

# JOSE ANTONIO BANDIN RUIZ

SOCIO Y TESTAFERRO DE

# JAVIER DUARTE DE OCHOA



# Relación de propiedades de José Antonio Bandín Ruiz. Prestanombre de JDO

	Fecha de Compra	Direccion	Condado	Cuenta	Dueño	Comprado a nombre de	Valor en \$USD	Valor en Pesos a \$18.50 pesos por USD
1	2010-01-01	7940 E Clinton Street	Maricopa (Az)	175-31-030	JABR	Jose Antonio Bandin - (Comprada a Javier Duarte y Karime Macias)	\$ 588,000.00	\$ 10,878,000.00
2	2012-01-19	43 N Spinning Wheel Circuit	Montgomery	R339892	JABR	43 Spinning Wheel LLC (Administrada por JABR)	\$ 267,000.00	\$ 4,939,500.00
3	2012-02-24	7 Roserush Court	Montgomery	R196822	JABR	7 Roserush LLC (Administrada por JABR y MBC)	\$ 200,000.00	\$ 3,700,000.00
4	2012-04-05	18 Griffin FILL Court	Montgomery	R344239	JABR	18 Griffin FILL LLC (Administrada por JABR y MBC)	\$ 253,000.00	\$ 4,680,500.00
5	2012-04-19	138 Bryce Branch Circuit	Montgomery	R333635	JABR	138 Bryce Branch LLC (Administrada por JABR y MBC)	\$ 269,000.00	\$ 4,976,500.00
6	2012-05-25	175 W New Harmony Trail	Harris	132-426-002-0008	JABR	175 W New Harmony LLC (Administrada por JABR y MBC)	\$ 288,000.00	\$ 5,328,000.00
7	2012-05-25	8051 Bay Branch Drive Unit 413	Montgomery	R279944	JABR	8051 Bay Branch LLC (Administrada por JABR y MBC)	\$ 177,000.00	\$ 3,274,500.00
8	2012-09-28	Levee Lane - Tomball North Lot 15	Montgomery	R170396	JABR	Banba Construction LLC (Administrada por JABR y MBC)	\$ 2,100.00	\$ 38,850.00
9	2012-09-28	Levee Lane - Tomball North Lot 15	Montgomery	R170397	JABR	Banba Construction LLC (Administrada por JABR y MBC)	\$ 1,800.00	\$ 33,300.00
10	2012-10-26	83 W Jagged Ridge Circuit	Harris	131-265-008-0005	JABR	83 West Jagged Ridge LLC (Administrada por JABR y MBC)	\$ 344,000.00	\$ 6,364,000.00
11	2012-10-26	87 W Jagged Ridge Circuit	Harris	131-265-008-0004	JABR	87 West Jagged Ridge LLC (Administrada por JABR y MBC)	\$ 291,000.00	\$ 5,383,500.00
12	2012-10-29	42 Spotted Lily Way	Montgomery	R393538	JABR	Jose Antonio Bandin Ruiz	\$ 494,000.00	\$ 9,139,000.00
13	2013-11-12	Levee Lane S/N - Tomball North Lot 16	Montgomery	R170403	JABR	Banba Construction LLC (Administrada por JABR y MBC)	\$ 2,270.00	\$ 41,995.00
14	2013-11-19	8350 Ashlane Way Suite 4	Montgomery	R437310	JABR	Banba Offices LLC (Administrada por JABR y MBC)	\$ 278,000.00	\$ 5,143,000.00
15	2014-04-01	8350 Ashlane Way Suite 3	Montgomery	R437309	JABR	Banba Offices LLC (Administrada por JABR y MBC)	\$ 184,000.00	\$ 3,404,000.00
16	2014-10-03	38 Shallowford Place	Harris	133-671-001-0018	JABR	Monica Babayan Canal y Jose Antonio Bandin	\$ 637,000.00	\$ 11,784,500.00
17	2015-03-07	18 Shallowford Place	Harris	133-671-001-0023	JABR	18 Shallowford PI LLC (Administrada por MBC y Familia)	\$ 542,000.00	\$ 10,027,000.00
18	2015-10-27	8350 Ashlane Way Suite 8	Montgomery	R437314	JABR	18 Shallowford PI LLC (Administrada por MBC y Familia)	\$ 277,000.00	\$ 5,124,500.00
JABR = JOSE ANTONIO BANDIN RUIZ						TOTAL (Hasta el momento)	<b>\$ 5,095,170</b>	<b>\$ 83,382,645</b>
MBC = MONICA BABAYAN CANAL							<b>\$USD Dolares</b>	<b>\$MXP Pesos</b>

**Datos públicos obtenidos en las siguientes páginas oficiales del Condado Harris, Montgomery y Maricopa:**

<http://www.hctax.net/Property/PropertyTax>  
<http://www.hcad.org/records/Real/Advanced.asp>  
<http://arcweb.hcad.org/parcelviewer>  
<http://www.mcad-tx.org/html/records.html>  
<http://www.mcassessor.maricopa.gov>

Harris (Taxes)  
 Harris (Info)  
 Harris (Mapa)  
 Mongomery  
 Maricopa

# Historia de un Asesor de Bienes Raíces, convertido a millonario

## Un poco de Matemáticas

- La comisión promedio de un agente de Bienes Raíces es de 2.5 a 5% del valor de venta.
- El monto de las casas de JABR es de \$83,000,000
- \$83 Millones en ganancias de corretaje, al 5% de comisión (como valor máximo), **tendría que vender inmuebles por un monto de \$1,660 millones de pesos.** Eso sin contar que debió pagar su correspondiente Impuesto Sobre la Renta del 35%, como buen ciudadano, y sin quitarle un solo peso para sus gastos de frutsis y pingüinos.
- Pensando que no pagó impuestos (que sería un delito muy grave), entonces esos \$1,660 millones de pesos, entre los 10 años que tiene José Antonio Bandín como corredor, **significa que cada año debió vender casas por un monto de \$166 millones de pesos, ¡¡¡¡casi medio millón diario!!!!**
- Entonces **¿cómo ha hecho esta fortuna JOSE ANTONIO BANDIN RUIZ?**... y Arturo Bermúdez Zurita... y José Antonio Mansur... y...

La respuesta es: JAVIER DUARTE

# 7940 East Clinton Street (Phoenix, Arizona)

- Fecha de Compra  
– 2010-01-01
- Cuenta  
– 175-30-030
- A nombre de:  
– José Antonio Bandín
- Valor en Dólares  
– USD \$588,000.00
- Valor en Pesos a \$18.50 por USD  
– \$10,878,000.00
- Nota: Casa comprada por JABR en \$500,000 dólares a Javier Duarte y Karime Macias. El costo promedio del dólar era de \$13 Pesos, por lo que el monto total fue de \$6,500,000 Pesos
- Esos \$6.5 millones de pesos no se han visto reflejados en ninguna declaración patrimonial de Javier Duarte, hasta la fecha.



# 7940 East Clinton Street

## Impuestos 2016

<http://treasurer.maricopa.gov/parcel/default.aspx?Parcel=17531030>



**Maricopa County Treasurer's Office**

Charles "Hos" Hoskins, Treasurer

### Tax Summary 175-31-030 2

#### Current Mailing Name & Address

BANDIN JOSE ANTONIO  
7940 E CLINTON ST  
SCOTTSDALE, AZ 85260-5527

#### Property (Sitio) Address

7940 E CLINTON ST  
SCOTTSDALE, AZ 85260

#### 2015 Tax Due

<b>Assessed Tax:</b>	\$4,094.10	<b>Tax Paid:</b>	\$4,094.10	<b>Total Due:</b>	\$0.00
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[View 2015 Tax Details](#)

[Create Stub](#)

[View Additional Tax Years](#)

#### Total Amount Due

**Status:** Currently up-to-date

**Remaining Tax Amount** \$0.00

**Due:**

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

**NOTE:** Your property may be subject to additional tax liens listed under previous parcel numbers.

# 7940 East Clinton Street

## Ubicación Oficial

<http://maps.mcassessor.maricopa.gov/?esearch=17531030&slayer=0&exprnum=0>

maps.mcassessor.maricopa.gov/?esearch=218553528&slayer=0&exprnum=0

Assessor Paul D. Petersen  
Maricopa County Assessor's Office

Home FAQ Contact Us Help Version 3.2.1

7940 E CLINTON ST  
Buscar resultados de 7940 E ...

SCOTTSDALE COUNTRY CLUB LT 1-41 TR A-Z AA

Feature Information  
(1 of 1) Clear

**Owner Information**

Owner Name: BANDIN JOSE ANTONIO  
Property: 7940 E CLINTON ST SCOTTSDALE  
Address: 85260  
Mailing: 7940 E CLINTON ST SCOTTSDALE AZ  
Address: 85260  
Deed Number: 100953226  
Sale Date: 12/31/2009  
Sale Price: \$500,000

**Property Information**

Lat/Long: 33.594074, -111.905917  
S/T/R: 23 3N 4E  
Jurisdiction: SCOTTSDALE  
Zoning: R-3  
Lot Size (sq ft): 5,419  
MCR #: 258-07  
Subdivision: SCOTTSDALE COUNTRY CLUB LT 1-41 TR A-Z AA  
Lot #: 27  
Floor: 1  
Construction Year: 1988  
Living Space (sq ft): 3,423

**Valuation Information**

Tax Year: 2017  
FCV: \$615,600  
LPV: \$463,680

Click here for more parcel information

Options: Filtrar por extensión de mapa Acercar a Borrar selección Actualizar

Search Results: Parcels

APN	Floor	Parcel Number	Owner Name	Mailing Address1	Mailing Address City	Mailing Address State	Mailing Address Zip Code	Property Street Number	Property Street Direction	Propri
1 entidades 0 seleccionadas										



# 7940 East Clinton Street

## Características 1/3

<http://mcassessor.maricopa.gov/mcs.php?q=175-31-030>

### 175-31-030 Residential Parcel

This is a residential parcel located at [7940 E CLINTON ST SCOTTSDALE 85260](#), and the current owner is BANDIN JOSE ANTONIO. It is located in the Scottsdale Country Club Lt 1-41 Tr A-Z Aa subdivision and MCR 25807. It was last sold on 01/01/2010 for \$500,000. Its current year full cash value is \$615,600.

### Property Information

[7940 E CLINTON ST SCOTTSDALE 85260](#)

MCR #	<a href="#">25807</a>
Description:	SCOTTSDALE COUNTRY CLUB MCR 258-7
Lat/Long	<a href="#">33.58384838 -111.91011021</a>
Lot Size	5,419 sq ft.
Zoning	R-3
Lot #	27
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	SCOTTSDALE
S/T/R	23 3N 4E
Market Area/Neighborhood	05/012
Subdivision (58 Parcels)	<a href="#">SCOTTSDALE COUNTRY CLUB LT 1-41 TR A-Z AA</a>

### Owner Information

[BANDIN JOSE ANTONIO](#)

Mailing Address 7940 E CLINTON ST , SCOTTSDALE, AZ 85260

Deed Number [100953226](#)

Last Deed Date 11/01/2010

Sale Date 01/01/2010

Sale Price \$500,000

# 7940 East Clinton Street

## Características 2/3

<http://mcassessor.maricopa.gov/mcs.php?q=175-31-030>

### Valuation Information

We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our [data sales](#).

