

A.C. CUELLAR JR.
COMMISSIONER PRECINCT 1

PAY-MEMO

To: Hon. A.C. Cuellar, Jr., Commissioner
Attn: Katia Garcia, Accountant

From: Danny Guzman, ROW Agent *D.G.*
Hidalgo County Precinct No. 1

Date: July 09, 2013

Re: Parcel 1, J.C. Engelman Subdivision, Sections 262 and 263, Lots 4 & 5
Easement for Drainage Line Purposes

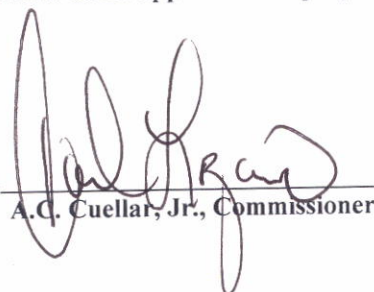
Commissioner Cuellar,

Attached, please find a copy of "waiver of appraisal report", "letter of sale", "purchase of drainage easement cost estimate", "appraisal district land value", and a copy of the title report by Frank Flores and Martha Flores, landowners on the above mentioned parcel. Please process for payment a check to Frank Flores and Martha Flores in the amount of \$1,500.00 (one thousand five hundred dollars and zero cents), for the purchase of this easement. The original deed will be held by our department and recorded as soon as payment to the landowners is processed.

Please process payment from Account #3-1200-431-00-121-220-0-731, that has been set up for this project.

Commissioners Court approved this project for acquisition on July 09, 2013.

Approved


A.C. Cuellar, Jr., Commissioner

HIDALGO COUNTY PCT. 1
1902 JOE STEPHENS, STE. 101
WESLACO, TEXAS 78596

PH:956.968.8733
FAX:956.969.1417

FRANK & MARTHA FLORES
20536 N. FM 493
Edinburg, Texas 78542

May 01, 2013

Hon. Ramon Garcia, County Judge
Office of The County Judge
1615 S. Closner, Ste. J
Edinburg, Texas 78539

Re: Easement for Drainage Line Purposes

Dear Judge Garcia,

I am under the understanding that The County of Hidalgo is in the process of doing Paving and Drainage improvements to the Delta West Subdivision. What I understand is that The County of Hidalgo plans to construct and maintain a permanent drainage line across my property. I am willing to sell the proposed drainage line easement to The County of Hidalgo for the amount of \$1,500.00 (one thousand five hundred dollars & no cents).

If any questions, please call me at (956) 414-4447.

Thank you,

Frank Flores



April 29, 2013

Hon. Ramon Garcia, County Judge
Office of The County Judge
1615 S. Closner, Ste. J
Edinburg, Texas 78539

Re: Delta West Subdivision – Parcel #1 (Partial Taking of Land - **Waiver of Appraisal Report**)

Dear Judge Garcia:

We, Frank and Martha Flores, are aware that the County of Hidalgo plans to construct and maintain a permanent drainage line in, along, upon and across said premises described in Exhibit "A" to provide better drainage for the residents of Delta West Subdivision. The construction plans for the drainage line easement will involve the acquisition of a portion of our property located at 20536 N. FM 493, Edinburg, Texas 78542-5254. A 0.086 of an acre tract of land out of Lots 4 & 5, J.C. Engelman Subdivision, Sections 262 and 263, Tex-Mex Railway Survey, Hidalgo County, Texas, according to the map or plat Thereof recorded in Volume 5, Page 38, Map Records, Hidalgo County, Texas. We understand that we are entitled to receive compensation for the County's acquisition of the necessary property.

The County is responsible for, 1) to obtain an independent appraisal report which will establish the compensation value associated with the acquisition, 2) for making payment to us for the acquisition of that portion of property.

It is our desire, as indicated by our signature below, to receive \$1,500.00 (One Thousand Five Hundred Dollars) for the portion of our property needed for Drainage Line Easement for the Delta West Subdivision drainage improvements. **So that the County does not have to incur the cost of preparing an appraisal report, we hereby relieve the County from its obligation to prepare or obtain an appraisal report.**

Signed: Frank Flores
Frank Flores

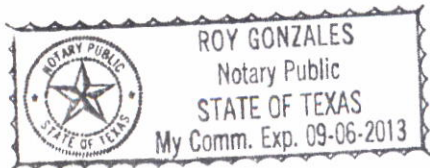
6-19-13
Date

Signed: Martha Flores
Martha Flores

6-19-13
Date

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 19 day of June, 2013, by Frank Flores and Martha Flores.



