



## HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

### PAY MEMO

Jose N. Peña  
Director

**To: Commissioner A. C. Cuellar Jr.  
Hidalgo County Pct. # 1  
Attn: Joseph Palacios**

**From: Jose N. Pena  
Director  
Right of Way Department**

**Date: April 21, 2010**

**Re: Burner Site -Pct. # 1  
Parcel # 2—Manuel Melendez (Property Acquisition)**

---

**Comm. Cuellar,**

**Attached please find a copy of the Deed and Settlement Statement for the acquisition of the above-mentioned property that was approved in Court on December 22, 2009. Please have your accounting department process a check for \$113,617.54 to Valley Land & Title Company for disbursement on this project out of Account # \_\_\_\_\_ as soon as possible**

**HAVE THE TREASURER'S OFFICE HOLD THE CHECK FOR PICKUP BY OUR OFFICE**

**Should you have any questions, please feel free to call.**

**Thanks,  
Joe Pena**

Approved   
Comm. A. C. Cuellar Jr.

Approved   
Jose N. Pena

# A. Settlement Statement

U.S. Department of Housing  
and Urban Development

OMB No. 2502-0265

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 117713	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower The County of Hidalgo 2401 N. Moorefield Road Mission, TX 78572	E. Name & Address of Seller Manuel Melendez and Irma Martinez Melendez, Rt 1 Box 196G Mercedes, TX 78570	F. Name & Address of Lender
--	--	-----------------------------

G. Property Location Campacus Addition, N 165'-S330' AKA TR 15, 5 ac gross, Lot 10, Block 99, Hidalgo County Mile 1 1/2 Road , TX	H. Settlement Agent Name Valley Land Title Co. 612 W. Nolana Ste. #570 McAllen, TX 78504 Tax ID: 20-4064406	I. Settlement Date 3/25/2010 Fund:
	Place of Settlement Valley Land Title Co. 217 W. Cano Edinburg, TX 78539	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$112,000.00	401. Contract Sales Price	\$112,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,617.54	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. Water District Taxes		410. Water District Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
<b>120. Gross Amount Due From Borrower</b>	<b>\$113,617.54</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$112,000.00</b>
<b>200. Amounts Paid By Or in Behalf Of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$25.00
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. Annual assessments		512. Annual assessments	
213. School property taxes		513. School property taxes	
214. Water District Taxes		514. Water District Taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>	<b>\$0.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$25.00</b>

**L. Settlement Charges**

			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Sales/Broker's Commission based on price</b>	<b>\$112,000.00</b>	<b>@ % = \$0.00</b>		
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
703. Commission Paid at Settlement			<b>\$0.00</b>	<b>\$0.00</b>
704. The following persons, firms or	to			
705. corporation s received a portion	to			
706. of the real estate commission amount	to			
707. shown above:	to			
<b>800. Items Payable in Connection with Loan</b>				
801. Loan Origination Fee %	to			
802. Loan Discount %	to			
803. Appraisal Fee	to			
804. Credit Report	to			
805. Lender's Inspection Fee	to			
806. Mortgage Insurance Application	to			
807. Assumption Fee	to			
<b>900. Items Required by Lender To Be Paid in Advance</b>				
901. Interest from 3/25/2010 to 4/1/2010 @ \$0/day				
902. Mortgage Insurance Premium for months	to			
903. Hazard Insurance Premium for years	to			
<b>1000. Reserves Deposited With Lender</b>				
1001. Hazard insurance	months @	per month		
1002. Mortgage insurance	months @	per month		
1003. City property taxes	months @	per month		
1004. County property taxes	months @	per month		
1005. Annual assessments	months @	per month		
1006. School property taxes	months @	per month		
1007. Water District taxes	months @	per month		
1008. HOA Dues	months @	per month		
1011. Aggregate Adjustment				
<b>1100. Title Charges</b>				
1101. Settlement or closing fee	to			
1102. Abstract or title search	to			
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to L. G. "Jerry" Canales		<b>\$300.00</b>	
1106. Notary fees	to			
1107. Attorney's fees	to			
(includes above items numbers:	)			
1108. Title insurance	to Valley Land Title Co.		<b>\$907.00</b>	
(includes above items numbers:	)			
1109. Lender's coverage	\$0.00/\$0.00			
1110. Owner's coverage	\$112,000.00/\$907.00			
1111. Escrow fee	to Valley Land Title Co.		<b>\$250.00</b>	
1112. State of Texas policy guaranty fee.	to Valley Land Title Co.-Guaranty Fee Escrow Account		<b>\$5.00</b>	
1113. Tax Service Fee	to Hidalgo County Property Tax Service		<b>\$59.54</b>	
1114. Copy Fee @ \$.50 per pg for Sellers Atty	to Valley Land Title Co.			<b>\$17.00</b>
1115. Courier Fee to Sellers Atty's Office	to Valley Land Title Co.			<b>\$8.00</b>
<b>1200. Government Recording and Transfer Charges</b>				
1201. Recording Fees Deed \$20.00 ; Mortgage ; Rel	to Valley Land Title Co.		<b>\$20.00</b>	
1202. City/county tax/stamps Deed ; Mortgage	to			
1203. State tax/stamps Deed ; Mortgage	to			
1204. Correction Gift Deed	to Valley Land Title Co.		<b>\$28.00</b>	
1205. Marital Affidavit	to Valley Land Title Co.		<b>\$20.00</b>	
1206. Correction Warranty Deed	to Valley Land Title Co.		<b>\$28.00</b>	
<b>1300. Additional Settlement Charges</b>				
1301. Survey	to			
1302. Pest Inspection	to			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			<b>\$1,617.54</b>	<b>\$25.00</b>