Tax Year	2017	2016	2015	2014	2013
Full Cash Value	\$615,600	\$588,800	\$624,200	\$498,300	\$447,000
Limited Property Value	\$463,680	\$441,600	\$516,285	\$491,700	\$447,000
Legal Class	3	3	3	3	3
Description	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE	PRIMARY RESIDENCE
Assessment Ratio	10%	10%	10%	10%	10%
Assessed FCV	n/a	n/a	n/a	\$49,830	\$44,700
Assessed LPV	\$46,368	\$44,160	\$51,629	\$49,170	\$44,700
Property Use Code	8550	8550	8550	8550	8550
PU Description	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Tax Area Code	481400	481400	481400	481400	481400
Valuation Source	Notice	Notice	Notice	Notice	Notice

### Additional Property Information

Additional residential property data.

Construction Year	1988
Improvement Quality	R-5 (Good)
Pool	Yes
Living Area	3,423 sq ft.
Patio(s)	3 Covered Slab (Covered: 2   Uncovered: 1)
Exterior Wall Type	Frame Wood
Roof Type	Concrete Tile
Bath Fixtures	15
Garage Stalls	2
Carport Stalls	
Locational Characteristics	Golf



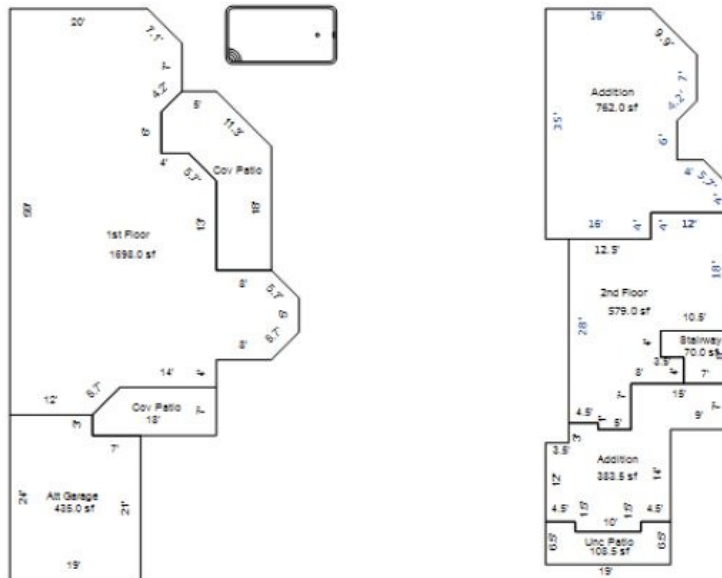
# 7940 East Clinton Street

## Características 3/3

<http://mcassessor.maricopa.gov/mcs.php?q=175-31-030>

### Building Sketches

Sketches that illustrate the external dimensions of a property.



### Similar Parcels

Parcels that are similar to this one (known as the reference parcel) are displayed below.

APN	Address	Sale Info	FCV	Size	Livable Sq Ft	Year Built	Pool	Foreclosed
<a href="#">175-14-243</a>	<a href="#">11574 N 83RD PL</a>	\$685000 / 05-2016	\$575,700	7,493	3,187	1990		
<a href="#">175-14-009</a>	<a href="#">12088 N 80TH PL</a>	\$675000 / 04-2015	\$551,800	7,483	2,955	1990		

# 7940 East Clinton Street

## Affidavit de la compra en 2005

### siendo Javier Duarte, Sub-Secretario de FINANZAS de Veracruz

Unofficial  
Document

### AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):  
Primary Parcel: 175-31-030 2

BOOK MAP PARCEL SPLIT LETTER  
Does this sale include any parcels that are being split / divided?  
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale?  
Please list the additional parcels below (no more than four):  
(1) (2) (3) (4)

2. SELLER'S NAME AND ADDRESS:  
Linda J. Mickelson  
4001 S. CLIFF AVENUE  
SIOUX FALLS, SD 57103

3. (a) BUYER'S NAME AND ADDRESS:  
Karime Macias  
7940 E. CLINTON ST.  
SCOTTSDALE, AZ 85260

(b) Are the Buyer and Seller related: Yes ☐ No ☒  
If yes, state relationship:

4. ADDRESS OF PROPERTY:  
7940 East Clinton Street  
Scottsdale, AZ 85260

5. MAIL TAX BILL TO:  
Karime Macias  
Tamaulipas 600, Col. Petrolera,  
Coatzacoalcas, Ver, D.F. 96500 Mexico

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
b. ☐ Single Family Residence g. ☐ Agricultural  
c. ☒ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
d. ☐ 2-4 Plex i. ☐ Other Use, Specify:  
e. ☐ Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d, or h in Item 6 above, please check one of the following:  
☒ To be occupied by owner or family member. ☐ To be rented to someone other than family member.

See reverse side for definition of a "family member."

8. NUMBER OF UNITS:

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

9. **FOR OFF: 20**

(a) County of  
(b) Docket & f  
(c) Date of Re 4  
(d) Fee / Recc YO  
**Validation Code**  
(e) ASSESSOR: (f) DOR

**ASSESSOR'S USE ONLY**  
Verify Primary Parcel in Item 1: - - -  
Use Code: Full Cash Value: \$

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
a. ☒ Warranty Deed d. ☐ Contract or Agreement  
b. ☐ Special Warranty Deed e. ☐ Quit Claim Deed  
c. ☐ Joint Tenancy Deed f. ☐ Other

11. SALE PRICE: \$575,000.00 00  
12. DATE OF SALE (Numeric Digits): March 28, 2005  
Month Year  
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 575,000.00 00

14. METHOD OF FINANCING:  
a. ☒ Cash (100% of Sale Price) (1) ☐ Conventional  
b. ☐ Exchange or trade (2) ☐ VA  
c. ☐ Assumption of existing loan(s) (3) ☐ FHA  
d. ☐ Seller Loan (Carryback) f. ☐ Other financing; Specify:

15. PERSONAL PROPERTY (see reverse side for definition):  
(a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes ☐ No ☒  
(b) If Yes, provide the dollar amount of the Personal Property:  
\$ 0.00 00 AND  
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
First American Title Insurance Company  
6720 North Scottsdale Road, Suite 310  
Scottsdale, AZ 85253  
229-4458708 (paf) Phone (480) 991-5432

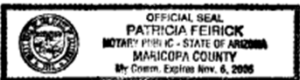
18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot 27, of SCOTTSDALE COUNTRY CLUB (258 / 7)


THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent: Linda J. Mickelson  
State of AZ County of MARICOPA  
Subscribed and sworn to before me on this 22nd day of April, 2005  
Notary Public Patricia Feirick  
Notary Expiration Date 11-6-2006

Signature of Buyer/Agent: [Signature]  
State of AZ County of MARICOPA  
Subscribed and sworn to before me on this 22nd day of April, 2005  
Notary Public Patricia Feirick  
Notary Expiration Date 11-6-2006

Reproduction by First American Title Insurance 05/2003





# 7940 East Clinton Street

## Deed - Cesión de derechos

### firmada por Javier Duarte

Unofficial  
Document

at the request of Pioneer Title Agency, Inc.

When recorded mail to  
Jorge Ramirez  
7940 East Clinton Street  
Scottsdale, AZ 85260

07  
Es.

07501186-CNM

Exempt per ARS 11-1134 B2

Tax Code: 175-31-030

#### QUIT CLAIM DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,  
**Javier Duarte**, husband of Karime Macias

hereby quit-claim to

**Jorge Ramirez, an unmarried man**

all right, title or interest in the following real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

Dated this 16th day of November, 2009



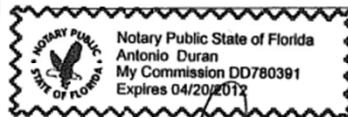
JAVIER DUARTE

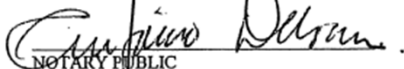
State of

County of

The foregoing instrument was acknowledged before me this 11 day of December 2009, by Javier Duarte

My commission expires:



  
NOTARY PUBLIC



# 43 N Spinning Wheel Circuit

Montgomery County, Texas

- Fecha de Compra
  - 2012-01-19
- Cuenta
  - R339892
- A nombre de:
  - Primero a nombre y en sociedad de José Antonio Bandín, Mónica Babayán y ALICIA COHEN DE MANSUR (2012-01-19)
  - Luego a nombre de José Antonio Bandín y Mónica Babayán (2013-03-01)
  - Luego a nombre de 43 SPINNING WHEEL, LLC, cuyos dueños son: JABR y MBC (2014-11-10)
- Valor en Dólares
  - USD \$267,000.00
- Valor en Pesos a \$18.50 por USD
  - \$4,939,500.00


<http://www.mcad-tx.org/html/records.html> (Property ID Search: R339892)

[illegible]

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R339892)

← → ↺
www.mcad-tx.org/html/records.html

**BACK TO MCAD SITE OPTIONS**



**Montgomery Central Appraisal District**  
Data on this Web site represents Certified 2016 values

**Property Detail Sheet (R339892)**

[Home](#)  
[General Information](#)  
[News](#)  
[FAQ](#)  
[Searches](#)  

- Property ID Search
- Account Search
- Owner Search
- Address Search
- Neighborhood Search

[Property Data](#)  

- Detail Sheet
- Datasheet

[Other](#)  

- Taxing Units
- Neighborhoods
- Abstracts
- Subdivisions
- Building Codes
- Pers Prop Depr Sched
- Property Value Study
- M.A.P.S.
- How MCAD Appraises
- How Appr Slideshow
- OnLine Appeals Instr
- Appeal Process OvrVw
- Tax Rates

[History](#)   [GIS Map](#)   [Datasheet](#)

**Owner Information**

Owner ID: 00475090  
Owner Name: 43 SPINNING WHEEL, LLC  
Owner Address: 43 N SPINNING WHEEL CIR  
SPRING, TX 77382-1445  
Property Address: 43 N SPINNING WHEEL CIR  
THE WOODLANDS, TX 77382

**Parcel Information**

Legal Description: S969956 - Wdlns Vil Sterling Ridge 56, BLOCK 1, Lot 11  
Neighborhood: 92275.0( VOSR 56 )  
Acreage:  
Cross Reference: 9699-56-01100  
Undivided Interest:  
Exemption Codes:  
Entity Codes:

GMO (Montgomery Cnty)  
HM1 (Mont Co Hospital)  
JNH (Lone Star College)  
M46 (Mont Co Mud 46)  
SCO (Conroe ISD)  
CWT (The Woodlands Township)