Roy Gonzales
Notary Public, State of Texas

DRAINAGE EASEMENT PURCHASE COST ESTIMATE

Parcel #1 – J.C. Engleman Subdivision, Sections 262-263, Lots 4 and 5

1.	Appraisal Report	-	one (1)	-	\$2,000.00
2.	Review Appraisal Report	-	one (1)	-	\$ 450.00
3.	Acquisition of Drainage Easement	-		-	\$2,827.50
	a) Hidalgo County Appraisal District land value	-		-	\$65,758.00
	b) Acquiring 0.086 of an acre / $0.086 \times \$65,758.00 =$	-		-	\$5,655.00
	c) Purchase Easement at 50% value of \$5,655.00 =	-		-	<u>\$2,827.50</u>
4.	Title Company – closing fees	-		-	\$1,000.00

TOTAL COST - \$6,277.50

Hidalgo CAD

Property Search Results > 296656 FLORES FRANK & MARTHA for Year 2012

Property

Account
 Property ID: 296656 Legal Description: TEX-MEX SURVEY S4.52AC LOT 4 & SW 1.35AC LOT 5 EXC SE 0.99AC SEC 262 & 263 4.88AC NET

Geographic ID: T2100-00-262-0004-00 Agent Code:
 Type: Real

Property Use Code:
 Property Use Description:

Location
 Address: FM 493 & ROGERS RD Mapsco:
 TX

Neighborhood:
 Neighborhood CD: Map ID:

Owner
 Name: FLORES FRANK & MARTHA Owner ID: 962599
 Mailing Address: 20536 N FM 493 % Ownership: 100.0000000000%
 EDINBURG, TX 78542-5254

Exemptions: HS, OV65

Values

(+) Improvement Homesite Value:	+	\$74,840	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$65,758	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$140,598	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$140,598	
(-) HS Cap:	-	\$41,050	
<hr/>			
(=) Assessed Value:	=	\$99,548	

Taxing Jurisdiction

Owner: FLORES FRANK & MARTHA
 % Ownership: 100.0000000000%
 Total Value: \$140,598

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$140,598	\$99,548	\$0.00	
DR1	DRAINAGE DISTRICT #1	0.075000	\$140,598	\$99,548	\$74.66	
FD2	EMS DIST #02	0.036100	\$140,598	\$99,548	\$35.94	
GHD	HIDALGO COUNTY	0.590000	\$140,598	\$84,548	\$498.83	\$533.93
JCC	SOUTH TEXAS COLLEGE	0.150700	\$140,598	\$99,548	\$134.93	\$134.93

R01	ROAD DIST 01	0.000000	\$140,598	\$99,548	\$0.00	
SEB	EDINBURG ISD	1.239800	\$140,598	\$69,098	\$798.93	\$798.93
SST	SOUTH TEXAS SCHOOL	0.049200	\$140,598	\$99,548	\$48.98	
W06	ENGLEMAN IRRG WATER DISTRICT	0.230000	\$140,598	\$79,548	\$182.96	
Total Tax Rate:		2.370800				

Taxes w/Current Exemptions: \$1,775.23
 Taxes w/o Exemptions: \$2,360.08

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	A1	Living Area:	2146.0 sqft	Value:	\$74,840
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	MA	MAIN AREA	BRKFA	DBRK	1983	2146.0	
	POR	PORCH (COVERED)	BRKFA		1983	148.0	
	PAT	PATIO	BRKFA		1983	280.0	
	GAR	GARAGE	BRKFA		1983	720.0	
	STG	STORAGE	*		1983	128.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	4.8800	212572.80	0.00	0.00	\$65,758	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$74,840	\$65,758	0	140,598	\$31,095	\$109,503
2012	\$74,840	\$65,758	0	140,598	\$41,050	\$99,548
2011	\$69,807	\$20,691	0	90,498	\$0	\$90,498
2010	\$69,807	\$20,691	0	90,498	\$0	\$90,498
2009	\$69,806	\$20,691	0	90,497	\$0	\$90,497
2008	\$69,806	\$20,691	0	90,497	\$0	\$90,497
2007	\$76,364	\$20,691	0	97,055	\$0	\$97,055
2006	\$76,137	\$20,691	0	96,828	\$0	\$96,828
2005	\$75,611	\$20,691	0	96,302	\$0	\$96,302
2004	\$72,253	\$20,691	0	92,944	\$0	\$92,944
2003	\$69,272	\$20,691	0	89,963	\$0	\$89,963

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/18/1977 12:00:00 AM	CONV	CONVERSION	Unknown	FLORES FRANK	1522	226	
2	2/7/1970 12:00:00 AM	MCF	MARRIAGE CERTIFICATE	FLORES FRANK	FLORES FRANK &			50501

Tax Due

Property Tax Information as of 12/19/2012

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

HIDALGO COUNTY COLONIA ACCESS PROGRAM

Pg. 2

Title Report No. 1522226

A (0.475) acre tract of land conveyed from **Jeffrey David Parsons** and wife **Aurora Parsons**, To: **Homer Garcia**, and **Juana M. Garcia**, described by metes and bounds in a Deed recorded in the office of the County Clerk of Hidalgo County, Texas, **Document No. 1065627, Official Records**, Hidalgo County, Texas.