SOLICITATION

You are required by law to provide VALLEY LAND TITLE CO. with your correct taxpayer identification number. If you do not provide VALLEY LAND TITLE CO. with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

SUBSTITUTE FORM 1099 SELLER STATEMENT

The information contained in blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, on lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS

If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

Seller understands the closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guaranty the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this Statement. Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or estimates for current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct. The undersigned hereby authorizes VALLEY LAND TITLE CO. to make expenditures and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan funds, if applicable, in the amount shown above and receipt of a copy of this Statement.

\*Note: Interest on existing liens is figured to the date indicated. If not paid by then, additional interest will have to be collected and your statement will be adjusted to have sufficient funds to secure release from the lien holder.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

The County of Hidalgo

*Jose N. Pena*  
By Jose N. Pena

*Manuel Melendez*  
Manuel Melendez

*Irma Martinez Melendez*  
Irma Martinez Melendez

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

*Patricia Melendez* 4/20/19  
Settlement Agent Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER 'S LICENSE NUMBER.**

## **WARRANTY DEED**

Date: **March 25, 2010**

Grantor: **MANUEL MELENDEZ AND WIFE, IRMA MARTINEZ MELENDEZ**

Grantor's Mailing Address (including county): **13300 Mi. 1 1/2 West  
Mercedes, Hidalgo County, Texas 78570**

Grantee: **THE COUNTY OF HIDALGO**

Grantee's Mailing Address (including county): **2401 Moorefield Road  
Mission, Hidalgo County, Texas 78572**

Consideration: **Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged**

Property (including any improvements):

**Being 5.00 acres of land, more or less, situated in Hidalgo County, Texas, and being out of Lot 10, Block 99, CAMPACUAS ADDITION, LLANO GRANDE GRANT said subdivision being recorded in Volume 1, Page 2 of the Hidalgo County Map Records, and said 5.00 acre tract being more particularly described by the metes and bounds as follows:**

**COMMENCING at a P-K nail set for the Northwest corner of Lot 10, Block 99, of said subdivision, said point being at the centerline of Mile 1 1/2 West road. (40 feet wide ), THENCE South along the West line of said Lot 10, a distance of 990.00 feet to a P-K nail set for the Northwest corner and the point OF BEGINNING of this herein described tract of land.**

**THENCE, East, at a distance of 20.00 feet pass a 1/2 inch iron rod found as the east right-of-way line of Mile 1 1/2 West road and continuing East for a total distance of 1,320.00 feet to a 1/2 inch iron rod found at the Northeast corner of this herein described tract of land.**

**THENCE South along the East line of Lot 10, Block 99, a distance of 165.00 feet to a 1/2 inch iron rod round for the Southeast corner of this herein described tract of land.**

**THENCE West, along the South line of Lot 10, Block 99, a distance of 1,300.00 feet pass 1/2 inch iron rod set at the East right-of way line of Mile 1 1/2 West road and continuing West for a total distance of 1,320.00 feet to a P-K nail found for the Southwest corner of this herein described tract of land.**

**THENCE, North along the West line of said Lot 10, Block 99, a distance of 165.00 feet to the PLACE OF BEGINNING.**

Reservations from Conveyance: **NONE**

Exceptions to Conveyance and Warranty: **To the extent they validly exist:**

- 1. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.**
- 2. Easement as shown on map of Campacuas Addition, recorded in Volume 1, Page 2, Map Records of Hidalgo County, Texas.**

April 6, 2005 under Document Number 1455066; filed April 21, under Document Number 1462162; filed May 23, 2005 under Document Number 1475010; filed June 29, 2005 under Document Number 1490478, all in the Official Records of Hidalgo County, Texas.

6. Mineral and/or royalty conveyance as set forth in Mineral Deed dated February 14, 1935, recorded in Volume 9, Page 134, Oil and Gas Records of Hidalgo County, Texas.
7. Mineral and/or royalty conveyance as set forth in Mineral Deed dated June 13, 1935, recorded in Volume 9, Page 230, Oil and Gas Records of Hidalgo County, Texas.
8. Mineral and/or royalty reservation contained in deed dated October 15, 1998, filed October 22, 1998 under Document Number 718496, Official Records of Hidalgo County, Texas.
9. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.
10. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
11. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
12. Standby fees, taxes and assessments by any taxing authority for the year 2010, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee assumes.

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

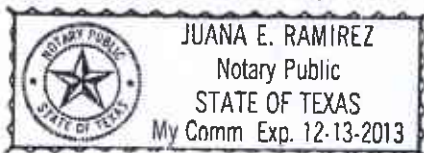
When the context requires, singular nouns and pronouns include the plural.