Deed Type: Spcl W/deed  
Deed Book:  
Deed Page: 2014109036  
Map Page: GIS0821-D  
Links:

**Values Breakdown**

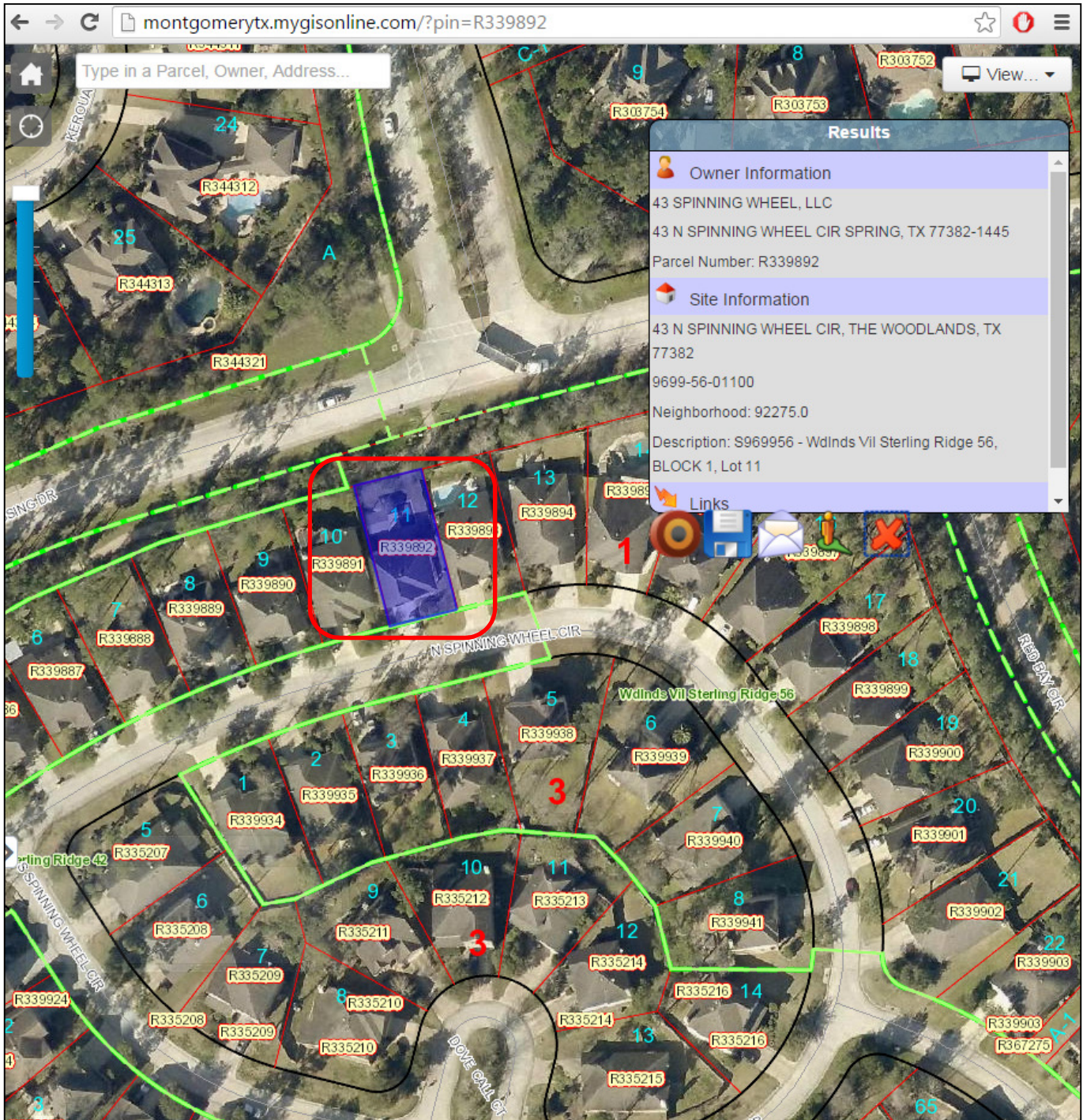
	2016 Value
Land HS:	\$51,760 +
Land NHS:	\$0 +
Improvement HS:	\$215,580 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$267,340 =



# 43 N Spinning Wheel Circuit

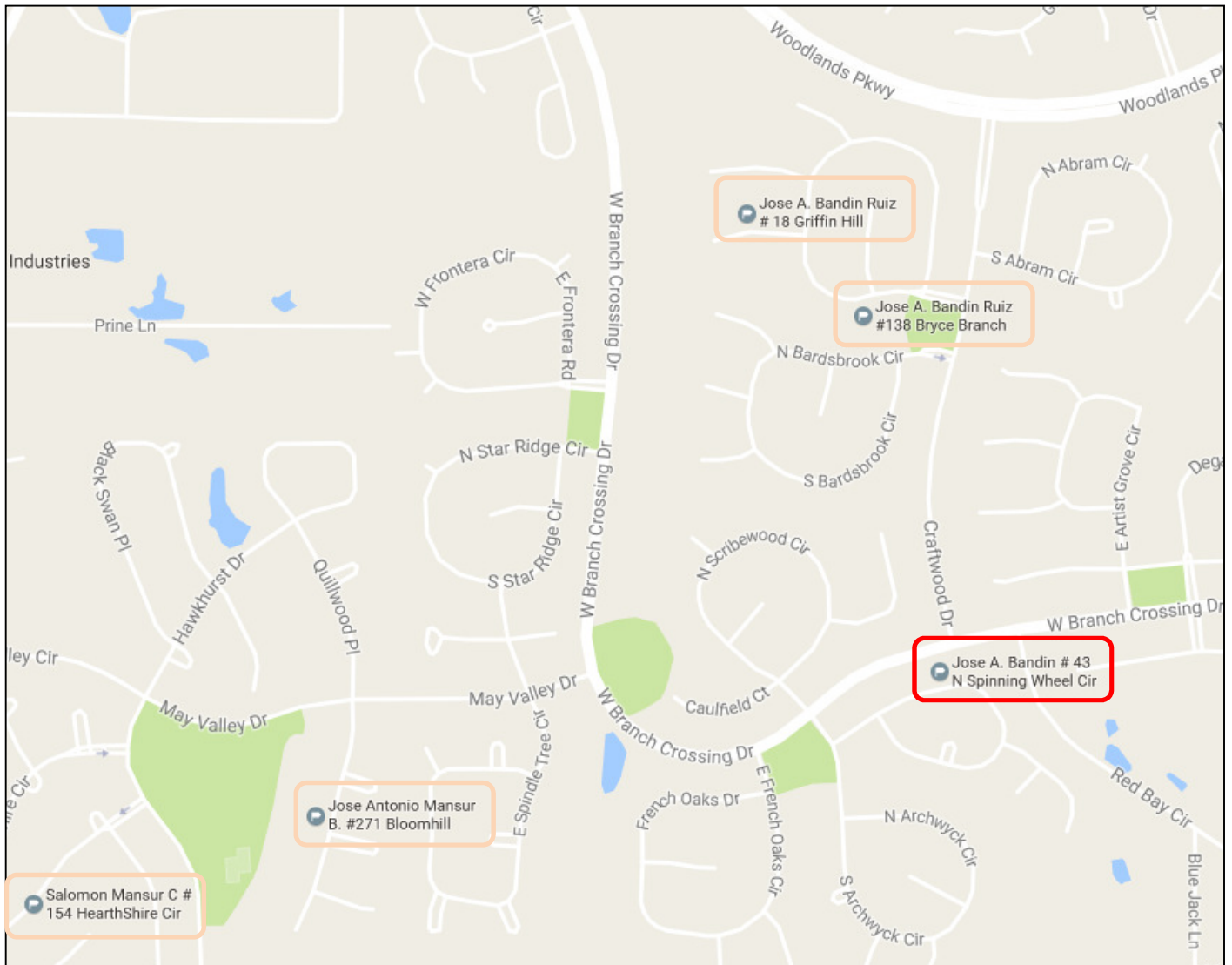
## Ubicación Oficial

<http://montgomerytx.mygisonline.com/?pin=R339892>



# 43 N Spinning Wheel Circuit

## Mapa de la Colonia

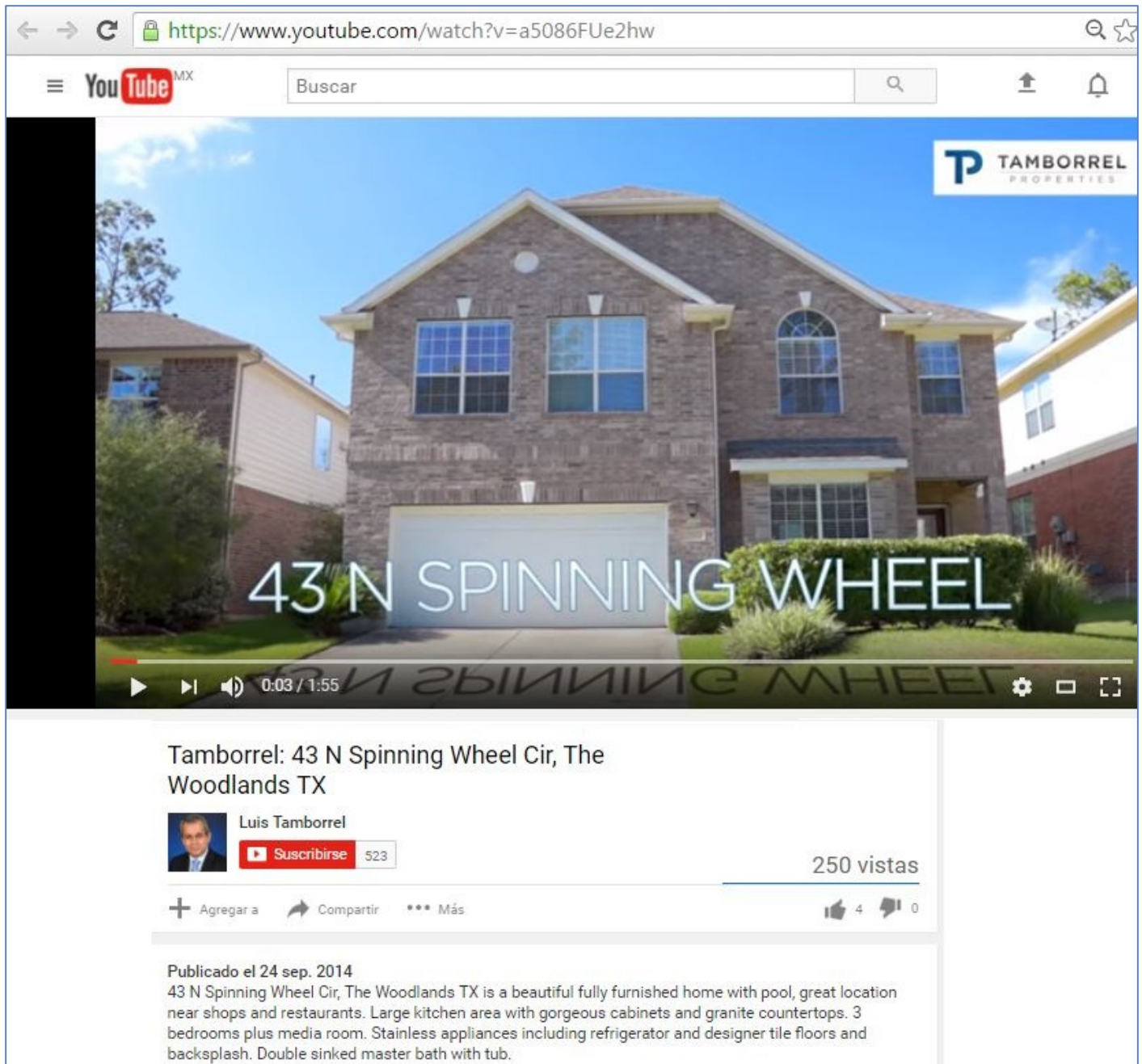




# 43 N Spinning Wheel Circuit

## Imagen de Casa

<https://www.youtube.com/watch?v=a5086FUe2hw>



The image shows a YouTube video player interface. The video content is a photograph of a two-story brick house with a white garage door. The text "43 N SPINNING WHEEL" is overlaid on the image. The YouTube interface includes a search bar, a video player with a progress bar, and a description section.

