

From: [Martha Salazar](mailto:Martha.Salazar@co.hidalgo.tx.us)
To: "Valde Guerra"
Cc: nielda.cavazos@co.hidalgo.tx.us; monica.badillo@co.hidalgo.tx.us
Subject: FW:
Date: Tuesday, June 07, 2011 5:07:04 PM
Attachments: [CITY_OF_PHARR.pdf](#)
[TX_HID_1979_0000034138_\(2\).pdf](#)
Importance: High

Mr. Guerra:

- 1-Approx. two weeks ago, the City of Pharr's Director of Public Works, Roy Garcia, entered the WIC Clinic located at 1903 N. Knights St, fka, Fir St. and informed occupants that they needed vacate premises inasmuch as City of Pharr owned the property;
- 2-WIC asks for our assistance in confirming ownership of property and structures since building has a dedication plaque naming Commissioner Court members circa 1980;
- 3-Hidalgo County has property and building booked as county-owned;
- 4-Hidalgo County Appraisal District has property and improvements with owner at City of Pharr;

At this point I contacted the Hon. Jerry Canales (Valley Land Title) and gave him the facts. He agreed (at no charge to Hidalgo County) to look into the title issue and report back. Here is a summary of his report:

- 1-In 1977, Edd and Verna Mae Boler conveyed a 10 acre tract of land to the City of Pharr;
- 2-In 1979, City of Pharr conveyed a 2.56 acre portion of that 10 acres tract to the County of Hidalgo;
- 3-It appears the conveyance was never recorded and thus the Appraisal District still has the City of Pharr as the owner of the entire 10 acre tract;
- 4-Hon. Jerry Canales (Valley Land & Title) asked that we confirm and verify that the WIC Clinic was indeed constructed on the 2.56 acres;
- 5-Sent all the information to Hidalgo County Appraisal District for verification;
- 6-Appraisal District reports that metes and bounds do not make sense and thus cannot confirm WIC building footprint and therefore recommend a survey to correct deed, if necessary ;

Therefore, I am placing an item on CC agenda of 6-14-11 for the nomination of surveyors to conduct the services required to confirm all the elements mentioned.

Yours truly,
Marty Salazar

PS Ms. Nielda, please print the attachments as well as this e-mail and add as supporting documentation to the agenda item.

From: Martha Salazar [mailto:martha.salazar@co.hidalgo.tx.us]
Sent: Thursday, June 02, 2011 4:41 PM
To: 'Agueda'; 'Juan'
Cc: 'norma.longoria@wic.co.hidalgo.tx.us'; 'Darlene Betancourt'; 'raul.silguero@co.hidalgo.tx.us'
Subject: FW:
Importance: High

Ms. Aggie & Mr. Juan:

Attached for your review and research is information related to the WIC building located on N. Fir in Pharr. Note: Gabriel's pictures appear to have another name of the street Knights and not Fir. Let confirm and verify official street name. Please report on ownership issue asap.

Thanks,
Marty

From: Jerry Canales [mailto:canalesj@valleylandtitleco.com]
Sent: Thursday, June 02, 2011 4:00 PM
To: MARTHA.SALAZAR@CO.HIDALGO.TX.US

Subject:

Prima,

Attached are the deeds we discussed. Please let me know if you need anything further. Thanks!

Jerry Canales
General Counsel
Valley Land Title Co.
217 W. Cano
Edinburg, Texas 78539
Office - 956-383-2708
Fax – 956-383-8632

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