.76 acres also being more particularly described as follows:

**BEGINNING** at the Southwest corner of Lot 69 for the Southwest corner of this tract;

**THENCE**, along the West line of Lot 69, N 08° 39' 58" E at a distance of 40.00 feet pass a pipe found for the North right-of-way line of Jordan Road, continuing a distance of 300.14 feet to a pipe found, and N 08° 43' 00" E a distance of 61.70 feet (N 08° 43' 00" E a distance of 361.85 feet deed call), to a cotton picker spindle set for the Northwest corner of this tract;

**THENCE**, S 81° 17' 00" E along the South right-of-way line of a 20.00 alley, a distance of 331.30 feet to a #4 rebar found for the Northeast corner of this tract;

**THENCE**, S 08° 17' 34" W (S 08° 25' W deed call) at a distance of 321.85 feet pass a pipe found for the North right-of-way line of Jordan Road, and continuing a total distance of 361.85 feet to the Southeast corner of this tract;

**THENCE**, N 81° 17' 00" W along the South line of Lot 69, within Jordan Road right-of-way, a distance of 333.71 feet (333.20 feet deed call), to the POINT OF BEGINNING, and containing 2.76 acres, of which 0.31 of one acre lies in the right-of-way of Jordan Road, leaving a net of 2.45 acres of land, more or less.

I FRED L. KURTH, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/2/98 UNDER MY DIRECTION AND SUPERVISION.

*Fred L. Kurth*  
FRED L. KURTH, R.P.L.S. #4750

10-13-98  
DATE:



*Exhibit "A"*

Hidalgo County  
Eddy Trevino  
County Clerk  
Edinburg, TX 78540



70 2006 01631573

Instrument Number: 2006-1631573

As  
Recording

Recorded On: June 23, 2006

Billable Pages: 6  
Number of Pages: 7

Parties:  
To

Comment: CORR SPCL WD WRC& COND

**\*\* Examined and Charged as Follows: \*\***

Recording	36.00
<b>Total Recording:</b>	<b>36.00</b>

\*\*\*\*\* **THIS PAGE IS PART OF THE INSTRUMENT** \*\*\*\*\*  
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2006-1631573  
Receipt Number: 776684  
Recorded Date/Time: June 23, 2006 04:40P

**Record and Return To:**

COMMUNITY HOPE PROJECTS, INC.  
HOPE FAMILY HEALTH CENTER  
2332 W. JORDAN RD.  
MCALLEN TX 78503-7822

User / Station: M Alanis - Cash Station 04



STATE OF TEXAS  
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Eddy Trevino  
County Clerk  
Hidalgo County, TX

3/8-2025

**PROPERTY ID AND LEGAL DESCRIPTION**  
 PROPERTY ID: R230715  
 #2450-00-002-0069-02 MCALLEN SUB CITRUS GROVES W329.7'-5361.85' LOT 69 BLK 2  
 2.74AC BK 2.46AC NET  
 PRINTED: 05/22/99 VALUE CHG: 04/04/98

**OWNER NAME AND ADDRESS**  
 SAINT JOSEPH THE WORKER (208707)  
 CATHOLIC CHURCH  
 PO BOX 518  
 MCALLEN, TX 78505-0518

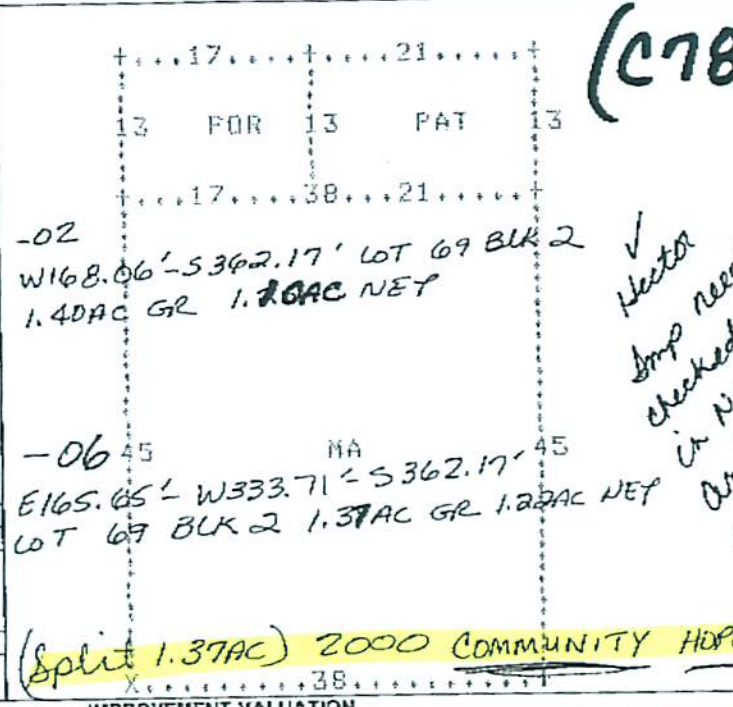
TAXING ENTITIES	LAST A
GRD 551 DR1 R12 SML CML JCC	01/0: 52
EXEMPTIONS	APPRAL
EX	

**PROPERTY SITUS ADDRESS**  
 2315 ITHICA  
 MCALLEN TX

BUILDING ATTRIBUTES					
CONST. STYLE	FOUNDATION	EXT. FINISH	INT. FINISH	ROOF STYLE	FLOORING
HEATING/A.C.	PLUMBING	FIREPLACE (ELECTRICAL)	BUILT IN SPRINKLERS	POORLY CLEARED	WINDSHIELD DOORS

**REMARKS AND SKETCH COMMANDS**  
 DAY CARE: N/C/PTD 11.20  
 11.1: BU45, DR38, DD45, DL38  
 11.2: BU45, DU13, DR17, DD13, DL17  
 11.3: BU45, BR17, BU13, DR21, DD13, DL21

SALES HISTORY			
DATE	PRICE	DEED BOOK I.D.	DEED BOOK PAGE
	✓	0	
TOPOGRAPHY	UTILITIES	ACCESS	ZONE



(C7877-01)

✓ Vector  
 Imp need to  
 checked if it falls  
 in New Subst.  
 and you to grant  
 the full exempt.  
 1-7.00  
 C5

(Split 1.37AC) 2000 COMMUNITY HOPE PROJECTS INC PH  
 R597343

IMPROVEMENT VALUATION														
SEGMENT I.D.	TYPE	DESCRIPTION	SPTB METHOD	CLASS	AREA	AREA FACTOR	ADJUST AREA	UNIT PRICE	YEAR BUILT	COND ITION	% GOOD	PHY. %	ECON. %	FUNC. %
I1	D	COMMERCIAL	F1 N		1710	100	1710	18.93			50			
1.1	NA	MAIN AREA	R	3	221	25	55.25	18.93			50			
1.2	FOR	PORCH (COVERED)	R	3	273	25	68.25	18.93			50			
1.3	PAT	PATIO	R											
<p><b>AUDITED</b></p> <p>BY _____</p> <p>DATE APR 13 2000 72</p>										<p>CAUTO 687.6263</p>				
<p>Total</p>														

LAND VALUATION														
DESCRIPTION (CLASS)	TYPE	SPTB	AREA	UNIT PRICE	MARKET VALUE									
NBH% FIREPLACE	AC	F1 N	2.46A	25920	63,763									

SELF-22-2008 ION 10:42 AM HOHD INFO CENTER FAX NO. 9562892123 P. 02