  
MANUEL MELENDEZ

  
IRMA MARTINEZ MELENDEZ

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on April 19, 2010 ~~2011~~ by MANUEL MELENDEZ.



  
NOTARY PUBLIC - STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

This instrument was acknowledged before me on April 19, 2010 ~~2011~~ by IRMA MARTINEZ MELENDEZ.



  
NOTARY PUBLIC - STATE OF TEXAS

**FIELD NOTE DESCRIPTION**

Being 5.00 acres of land situated in Hidalgo County, Texas, and being out of Lot 10, Block 99 Campacuas Addition, Llano Grande Grant: said subdivision being recorded in Volume 1, Page 2 of the Hidalgo County Map Records, and said 5.00 acre tract being more particularly described by the metes and bounds as follow:

Commencing at a P-K nail set for the northwest corner of Lot 10, Block 99, of said subdivision, said point being at the centerline of Mile 1 ½ west road ( 40 feet wide ), thence south along the west line of said Lot 10, a distance of 990.00 feet to a P-K nail set for the northwest corner and the point of beginning of this herein described tract of land.

Thence, east, at a distance of 20.00 feet pass a ½ inch iron rod found as the east right-of-way line of Mile 1 ½ west road, and continuing east for a total distance of 1320.00 feet, to a ½ inch iron rod found at the northeast corner of this herein described tract of land.

Thence south, along the east line of Lot 10, Block 99 a distance of 165.00 feet to a ½ inch iron rod round for the southeast corner of this herein described tract of land.

Thence west, along the south line of Lot 10, Block 99, a distance of 1300.00 feet pass a ½ inch iron rod set at the east right-of way line of Mile 1 ½ west road, and continuing west for a total distance of 1320.00 feet to a P-K nail found for the southwest corner of this herein described tract of land.

Thence, north along the west line of said Lot 10, Block 99, a distance of 165.00 feet to the place of beginning and containing within these metes and bounds, a 5.00 acre parcel of land, more or less.



**RODRIGUEZ ENGINEERING**  
 CONSULTING ENGINEER • SURVEYOR  
 P.O. BOX 1830 • EDINBURG, TEXAS • 78540  
 PHONE (856) 491-1013



LEGEND	
●	PRD. 1/2 IN. BORN ROD
○	PRD. 1/4 IN. BORN ROD
○	SET 1/2 IN. BORN ROD
○	SET 1/4 IN. BORN ROD

BASIS OF BEARING  
 WEST LINE OF LOT 10, BLK. 99  
 CAMPACUAS ADDITION, LLANO GRANDE GRANT  
 VOLUME 1, PAGE 2, MAP RECORDS  
 HIDALGO COUNTY, TEXAS.

SCALE: 1"=60'

P.O.C.  
 N.W.C. Lot 10

BASIS OF BEARING

SOUTH  
 990.00'

EAST

P.O.B.

NORTH  
 165.00'

20.00'

WEST

MILE 1 1/2 WEST ROAD  
 (40.00 R.O.W. / 22.00 E-E)

LOT 10, BLOCK 99  
 CAMPACUAS ADDITION, LLANO GRANDE GRANT  
 VOL. 1, PG. 2, M.R.H.C.  
 GREGORIO O. & MIRIAM SALINAS

5.00 ACRES GROSS

LOT 10, BLOCK 99  
 CAMPACUAS ADDITION, LLANO GRANDE GRANT  
 VOL. 1, PG. 2, M.R.H.C.  
 MANUEL MELENDEZ, C0700-00-099-0010-07

LOT 10, BLOCK 99  
 CAMPACUAS ADDITION, LLANO GRANDE GRANT  
 VOL. 1, PG. 2, M.R.H.C.

SOUTH  
 165.00'

LOT 10, BLOCK 99  
 CAMPACUAS ADDITION,  
 LLANO GRANDE GRANT  
 VOL. 1, PG. 2, M.R.H.C.

1320.00'

1320.00'

SURVEYED: AUGUST 14, 2009  
 REQUESTED BY: COUNTY OF HIDALGO

FLOOD ZONE DESIGNATION: ZONE "X"  
 COMMUNITY-PANEL NUMBER: 480334-0450 C  
 MAP REVISED: JUNE 6, 2000

PLAT SHOWING

A 5.00 ACRE (217,800 SQ. FT.) TRACT OF LAND OUT OF  
 LOT 10 BLOCK 99, CAMPACUAS ADDITION, LLANO GRANDE  
 GRANT, RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS,  
 HIDALGO COUNTY, TEXAS.

THE FOLLOWING SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THE  
 ABOVE PLAT IS AN ACTUAL SURVEY MADE ON  
 THE GROUND UNDER MY SUPERVISION AND  
 THAT THERE ARE NO VISIBLE EASEMENTS OR  
 ENCROACHMENTS EXCEPT AS SHOWN AND  
 THAT ALL CORNERS HAVE BEEN LOCATED AS  
 INDICATED.



LEO L. RODRIGUEZ, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448  
 DATE 8/16/09