Tamborrel: 43 N Spinning Wheel Cir, The Woodlands TX

Luis Tamborrel

Suscribirse 523

250 vistas

+ Agregar a Compartir Más

Publicado el 24 sep. 2014

43 N Spinning Wheel Cir, The Woodlands TX is a beautiful fully furnished home with pool, great location near shops and restaurants. Large kitchen area with gorgeous cabinets and granite countertops. 3 bedrooms plus media room. Stainless appliances including refrigerator and designer tile floors and backsplash. Double sinked master bath with tub.

# 43 N Spinning Wheel Circuit

## Deed of Trust – 2012-01-19

Firma: JABR, MBC y Alicia Cohen Mansur

<https://countyfusion1.propertyinfo.com/countyweb/login.do?countyname=MontgomeryTX>

After Recording Return To:  
SIERRA LENDING GROUP, LLC  
5005 RIVERWAY DRIVE, SUITE 460  
HOUSTON, TX 77056

[Space Above This Line For Recording Data]

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.  
Loan Number 3150-0099

### DEED OF TRUST

#### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated JANUARY 13, 2012, together with all Riders to this document.

(B) "Borrower" is ALICIA COHEN DE MANSUR, A SINGLE PERSON AND JOSE ANTONIO BANDIN RUIZ AND SPOUSE, MONICA BABAYAN CANAL. Borrower is the grantor under this Security Instrument.

(C) "Lender" is SIERRA LENDING GROUP, LLC. Lender is a LIMITED LIABILITY COMPANY organized and existing under the laws of TEXAS. Lender's address is 5005 RIVERWAY DRIVE, SUITE 460, HOUSTON, TX 77056. Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALVIN C. MANN, JR. Trustee's address is 2905 CORPORATE CIRCLE, FLOWER MOUND, TX 75028.

(E) "Note" means the promissory note signed by Borrower and dated JANUARY 13, 2012. The Note states that Borrower owes Lender One Hundred Forty-Seven Thousand And No/100 Dollars (U.S. \$147,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than FEBRUARY 01, 2042.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider                         | <input checked="" type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider                    | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Renewal & Extension Addendum |
| <input type="checkbox"/> 1-4 Family Rider                 | <input type="checkbox"/> Biweekly Payment Rider                    | <input type="checkbox"/> Other(s) [specify]           |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

Initials: JAC JBR MBC

TEXAS--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

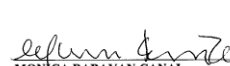
Form 3044 1/01 (page 1 of 14 pages)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

  
ALICIA COHEN DE MANSUR - Borrower (Seal)

  
JOSE ANTONIO BANDIN RUIZ - Borrower (Seal)

  
MONICA BABAYAN CANAL - Borrower (Seal)

  
MONICA BABAYAN CANAL - Borrower (Seal)

TEXAS--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3044 1/01 (page 13 of 14 pages)

L72-21

RECORDED AT THE REQUEST  
OF FIRST AMERICAN TITLE

40-1645579



# 43 N Spinning Wheel Circuit

## Warranty Deed - 2014-05-30

### Firmado por JABR y MBC

<https://countyfusion1.propertyinfo.com/countyweb/login.do?countyname=MontgomeryTX>



#### SPECIAL GENERAL WARRANTY DEED

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

STATE OF TEXAS §  
COUNTY OF MONTGOMERY § **KNOW ALL MEN BY THESE PRESENTS**

THAT **JOSE ANTONIO BANDIZ RUIZ AND MONICA BABAYAN CANAL**, hereinafter, called "**Grantor**", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **43 SPINNING WHEEL, LLC**, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Montgomery County, Texas, described as follows, to-wit.

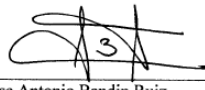
43 NORTH Spinning Wheel Circle, the Woodlands Texas, 77382  
Block 1, Lot 11 Woodlands Village of Sterling Ridge,  
SECTION 56, a subdivision in Montgomery County, Texas.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

2

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any parts thereof.

EXECUTED, this the 30th day of May, 2014

By:   
Jose Antonio Bandin Ruiz  
Grantor Authorized Signature

By:   
Monica Babayan Canal  
Grantor Authorized Signature

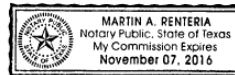
\*notary

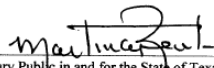
STATE OF TEXAS)

COUNTY OF MONTGOMERY)

Before me, the undersigned authority, on this day personally appeared JOSE ANTONIO BANDIN, who produced a Mexican Passport issued by the Mexican Government that contained his photograph and signature as identification thereby providing him to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on the 30<sup>th</sup> of May, 2014, by Mr. Jose Antonio Bandin Ruiz, and Monica Babayan Canal.



  
Notary Public in and for the State of Texas

After Recording Return to:

Lawgistic  
800 Town & Country Blvd. Suite 300  
Houston, Texas 77024

# 43 N Spinning Wheel Circuit

## *Deed of Trust* – 2015-10-30

### Firmado por JABR y MBC

<https://countyfusion1.propertyinfo.com/countyweb/login.do?countyname=MontgomeryTX>

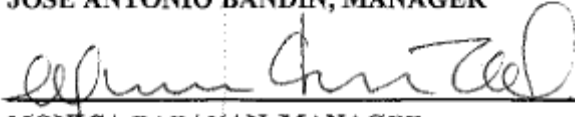
**AGREEMENT FOR BINDING ARBITRATION.** The parties agree to be bound by the terms and provisions of the Arbitration Agreement and/or Arbitration Program of even date herewith, which is incorporated by reference herein and is acknowledged as received by the parties pursuant to which any and all disputes (as defined in the Arbitration Program and/or Arbitration Agreement) shall be resolved by mandatory binding arbitration upon the request of any party.

EXECUTED this the 30 day of OCTOBER, 2015.

43 SPINNING WHEEL, LLC, a Texas limited liability company



JOSE ANTONIO BANDIN, MANAGER

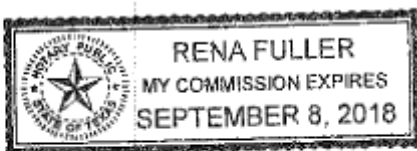


MONICA BABAYAN, MANAGER

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 30 day of October, A.D., 2015, by JOSE ANTONIO BANDIN and MONICA BABAYAN, MANAGERS of 43 SPINNING WHEEL, LLC, a Texas limited liability company, in the capacity therein stated and on behalf of said company.



NOTARY PUBLIC, STATE OF TEXAS

# 43 N Spinning Wheel Circuit

## Controlada por “43 Spinning Wheel LLC”

<https://mycpa.cpa.state.tx.us/coa/>

← → ↻ <https://mycpa.cpa.state.tx.us/coa/coaSearch.do> ☆ 🔔

Texas Comptroller of Public Accounts  
Glenn Hegar

Home Contact Us Help

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/27/2016 18:31:23 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

**43 SPINNING WHEEL, LLC**

Texas Taxpayer Number	32053041201
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	01/29/2014
Texas SOS File Number	0801923890
Registered Agent Name	Not on file
Registered Office Street Address	

← → ↻ <https://mycpa.cpa.state.tx.us/coa/coaSearch.do> ☆ 🔔

Texas Comptroller of Public Accounts  
Glenn Hegar

Home Contact Us Help

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
**43 SPINNING WHEEL, LLC**  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
DIRECTOR	JOSE ANTONIO BANDIN 8350 ASHLANE WAY STE 104 #23 PANTHER CREEK, TX 77382
MANAGER	JOSE ANTONIO BANDIN 8350 ASHLANE WAY STE 104 #23 PANTHER CREEK, TX 77382

# 7 Roserush Court

Montgomery County, Texas

- Fecha de Compra
  - 2012-02-24
- Cuenta
  - R196822
- A nombre de:
  - Primero a nombre de 7 ROSERUSH INC Administrada por MBC (2012-03-07)
  - Luego a nombre de 7 ROSERUSH LLC - Dueños: JABR y MBC (2014-11-10)
- Valor en Dólares
  - USD \$200,000.00
- Valor en Pesos a \$18.50 por USD
  - \$3,700,000.00

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R196822)

Nota: Casa Comprado a “*DISTRIBUTION & ALLOCATION OF ASSETS, LLC*” de Sergio Ortiz, misma persona que administra “*AZERCO LLC*”, empresa de José Zury, **Moises Mansur Cysneiros** e Iñaki Negrete

By: Sergio Ortiz  
Sergio Ortiz, Manager


# 7 Roserush Court

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R196822)

[www.mcad-tx.org/html/records.html](#)

[BACK TO MCAD SITE OPTIONS](#)


**Montgomery Central Appraisal District**  
 Data on this Web site represents Certified 2016 values

**Property Detail Sheet (R196822)**

[History](#)
[GIS Map](#)
[Datasheet](#)

**Owner Information**

Owner ID: 00457475  
 Owner Name: 7 ROSERUSH LLC  
 Owner Address: 8000 MCBETH WAY STE #165  
 SPRING, TX 77382-1726  
 Property Address: 7 ROSERUSH CT  
 SPRING, TX 77380

**Parcel Information**

Legal Description: WDLNDS VIL GROGANS ML15, BLOCK 2, LOT 5  
 Neighborhood: 98070.0( VOGM 15 )  
 Acreage:  
 Cross Reference: 9728-15-02500  
 Undivided Interest:  
Exemption Codes:  
 Entity Codes: GMO (Montgomery Cnty)  
 HM1 (Mont Co Hospital)  
 JNH (Lone Star College)  
 M36 (Mont Co Mud 36)  
 SCO (Conroe ISD)  
 CWT (The Woodlands Township)  
 Deed Type: Gen W/deed  
 Deed Book:  
 Deed Page: 2013124378  
 Map Page:  
 Links:

