

Zimbra

daniel.guzman@co.hidalgo.tx.us

FW: 0003173212 | Mile 6 West Rd and Westgate Rd | | Hidalgo-Pct.#1/ARCT DG/Parcel 16

From : Robert Garcia <rgarcia@lgengineers.com> Thu, Apr 04, 2019 08:59 AM
Subject : FW: 0003173212|Mile 6 West Rd and Westgate Rd||Hidalgo-Pct.#1/ARCT DG/Parcel 16 1 attachment
To : daniel guzman <daniel.guzman@co.hidalgo.tx.us>

Good Morning Danny,

Contract for Sale has been approved by Sierra Title and county attorney Mr. Crain.

Please see thread below.

Thank you,

Robert (Bob) Garcia
Utility Coordinator/Right of Way Agent
rgarcia@lgengineers.com
Office 956.585.1909
Mobile 956.451.1573



From: Steve Crain [mailto:scrain@atlashall.com]
Sent: Monday, March 25, 2019 11:19 AM
To: Robert Garcia <rgarcia@lgengineers.com>
Subject: RE: 0003173212|Mile 6 West Rd and Westgate Rd||Hidalgo-Pct.#1/ARCT DG/Parcel 16

The Contract of Sale is OK.

From: Robert Garcia <rgarcia@lgengineers.com>
Sent: Monday, March 25, 2019 9:54 AM
To: scrain@atlashall.com
Cc: Luana Gonzalez <lgonzalez@lgengineers.com>; Fernando Herrera <fherrera@lgengineers.com>; daniel guzman <daniel.guzman@co.hidalgo.tx.us>

Subject: FW: 0003173212|Mile 6 West Rd and Westgate Rd||Hidalgo-Pct.#1/ARCT DG/Parcel 16

Good Morning Mr. Crain,

John DeLoach, council to Sierra Title has approved use of Special Warranty deed. All parties are in agreement with closing documents and county's 3 to 4 week processing time to fund acquisition. The only thing lacking to execute closing documents is the Contract for Sale (attached) including *Exhibit "A" Field Notes and Plat* and *Exhibit "B" Permitted Exceptions*. See below comments from Dollar Store council:

Mr. Garcia,

Attached for your review, please find: 1) the contract of sale, 2) the special warranty deed, and 3) minor revisions to the closing documents. Sierra Title of Hidalgo County, Inc. will be responsible for furnishing the metes and bounds description of the subject property and the list of permitted exceptions burdening the subject property, i.e., Exhibits A and B to the special warranty deed. Please let me know whether the attached documents are acceptable to Hidalgo County and Sierra Title Company. Also, please let me know Hidalgo County's procedure for ratifying the contract of sale. Do not hesitate to contact me if you have any questions or concerns. Thank you.

Best,

*Timothy J. Reidy
Vassallo & Salazar, P.C.
214-559-7200 Phone*

If you approve use of **Contract for Sale** Precinct #1 can put contract on next commissioner's court for Judge to sign.

Thank you,

Robert (Bob) Garcia
*Right of Way Agent
L&G Engineers*

From: John DeLoach
Sent: Tuesday, March 19, 2019 11:46 AM
To: Natalee Dominguez
Subject: RE: 0003173212|Mile 6 West Rd and Westgate Rd||Hidalgo-Pct.#1/ARCT DG/Parcel 16

[It is acceptable.](#)

From: Natalee Dominguez
Sent: Tuesday, March 19, 2019 11:03 AM
To: John DeLoach
Subject: FW: 0003173212|Mile 6 West Rd and Westgate Rd||Hidalgo-Pct.#1/ARCT DG/Parcel 16

[Please read below.](#)

From: Robert Garcia [<mailto:rgarcia@lgeengineers.com>]
Sent: Tuesday, March 19, 2019 11:01 AM
To: Natalee Dominguez; Nelly Martinez
Cc: Fernando Herrera; Alicia Rodriguez
Subject: RE: 0003173212|Mile 6 West Rd and Westgate Rd||Hidalgo-Pct.#1/ARCT DG/Parcel 16

Good Morning Natalee,

I have attached the Special Warranty Deed that ARCP DG would like to use to transfer their real property interest to the county in the acquisition of Parcel 16. Is this Deed acceptable to Sierra Title?

Thanks,

Robert (Bob) Garcia
Utility Coordinator/Right of Way Agent
rgarcia@lgeengineers.com
Office 956.585.1909
Mobile 956.451.1573



****Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call your escrow officer immediately to verify the information prior to sending funds.****

Due to recent changes in closing disclosure requirements we will have limited ability to reissue commission checks once the files are finalized. Please be sure and send us commission disbursement authorization from your broker prior to closing. If checks get issued directly to broker we might not be able to make any distribution changes.

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