

CHARGE TO: VLTC
GF#: 124546/PG

PARTIAL RELEASE OF LIEN

Date: MARCH 12, 2012

Holder of Note and Lien: COUNTY OF HIDALGO, STATE OF TEXAS, a political subdivision

Holder's Mailing Address: Urban County Program
Deferred Loan/Grant Owner Occupied
Housing & Rehabilitation Program
1916 Tesoro Blvd.
Pharr, Texas 78577

Note

Date: AUGUST 10, 2004

Original principal amount: \$33,900.00

Borrower: MARTHA SANDOVAL

Lender: COUNTY OF HIDALGO, STATE OF TEXAS, a political subdivision

Note and Lien Are Described in the Following Documents: Deed of Trust executed by Martha Sandoval to Ramon Garcia, Trustee, dated August 10, 2004, filed August 11, 2004 under Document Number 1369211 in the Official Records, Hidalgo County, Texas, securing the payment of one note of even date therewith in the principal sum of \$33,900.00, executed by Grantor and payable to County of Hidalgo, State of Texas, a political subdivision; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Property (including any improvements) to Be Released from Lien ("Property"):

Being a 0.161-acre tract of land out of the West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, Block 29, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, Block 29 is vested to Julian Sandoval and wife Martha Sandoval from Adan Lopez and wife, Rebecca Lopez, by virtue of a Warranty Deed with Vendor's Lien, dated January 2, 1976, recorded in Volume 1467, Page 1028, Deed Records of Hidalgo County, Texas. Said 0.161-acre tract of land being more particularly described by metes and bounds as follows;

Commencing at a Cotton Picker Spindle set at the Northwest corner of Lot 9, THENCE, South 81 degrees 25 minutes 00 seconds East, with the North line of Lot 9, a distance of 330.00 feet to a Cotton Picker Spindle set at the Northwest corner of the West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, for the Northwest corner and the POINT OF BEGINNING of this tract of land;

1. THENCE, Continuing South 81 degrees 25 minutes 00 seconds East, with the North line of said Lot 9, a distance of 140.00 feet to a Cotton Picker Spindle set for the Northeast corner of this tract of land;
2. THENCE, South 08 degrees 35 minutes 00 seconds West, at a distance of 20.00 feet pass the Existing South Right of Way line of El Gato Road, and at a total distance of 50.00 feet to a No. 4 rebar set at the Proposed South Right of Way line of El Gato Road, for the Southeast corner of this tract of land;
3. THENCE, North 81 degrees 25 minutes 00 seconds West, with the Proposed South Right of Way line of said El Gato Road, a distance of 140.00 feet to a No.4 rebar set at the West line of said West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, for the Southwest corner of this tract of land;

4. THENCE, North 08 degrees 35 minutes 00 seconds East, with the West line of said West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, at a distance of a 30.00 feet pass the Existing South Right of Way line of said El Gato Road, and at a total distance of 50.00 feet to the POINT OF BEGINNING, containing 0.161 of an acre, of which 0.064 of an acre lies in the Existing Right of Way of El Gato Road, 0.016 of an acre lies in South Texas Natural Gas Gathering Company Right of Way, leaving a Proposed Net Taking of 0.080-acres of land, more or less.

(This property is being acquired by The County of Hidalgo for right-of-way purpose by deed in lieu of Condemnation.)

For value received, Holder of Note and Lien releases only the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

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

**COUNTY OF HIDALGO, STATE OF TEXAS,
a political subdivision**

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2012, by _____ of COUNTY OF HIDALGO, STATE OF TEXAS, a political subdivision on behalf of said County.

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

**L.G. "JERRY" CANALES
217 W. Cano Street
Edinburg, Texas 78539
GF# 124546**

AFTER RECORDING RETURN TO:

**MARTHA SANDOVAL
P.O. BOX 1074
ALAMO, TEXAS 78516**

**** Electronically Filed Document ****

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

**Document Number: 2012-2323826
Recorded As : RECORDING ELECTRONIC**

**Recorded On: July 09, 2012
Recorded At: 11:31:41 am
Number of Pages: 3**

Recording Fee: \$20.00

Parties:

**Direct-
Indirect-**

**Receipt Number: 1288953
Processed By: Elisa Castillo**

***** 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.



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

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

CHARGE TO: VLTC
GF#: 124546/PG

PARTIAL RELEASE OF LIEN

Date: MARCH 12, 2012

Holder of Note and Lien: COUNTY OF HIDALGO, STATE OF TEXAS, a political subdivision