**Values Breakdown**


	2016 Value
Land HS:	\$14,630 +
Land NHS:	\$0 +
Improvement HS:	\$184,370 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$199,000 =

**Improvements**

ID	Type	SPTB	Segs	Value
<a href="#">Imp1</a>	R (Residential)	A1 (A1 - Residential Single Family)	5	\$ 186,860

**Land**

ID	Type	SPTB	Acres	Market
<a href="#">Land1</a>	S1 (Primary Site)	A1 (A1 - Residential Single Family)		\$ 14,450
<a href="#">Land2</a>	S3 (Residual Land)	A1 (A1 - Residential Single Family)		\$ 180

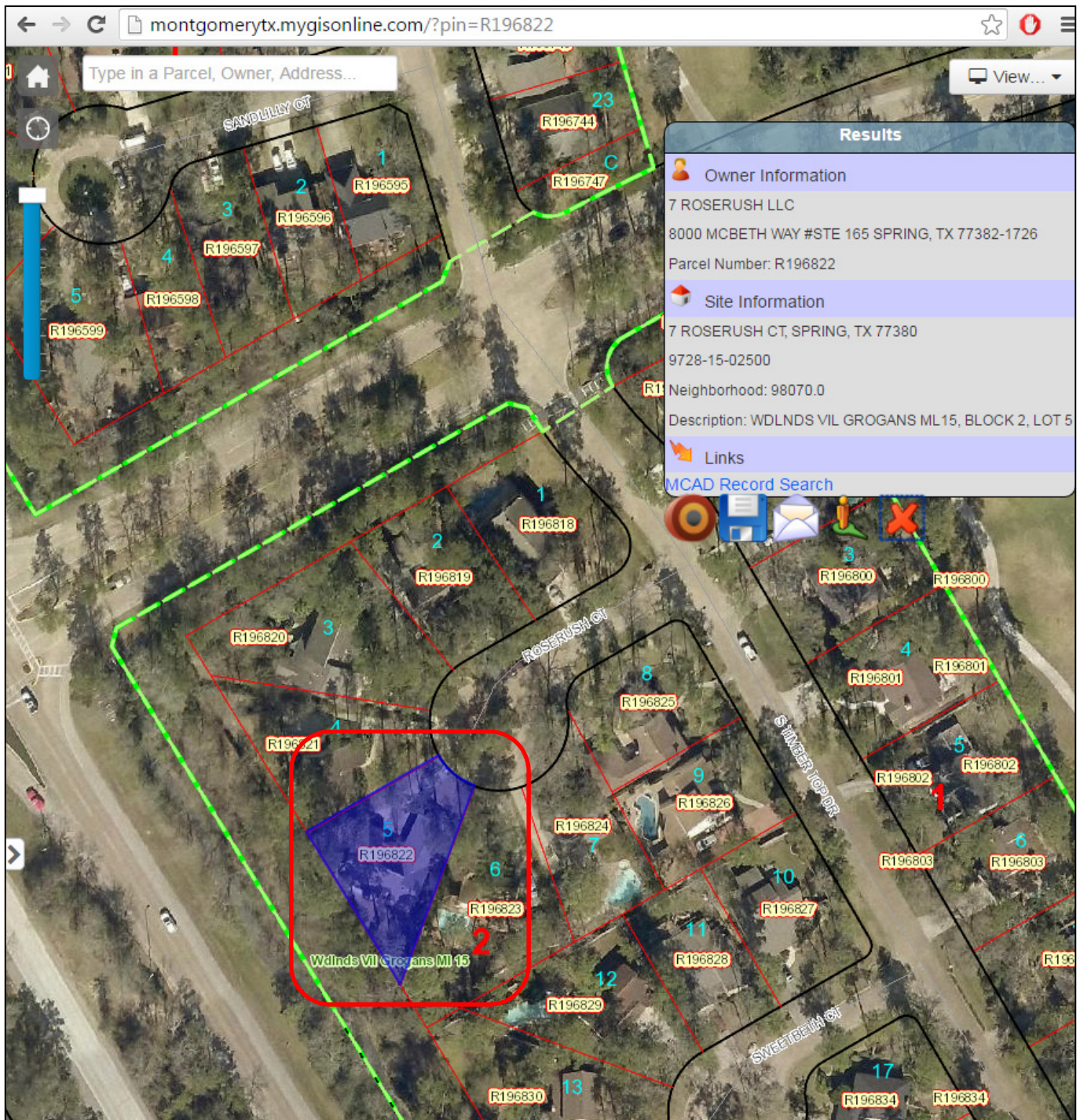

 A recent version of Adobe Acrobat Reader is required to view PDF documents. Acrobat Reader is a free program available [here](#).



# 7 Roserush Court

## Ubicación Oficial

<http://montgomerytx.mygisonline.com/?pin=R196822>





# 7 Roserush Court

## Imagen de *Maps View*



# 7 Roserush Court

## Notice – 2012-02-24

### Firmado por Sergio Ortiz y Mónica Babayán

LY1-1-2012020188-1

**NOTICE TO PURCHASERS OF REAL PROPERTY**

The real property described below, that you are about to purchase is located in the MC MUD 36 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$.04 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.04 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received insure a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$12,710,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$10,910,000.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary, sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

[ X ] The district is located in whole or in part within the extraterritorial jurisdiction of the City of CONROE. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

[ ] The district is located in whole or in part within the corporate boundaries of the City of . The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property which you are acquiring is as follows:

**LOT 5, IN BLOCK 2, VILLAGE OF GROGAN'S MILL, SECTION 15, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SHEET 31-A, MAP AND/OR PLAT RECORDS, MONTGOMERY COUNTY, TEXAS.**

Date 2-24-12 Distribution and Allocation of Assets LP

By: Sergio Ortiz

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

RECORDED AT THE REGISTRY  
OF FIRST AMERICAN TITLE

40-1660052

LT2-3

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Date 2-24-12 7 Roserush, Inc

By: Monica Babayan, Manager

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 24 day of FEB 2012, by Distribution and Allocation of Assets LP.

Jessica Apolinar  
Notary Public, State of Texas  
My Commission Expires February 28, 2013

STATE OF TEXAS

COUNTY OF MONTGOMERY

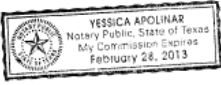
This instrument was acknowledge before me on the 24 day of FEB 2012 by 7 Roserush, Inc.

Jessica Apolinar  
Notary Public, State of Texas  
My Commission Expires February 28, 2013

# 7 Roserush Court

## Warranty Deed – 2012-02-24

### Firmado por Sergio Ortiz

WARRANTY DEED	
GF# 1660052-HO40	
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	
Date: <u>Feb 24</u> , 2012	EXECUTED on the date first above written.
Grantor: DISTRIBUTION & ALLOCATION OF ASSETS, LP, a Texas limited partnership	DISTRIBUTION & ALLOCATION OF ASSETS, LP, a Texas limited partnership, by its General Partner, DAA MANAGEMENT GROUP, LLC, a Texas limited liability company
Grantor's Mailing Address: <u>8005 McBeth Way, The Woodlands, TX 77382</u> <u>(Montgomery County)</u>	By: <u>Sergio Ortiz</u> (name) <u>SEBIO ORTIZ</u> (title) <u>MANAGING PARTNER</u>
Grantee: 7 ROSERUSH, INC., a Texas corporation	STATE OF <u>Texas</u>
Grantee's Mailing Address: <u>43 Spinning Wheel Cir, The Woodlands, Texas 77382</u> <u>(Montgomery County)</u>	COUNTY OF <u>Montgomery</u>
Consideration: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged	This instrument was acknowledged before me on the <u>24</u> day of <u>Feb</u> , 2012, by <u>Sergio Ortiz</u> , <u>Managing Partner</u> of DAA MANAGEMENT GROUP, LLC, a Texas limited liability company, as General Partner of DISTRIBUTION & ALLOCATION OF ASSETS, LP, a Texas limited partnership, on behalf of said limited partnership.
Property (including any improvements): Lot 5, in Block 2, VILLAGE OF GROGAN'S MILL, SECTION 15, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet B, Sheet 31-A, Map and/or Plat Records, Montgomery County, Texas	 Notary Public in and for the State of <u>Texas</u>
Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property. Grantor, for the consideration and subject to the Reservations from and 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 wise belonging, to have and hold it to Grantee and Grantee's heirs, successors, or 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 and Exceptions to Conveyance and Warranty. When the context requires, singular nouns and pronouns include the plural.	AFTER RECORDING RETURN TO: <u>43 Spinning Wheel Cir.</u> <u>The Woodland, TX 77382</u>
RECORDED AT THE REQUEST OF FIRST AMERICAN TITLE	1ES7455 WD





# 7 Roserush Court

## Warranty Deed – 2013-11-18

### Firmado por J.A. Bandín



#### SPECIAL GENERAL WARRANTY DEED

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

STATE OF TEXAS

COUNTY OF MONTGOMERY

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS

THAT 7 ROSERUSH, INC, hereinafter, called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by 7 ROSERUSH, LLC, hereinafter called "Grantee", the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Montgomery County, Texas, described as follows, to-wit:

Lot 5, in Block 2, Village of Grogan's Mill,  
SECTION 15, a subdivision in Montgomery County, Texas  
According to the map or plat thereof recorded in Cabinet B,  
Sheet 31-A, Map and/or Plat Records, Montgomery County, Texas.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any parts thereof.

EXECUTED, this the 18th day of November, 2013

By:

Jose Antonio Bandin  
Grantor Authorized Signature / Officer and Director

\*notary

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

Before me, the undersigned authority, on this day personally appeared JOSE ANTONIO BANDIN, who produced a Mexican Passport issued by the Mexican Government that contained his photograph and signature as identification thereby providing him to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on the 18th of November, 2013, by Mr. Antonio Bandin, Officer of Grantor, a Texas corporation, on behalf of said entity.