{See copy of Map hereto attached}

TITLE APPEARS TO BE VESTED IN:

FRANK FLORES and wife,
MARTHA FLORES
20536 N. FM 493
Edinburg, Texas 78542-5254

Warranty Deed, dated **March 16, 1977**, recorded in **Volume 1522, Page 226, Deed Records**, Hidalgo County, Texas, from **Joe Salazar**, and wife **Esperanza Salazar**, To: **FRANK FLORES** and wife **MARTHA FLORES**.

{See copy hereto attached}

APPARENT LIEN HOLDER OF RECORD:

None of Record

SUBJECT TO THE FOLLOWING :

Easements and reservations as may appear upon the recorded map of said subdivision recorded in **Volume 5, Page 38, Map Records** of Hidalgo County, Texas.

{See copy hereto attached}

Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.

Dedication to the use of the public the roadways shown on the map **OF THE J.C. ENGELMAN JR., RE-SUBDIVISION OF SURVEYS NOS. (262) AND (263), TEXAS-MEXICAN RAILWAY COMPANY**, recorded in **Volume 290, Page 530, of the Deed Records**, Hidalgo County,

{See copy hereto attached}

HIDALGO COUNTY COLONIA ACCESS PROGRAM

Pg. 3

Title Report No. 1522226

Statutory rights in favor of **ENGELMAN'S IRRIGATION DISTRICT**, pursuant to applicable sections of the Texas Water Code.

Restrictions as set forth in **Warranty Deed** from **J. C. Engelman, Jr.**, to **Elizabeth Hack**, dated **July 29, 1931**, recorded in **Volume 353, Page 101, Deed Records**, Hidalgo County, Texas.

[As to Lot 5]

{See copy hereto attached}

Restrictions as set forth in **Warranty Deed** from **J. C. Engelman, Jr.**, to **Charles F. Hack** and wife **Elizabeth Hack**, dated **March 19, 1936**, recorded in **Volume 416, Page 29, Deed Records**, Hidalgo County, Texas.

[As to Lot 4]

{See copy hereto attached}

Subject to an **Easement** from **Elizabeth Hack**, To: **HIDALGO COUNTY**, dated **March 15, 1946**, recorded in **Volume 582, Page 625, Deed Records**, Hidalgo County, Texas.

{Re: A strip of land (100') feet wide off the North side of Lots 4 & 5}

{See copy hereto attached}

Right-of-way Easement, dated **January 21, 1953**, recorded in **Volume 764, Page 262, Deed Records**, Hidalgo County, Texas, from **L. O. Vogelsang, Trustee**, To: **COUNTY OF HIDALGO**.

[As to Lot 4]

{See copy hereto attached}

Subject to any portion of the subject property described herein lying within canal right of way.

Easements for drain ditches crossing said property.

Visible and apparent easements on or across subject property.

HIDALGO COUNTY COLONIA ACCESS PROGRAM

Pg. 4

Title Report No. 1522226

SUBJECT TO THE FOLLOWING liens filed against persons of the same or similar names as record title holder or predecessor in title:

Abstract of Judgment recorded in the Office of the County Clerk of Hidalgo County, Texas, **Document No. 1625745, Official Records**, Hidalgo County, Texas, filed on **June 8, 2006**, in the amount of **\$2,434.61, \$981.94, \$191.98 & \$931.55**, plus interest, attorneys fees, costs and any other charges against **MARTHA FLORES**, pursuant to **Cause Number T-016-05-G**, styled **Pharr-San Juan-Alamo Independent School District, City of Pharr, South Texas College and Hidalgo County -vs- MARTHA FLORES**.
{See copy hereto attached}

Abstract of Judgment recorded in the Office of the County Clerk of Hidalgo County, Texas, **Document No. 2268316, Official Records**, Hidalgo County, Texas, filed on **December 28, 2011**, in the amount of **\$2,908.07**, plus interest, attorneys fees, costs and any other charges against **FRANK FLORES**, pursuant to **Cause Number C482-11-2**, styled **SUPERIOR ALARMS -vs- FRANK FLORES dba Doctor's Care 4901 Walnut St. McAllen, Texas 78501**.
{See copy hereto attached}

As of the 12th. Day of December 2012, at 5:00 o'clock P.M.

SOUTH TEXAS LAND INVESTIGATIONS

3111 WEST FREDDY GONZALEZ DRIVE

EDINBURG, TEXAS 78539

PHONE NO.: (956) 383-4951

FAX NO.: (956) 383-5443

E-MAIL: stxland.lopez@gmail.com


JORGE A. LOPEZ / Title Examiner

{ IICB CERTIFICATE NO. 2458135981700 }

The undersigned certifies that this Title Report has been prepared with the same standard of care as would be used for the preparation and issuance of a Commitment of Title Insurance for the property. This Title Report is delivered with the understanding evidence by the acceptance hereof that (1) it is neither a guaranty, warranty nor opinion of title, and (2) any liability arising hereunder shall be limited to the cost of this Title Report.