Holder's Mailing Address: Urban County Program
Deferred Loan/Grant Owner Occupied
Housing & Rehabilitation Program
1916 Tesoro Blvd.
Pharr, Texas 78577

Note

Date: AUGUST 10, 2004

Original principal amount: \$33,900.00

Borrower: MARTHA SANDOVAL

Lender: COUNTY OF HIDALGO, STATE OF TEXAS, a political subdivision

Note and Lien Are Described in the Following Documents: Deed of Trust executed by Martha Sandoval to Ramon Garcia, Trustee, dated August 10, 2004, filed August 11, 2004 under Document Number 1369211 in the Official Records, Hidalgo County, Texas, securing the payment of one note of even date therewith in the principal sum of \$33,900.00, executed by Grantor and payable to County of Hidalgo, State of Texas, a political subdivision; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

Property (including any improvements) to Be Released from Lien ("Property"):

Being a 0.161-acre tract of land out of the West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, Block 29, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas. Said West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, Block 29 is vested to Julian Sandoval and wife Martha Sandoval from Adan Lopez and wife, Rebecca Lopez, by virtue of a Warranty Deed with Vendor's Lien, dated January 2, 1976, recorded in Volume 1467, Page 1028, Deed Records of Hidalgo County, Texas. Said 0.161-acre tract of land being more particularly described by metes and bounds as follows;

Commencing at a Cotton Picker Spindle set at the Northwest corner of Lot 9, THENCE, South 81 degrees 25 minutes 00 seconds East, with the North line of Lot 9, a distance of 330.00 feet to a Cotton Picker Spindle set at the Northwest corner of the West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, for the Northwest corner and the POINT OF BEGINNING of this tract of land;

1. THENCE, Continuing South 81 degrees 25 minutes 00 seconds East, with the North line of said Lot 9, a distance of 140.00 feet to a Cotton Picker Spindle set for the Northeast corner of this tract of land;
2. THENCE, South 08 degrees 35 minutes 00 seconds West, at a distance of 20.00 feet pass the Existing South Right of Way line of El Gato Road, and at a total distance of 50.00 feet to a No. 4 rebar set at the Proposed South Right of Way line of El Gato Road, for the Southeast corner of this tract of land;
3. THENCE, North 81 degrees 25 minutes 00 seconds West, with the Proposed South Right of Way line of said El Gato Road, a distance of 140.00 feet to a No.4 rebar set at the West line of said West one-half (1/2) of the East one-half (1/2) of the West one-half (1/2) of Lot 9, for the Southwest corner of this tract of land;

(This property is being acquired by The County of Hidalgo for right-of-way purpose by deed in lieu of Condemnation.)

For value received, Holder of Note and Lien releases only the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

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

COUNTY OF HIDALGO, STATE OF TEXAS,
a political subdivision

BY: *Diana R. Serna*

NAME: Diana R. Serna

TITLE: Director

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on July 3, 2012, by Diana R. Serna, Director of COUNTY OF HIDALGO, STATE OF TEXAS, a political subdivision on behalf of said County.

[Signature]
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

L.G. "JERRY" CANALES
217 W. Cano Street
Edinburg, Texas 78539
GF# 124546



AFTER RECORDING RETURN TO:
MARTHA SANDOVAL
P.O. BOX 1074
ALAMO, TEXAS 78516

Steven De La Garza

From: Steven De La Garza [steven.delagarza@ucp.co.hidalgo.tx.us]
Sent: Monday, February 11, 2013 10:02 AM
To: 'Irene Montoya'
Subject: FW: gf#124546 / Alamo Land & Sugar Co, Lot 9, Blk 29
Attachments: Svl813020522010.pdf

Irene,

We need to need to request from court is "approval for county judge to sign a partial release of lien regarding an own occupied rehabilitation project".

Then use language below on Agenda within the "Background" section of agenda.

From: Steve Crain [mailto:scrain@atlashall.com]
Sent: Wednesday, February 06, 2013 3:16 PM
To: 'Steven De La Garza'
Subject: RE: gf#124546 / Alamo Land & Sugar Co, Lot 9, Blk 29

It would be better if it was placed on the Commissioners Court agenda and authorize the County Judge to sign.