Notary Public in and for the State of Texas

After Recording Return to:

Lawgistic  
800 Town & Country Blvd. Suite 300  
Houston, Texas 77024

Grantee's Address  
8000 McBeth Way  
Suite 165  
The Woodlands, Texas  
77382

# 7 Roserush Court

## Controlada por “7 ROSERUSH, LLC”

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/28/2016 11:55:31 AM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

7 ROSERUSH, LLC	
Texas Taxpayer Number	32046829464
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868497
Registered Agent Name	JOSE A BANDIN
Registered Office Street Address	8350 ASHLANE WAY, STE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
7 ROSERUSH, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382

# 18 Griffin Hill Court

Montgomery County, Texas

- Fecha de Compra
  - 2012-04-05
- Cuenta
  - R344239
- A nombre de:
  - Primero a nombre de 18 GRIFFIN HILL INC Administrada por MBC (2012-04-19)
  - Luego a nombre de 18 GRIFFIN HILL LLC- Dueños: JABR y MBC (2013-11-18)
- Valor en Dólares
  - USD \$253,000.00
- Valor en Pesos a \$18.50 por USD
  - \$4,680,500.00

# 18 Griffin Hill Court

## Hoja de Datos

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R344239)

2016 R344239		08/28/2016 Page 1 of 1																																																								
<b>Current Owner</b>		<b>Legal Description</b>	<b>Exemptions</b>																																																							
18 GRIFFIN HILL LLC (00457456) 8000 MCBETH WAY STE #165 SPRING, TX 77382-1726		S969941 - Wdlds VII Sterling Ridge 41, BLOCK 1, Lot 25	253,000																																																							
		<b>Entities</b>	<b>Assessed</b>																																																							
		GMO, HM1, JNH, M46, SCO, CVT	253,000																																																							
<b>Situs Address</b>		<b>History Information</b>																																																								
18 GRIFFIN HILL CT THE WOODLANDS, TX 77382		<table border="1"> <thead> <tr> <th></th> <th>2016</th> <th>2015</th> <th>2014</th> <th>2013</th> </tr> </thead> <tbody> <tr> <td>Imp HS</td> <td>\$208,180</td> <td>\$206,550</td> <td>\$188,670</td> <td>\$170,860</td> </tr> <tr> <td>Imp NHS</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>-</td> </tr> <tr> <td>Land HS</td> <td>\$44,820</td> <td>\$44,820</td> <td>\$44,820</td> <td>\$44,820</td> </tr> <tr> <td>Land NHS</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>-</td> </tr> <tr> <td>Ag Mkt</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>-</td> </tr> <tr> <td>Ag Use</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>-</td> </tr> <tr> <td>Tim Mkt</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>-</td> </tr> <tr> <td>Tim Use</td> <td>\$0</td> <td>\$0</td> <td>\$0</td> <td>-</td> </tr> <tr> <td>HS Cap</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Assessed</td> <td>\$253,000</td> <td>\$251,370</td> <td>\$233,490</td> <td>\$215,680</td> </tr> </tbody> </table>			2016	2015	2014	2013	Imp HS	\$208,180	\$206,550	\$188,670	\$170,860	Imp NHS	\$0	\$0	\$0	-	Land HS	\$44,820	\$44,820	\$44,820	\$44,820	Land NHS	\$0	\$0	\$0	-	Ag Mkt	\$0	\$0	\$0	-	Ag Use	\$0	\$0	\$0	-	Tim Mkt	\$0	\$0	\$0	-	Tim Use	\$0	\$0	\$0	-	HS Cap	-	-	-	-	Assessed	\$253,000	\$251,370	\$233,490	\$215,680
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07/07/2008	606.11	0715	HUGULEY, GODFREY & TRACEY L																																																							
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		2043	2006																																																							
<b>Fireplace</b>	<b>Year Built</b>	<b>Eff Year</b>	<b>Value</b>																																																							
	2006	2006	\$210,040																																																							
<b>Rooms</b>	<b>Bedrooms</b>	MA	Main Area																																																							
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RH1,RC1	11,2FB,3AF	1P1	2006																																																							
			\$550																																																							
<b>Land Segments</b>		BG	Attached Brick Garage																																																							
		420	2006																																																							
			\$18,070																																																							
<b>SPTB</b>	<b>Description</b>	<b>Area</b>	<b>Market</b>																																																							
A1	Primary Site	6930.00F	44,350																																																							
A1	Residual Land	731.00F	470																																																							
			0																																																							
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Distribution and Allocation of Assets LP

By: Sergio Ortiz

Nota: Casa Comprado a "DISTRIBUTION & ALLOCATION OF ASSETS, LLC" de Sergio Ortiz, misma persona que administra "AZERCO LLC", empresa de José Zury, Moises Mansur Cysneiros e Iñaki Negrete

AZERCO LLC, a Florida  
limited liability company

By: Sergio Ortiz, Manager



# 18 Griffin Hill Court

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R344239)

www.mcad-tx.org/html/records.html

**BACK TO MCAD SITE OPTIONS**

**Montgomery Central Appraisal District**  
Data on this Web site represents Certified 2016 values

**Property Detail Sheet (R344239)**

[History](#) [GIS Map](#) [Datasheet](#)

**Owner Information**

Owner ID: 00457456  
Owner Name: 18 GRIFFIN HILL LLC  
Owner Address: 8000 MCBETH WAY STE #165  
SPRING, TX 77382-1726  
Property Address: 18 GRIFFIN HILL CT  
THE WOODLANDS, TX 77382

**Parcel Information**

Legal Description: S969941 - WdLnds VII Sterling Ridge 41, BLOCK 1, Lot 25  
Neighborhood: 92165.0( VOSR 34 )  
Acreage:  
Cross Reference: 9699-41-02500  
Undivided Interest:  
Exemption Codes:  
Entity Codes: GMO (Montgomery Cnty)  
HM1 (Mont Co Hospital)  
JNH (Lone Star College)  
M46 (Mont Co Mud 46)  
SCO (Conroe ISD)  
CWT (The Woodlands Township)  
Deed Type: Gen W/deed  
Deed Book:  
Deed Page: 2013124375  
Map Page:  
Links:

**Values Breakdown** **2016 Value**


Land HS:	\$44,820 +
Land NHS:	\$0 +
Improvement HS:	\$208,180 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$253,000 =

**Improvements**

ID	Type	SPTB	Segs	Value
<u>Imp1</u>	R (Residential)	A1 (A1 - Residential Single Family)	3	\$ 210,040

**Land**

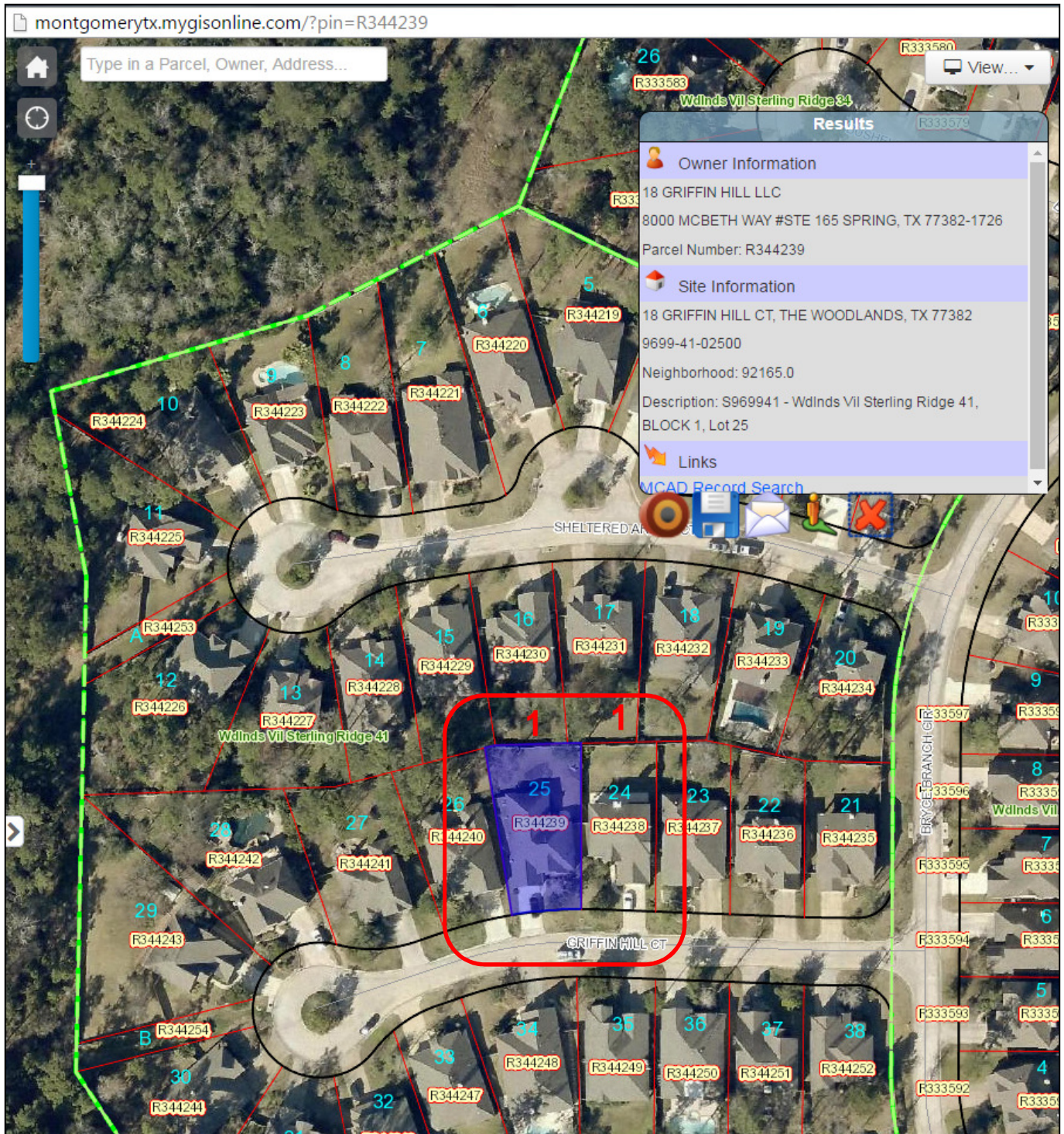
ID	Type	SPTB	Acres	Market
<u>Land1</u>	S1 (Primary Site)	A1 (A1 - Residential Single Family)		\$ 44,350
<u>Land2</u>	S3 (Residual Land)	A1 (A1 - Residential Single Family)		\$ 470

 A recent version of Adobe Acrobat Reader is required to view PDF documents. Acrobat Reader is a free program available [here](#).