From: Steven De La Garza [mailto:steven.delagarza@ucp.co.hidalgo.tx.us]
Sent: Wednesday, February 06, 2013 2:47 PM
To: 'Steve Crain'
Subject: FW: gf#124546 / Alamo Land & Sugar Co, Lot 9, Blk 29

Steve,

Diana Serna asked that I get your opinion on whether she could sign a Partial Release of Lien (see attached).

Back in April 2012, I informed you (see emails provided below) that the County was interested in purchasing a portion of our assisted families property. *Note - The property is in the 8th year of a 10 year lien.* Valley Land Title prepared a "Partial Release of Lien" to which I communicated with you ability of Diana Serna signing it. You noted that the document lacked language - "the property being acquired is for the right of way in lieu of condemnation". You stated that after such edition, Diana could sign the document.

Now (see February 5, 2013 email from Monica) Valley Land Title is saying the document lacked necessary language (see Section 4 of attached .pdf file) and that if Diana could sign the revised Partial Release. Diana in turn asked me to get your opinion to see if it's ok for her to sign.

Steve de la Garza
County of Hidalgo Urban County Program
Division Director, UCP Housing
1916 Tesoro Blvd.
Pharr, TX 78577
Ph. (956) 787-8127

Fax. (956) 787-5291

From: Monica Zuniga [mailto:zunigam@valleylandtitleco.com]
Sent: Tuesday, February 05, 2013 10:51 AM
To: steven.delagarza@ucp.co.hidalgo.tx.us
Subject: gf#124546 / Alamo Land & Sugar Co, Lot 9, Blk 29

Good Morning Steven,

Attached here please find the Partial Release of Lien that needs to be signed and returned to us for recording. I had already signed one, but we were missing the last call (#4) on the legal description. I've attached the one you had signed back in July 2012.

Please and thank you,

Monica Noelia Zuniga,

Escrow Assistant

VALLEY LAND TITLE CO.

217 W. Cano St.

Edinburg, Texas 78539

(956) 383-2708

(956) 383-8632 Fax

zunigam@valleylandtitleco.com

This e-mail and its attachments are intended only for the use of the individual or entity who is the intended recipient and may contain information that is privileged, confidential and exempt from disclosure or any type of use under applicable law. If the reader of this e-mail is not the intended recipient, or the employee, agent or representative responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination, distribution, copying, or other use of this e-mail is strictly prohibited. If you have received this e-mail in error, please reply immediately to the sender and delete.

From: Steve Crain [mailto:scrain@atlashall.com]
Sent: Wednesday, April 11, 2012 10:41 AM
To: 'Steven De La Garza'
Subject: RE: Partial Release of Lien

OK but have the Partial Release modified as stated in the previous email.

From: Steven De La Garza [mailto:steven.delagarza@ucp.co.hidalgo.tx.us]
Sent: Wednesday, April 11, 2012 10:02 AM
To: 'Steve Crain'
Subject: RE: Partial Release of Lien

I understood the client would receive the proceeds.

From: Steve Crain [<mailto:scrain@atlashall.com>]

Sent: Wednesday, April 11, 2012 9:50 AM

To: 'Steven De La Garza'

Subject: RE: Partial Release of Lien

The Partial Release needs to be modified to state the property being acquired is for right of way in lieu of condemnation. Also who are the right of way proceeds to be paid to?

From: Steven De La Garza [<mailto:steven.delagarza@ucp.co.hidalgo.tx.us>]

Sent: Wednesday, April 11, 2012 9:25 AM

To: Steve Crain

Subject: Partial Release of Lien

Steve,

In 2004 we assisted Martha Sandoval within Owner-Occupied Rehabilitation Program – a program that requires a 10 year lien on the property. Due to the County of Hidalgo's interest in widening a road in front of Ms. Sandoval's property, Valley Land Title forwarded our office a Partial Release of Lien (attached) for Ms. Diar R. Serna to sign off on. Ms. Serna asked that I forward you the request and get your opinion as to whether she could sign off on the partial lien release. Attached please find Ms. Sandoval's Deed of Trust, Rehab. Contract Real Estate Lien Note and the Partial Release of Lien for your review.

Steve de la Garza
County of Hidalgo Urban County Program
Division Director, UCP Housing
1916 Tesoro Blvd.
Pharr, TX 78577
Ph. (956) 787-8127
Fax. (956) 787-5291