# 18 Griffin Hill Court

## Ubicación Oficial

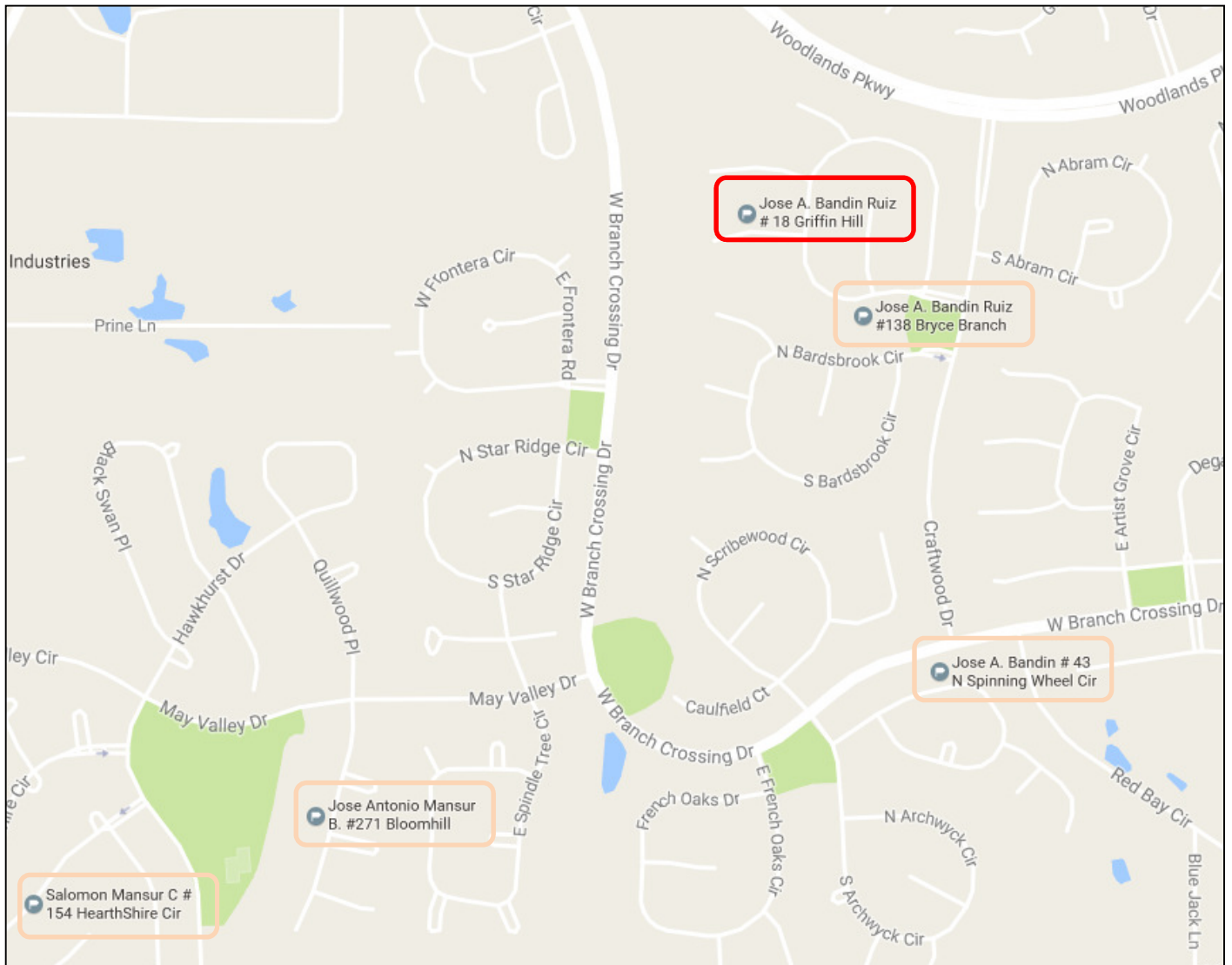
<http://montgomerytx.mygisonline.com/?pin=R344239>





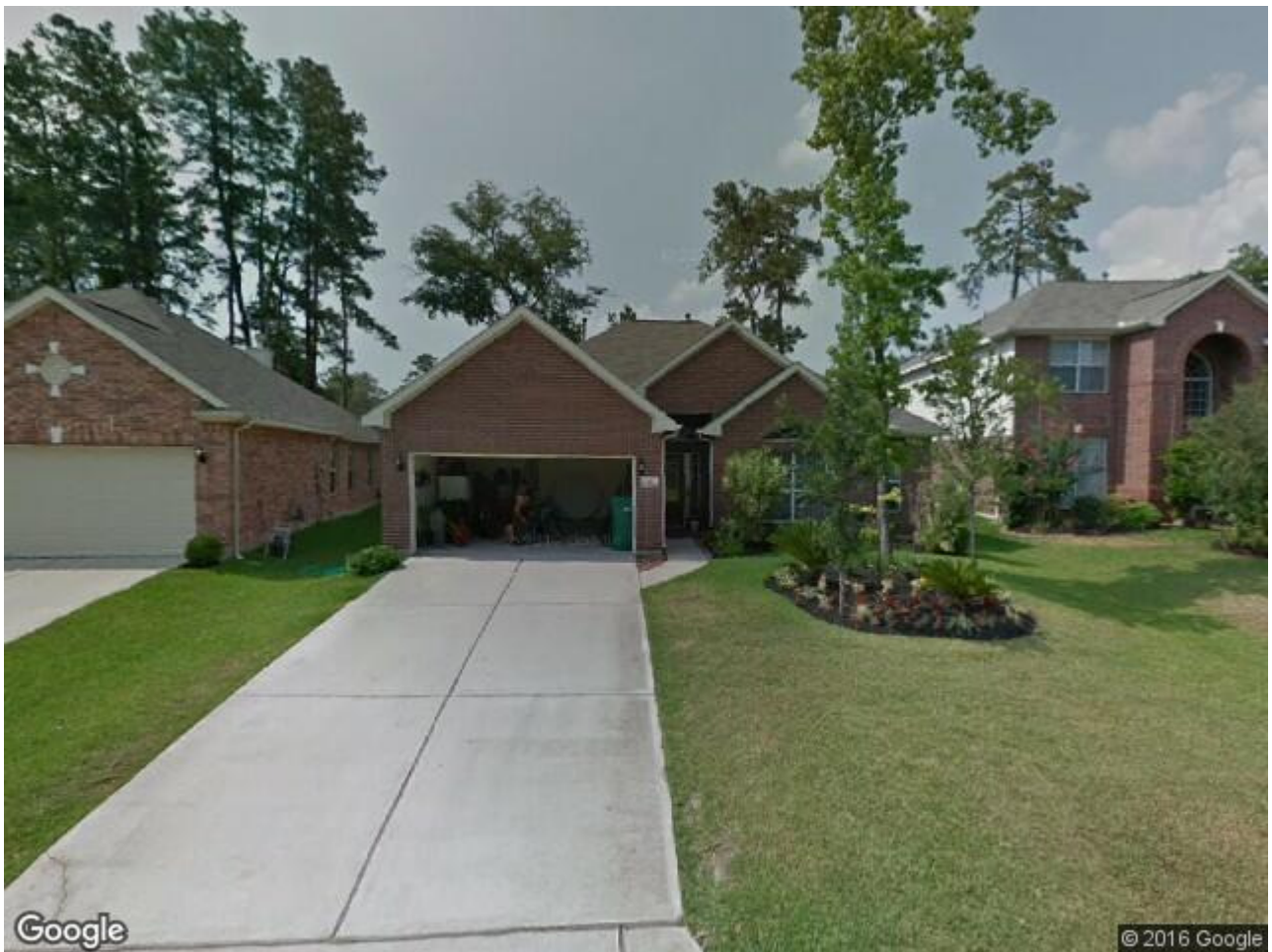
# 18 Griffin Hill Court

## Mapa de la Colonia



# 18 Griffin Hill Court

## Imagen de *Maps View*





# 18 Griffin Hill Court

## Warranty Deed – 2012-04-05

### Firmado por Sergio Ortiz

Doc# 2012035360  
Pages 3

GF# 1676096-HO40

#### WARRANTY DEED

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.

Date: April 5, 2012

Grantor: DISTRIBUTION & ALLOCATION OF ASSETS, LP, a Texas limited partnership

Grantor's Mailing Address: 8000 McBeth Way - Ste. 105, The Woodlands, TX 77382  
(Montgomery County)

Grantee: 18 GRIFFIN HILL, INC., a Texas corporation

Grantee's Mailing Address: 43 Spinning Wheel Cir. 77382 The Woodlands  
(Montgomery County)

#### Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged

#### Property (including any improvements):

Lot 25, in Block 1, of THE WOODLANDS, VILLAGE OF STERLING RIDGE, SECTION 41, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Y, Sheet 68, of the Map and/or Plat Records of Montgomery County, Texas

#### Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the Reservations from and 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 wise belonging, to have and hold it to Grantee and Grantee's heirs, successors, or 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 and Exceptions to Conveyance and Warranty.

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

RECORDED AT THE REQUEST  
OF FIRST AMERICAN TITLE

EXECUTED on the date first above written.

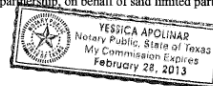
DISTRIBUTION & ALLOCATION OF ASSETS, LP,  
a Texas limited partnership, by its General Partner  
DAA MANAGEMENT GROUP, LLC, a Texas limited  
liability company

By: Sergio Ortiz  
(name) SERGIO ORTIZ  
(title) MANAGING PARTNER

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me on the 5 day of April, 2012, by Sergio Ortiz, Managing Partner, DAA MANAGEMENT GROUP, LLC, a Texas limited liability company, as General Partner of DISTRIBUTION & ALLOCATION OF ASSETS, LP, a Texas limited partnership, on behalf of said limited partnership, in said capacity.



Jessica Apolinado  
Notary Public in and for the  
State of Texas

AFTER RECORDING RETURN TO:

After recording, return to:  
First American Title Co. ESS Dept.  
1500 S. Dairy Ashford, Suite 300  
Houston, TX 77077

1ES7999 WD

# 18 Griffin Hill Court

## Warranty Deed – 2013-11-18

### Firmado por J.A. Bandín



#### SPECIAL GENERAL WARRANTY DEED

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

STATE OF TEXAS                   §  
   §     KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF MONTGOMERY     §

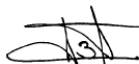
THAT **18 GRIFFIN HILL, INC.**, hereinafter, called "**Grantor**", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **18 GRIFFIN HILL, LLC**, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Montgomery County, Texas, described as follows, to-wit:

Lot 25, in Block 1, of the Woodlands, Village of Sterling Ridge,  
SECTION 41, a subdivision in Montgomery County, Texas  
According to the map or plat thereof recorded in Cabinet Y,  
Sheet 68, Map and/or Plat Records, Montgomery County, Texas.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any parts thereof.

EXECUTED, this the 18th day of November, 2013

By:   
Jose Antonio Bandin  
Grantor Authorized Signature / Officer and Director

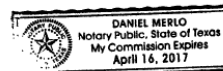
\*notary

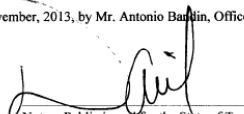
STATE OF TEXAS)

COUNTY OF MONTGOMERY)

Before me, the undersigned authority, on this day personally appeared JOSE ANTONIO BANDIN, who produced a Mexican Passport issued by the Mexican Government that contained his photograph and signature as identification thereby providing him to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on the 18<sup>th</sup> of November, 2013, by Mr. Antonio Bandin, Officer of Grantor, a Texas corporation, on behalf of said entity.



  
Notary Public in and for the State of Texas

After Recording Return to:

Lawlogic  
800 Town & Country Blvd, Suite 300  
Houston, Texas 77024

grantee address  
800 Mc Beth Way  
Suite 165  
The Woodlands, Texas  
77382

# 18 Griffin Hill Court

## Controlada por “18 GRIFFIN HILL, LLC”

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/28/2016 13:21:52 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

18 GRIFFIN HILL, LLC	
Texas Taxpayer Number	32047239259
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868479
Registered Agent Name	JOSE A BANDIN
Registered Office Street Address	8350 ASHLANE WAY, STE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
18 GRIFFIN HILL, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382

# 138 Bryce Branch Circuit

Montgomery County, Texas

- Fecha de Compra
  - 2012-04-19
- Cuenta
  - R333635
- A nombre de:
  - Primero a nombre de *138 BRYCE BRANCH INC* - (2012-04-19)
  - Luego a nombre de *138 BRYCE BRANCH LLC* - (2013-11-18)
- Valor en Dólares
  - USD \$269,000.00
- Valor en Pesos a \$18.50 por USD
  - \$4,976,500.00



# 138 Bryce Branch Circuit

## Hoja de Datos

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R333635)

2016 R333635		08/28/2016 Page 1 of 1																																																										
<b>Current Owner</b>		<b>Legal Description</b>		<b>Exemptions</b>	<b>Market</b>																																																							
138 BRYCE BRANCH LLC (00457458) 8000 MCBETH WAY STE #165 SPRING, TX 77382-1726		S969934 - Wdlands VII Sterling Ridge 34, BLOCK 3, Lot 4			269,660																																																							
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09/29/2008	646.11	1079	VIEWPOINT BANK																																																									
09/29/2008	646.11	1077	COUNTRYWIDE HOME LOAN SERV																																																									
06/09/2008	588.11	1690	BALLON, CHRISTIAN MARTIN & ANN																																																									
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Distribution and Allocation of Assets LP

By: Sergio Ortiz

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AZERCO LLC, a Florida  
limited liability company

By: Sergio Ortiz, Manager


# 138 Bryce Branch Circuit

## *Property Detail Sheet*

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R333635)

[www.mcad-tx.org/html/records.html](http://www.mcad-tx.org/html/records.html)

BACK TO MCAD SITE OPTIONS


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[GIS Map](#)
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 Neighborhood: 92165.0( VOSR 34 )  
 Acreage: 9699-34-07800  
 Cross Reference: 9699-34-07800  
 Undivided Interest:  
Exemption Codes:  
 Entity Codes: GMO (Montgomery Cnty)  
 HM1 (Mont Co Hospital)  
 JNH (Lone Star College)  
 M46 (Mont Co Mud 46)  
 SCO (Conroe ISD)  
 CWT (The Woodlands Township)  
 Deed Type: Gen W/deed  
 Deed Book:  
 Deed Page: 2013124377  
 Map Page:  
 Links:

**Values Breakdown**

	2016 Value
Land HS:	\$44,070 +
Land NHS:	\$0 +
Improvement HS:	\$225,590 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$269,660 =

**Improvements**

ID	Type	SPTB	Segs	Value
Imp1	R (Residential)	A1 (A1 - Residential Single Family)	4	\$ 226,960

**Land**

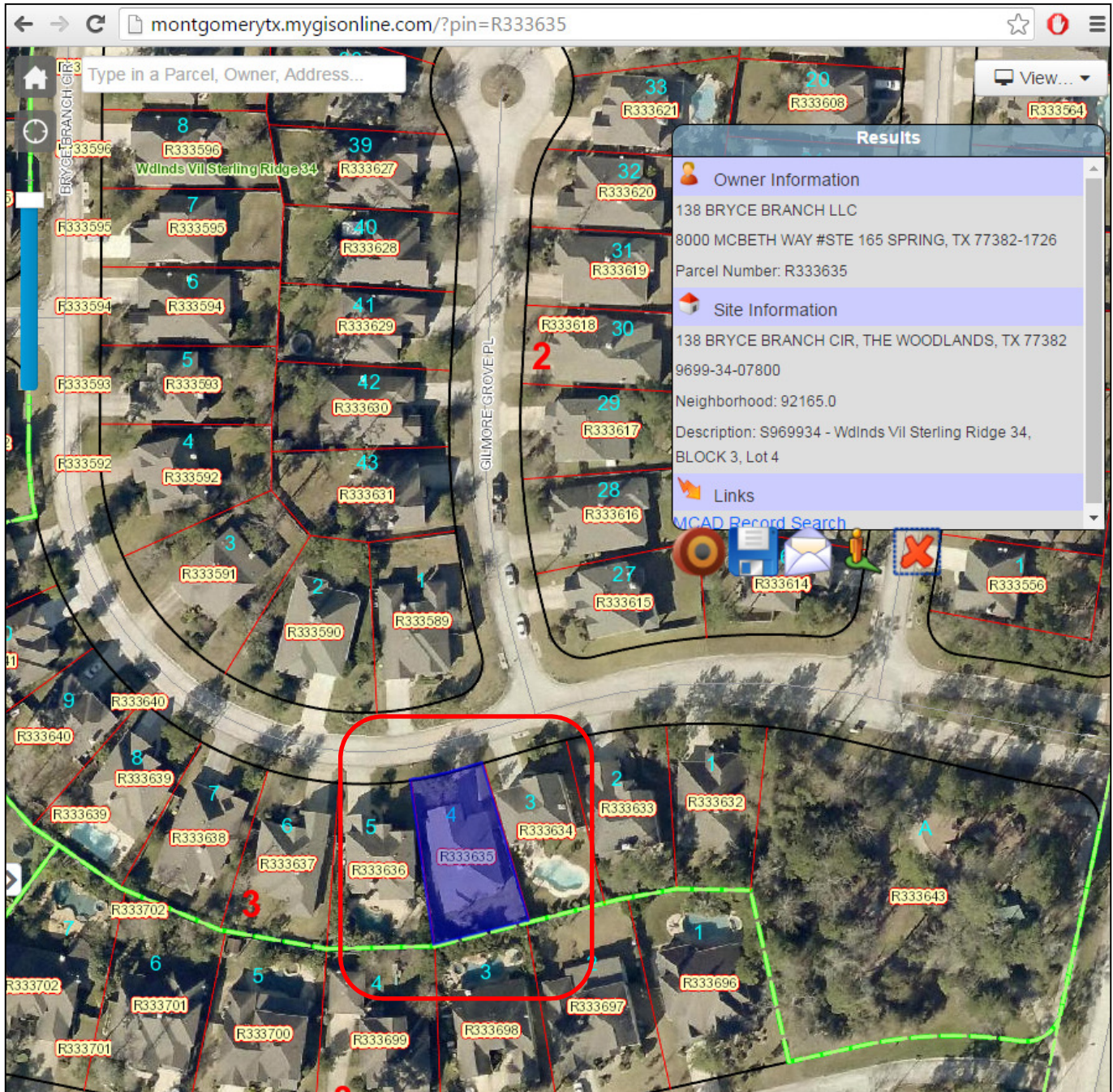
ID	Type	SPTB	Acres	Market
Land1	S1 (Primary Site)	A1 (A1 - Residential Single Family)		\$ 44,000
Land2	S3 (Residual Land)	A1 (A1 - Residential Single Family)		\$ 70



# 138 Bryce Branch Circuit

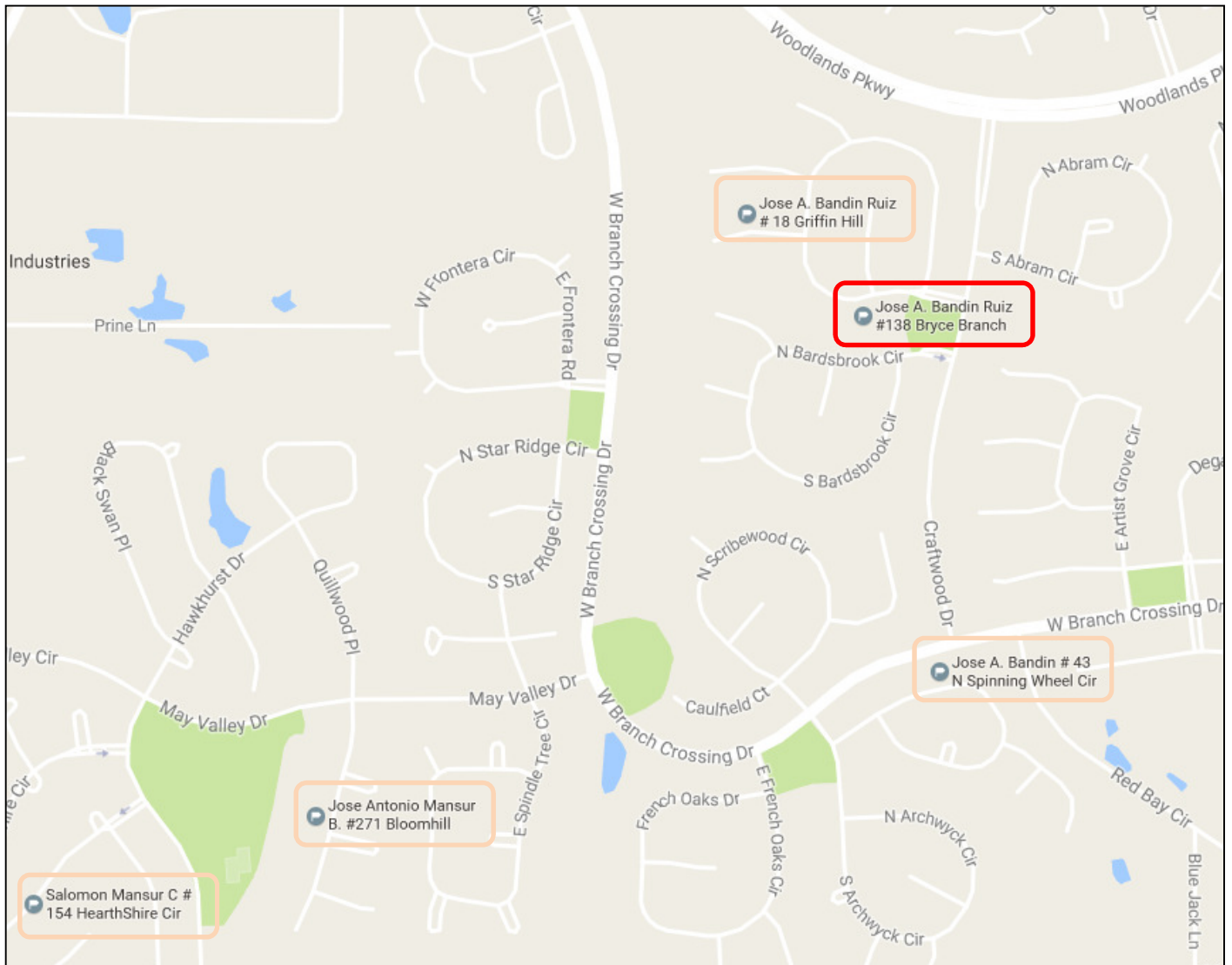
## Ubicación Oficial

<http://montgomerytx.mygisonline.com/?pin=R333635>



# 138 Bryce Branch Circuit

## Mapa de la Colonia

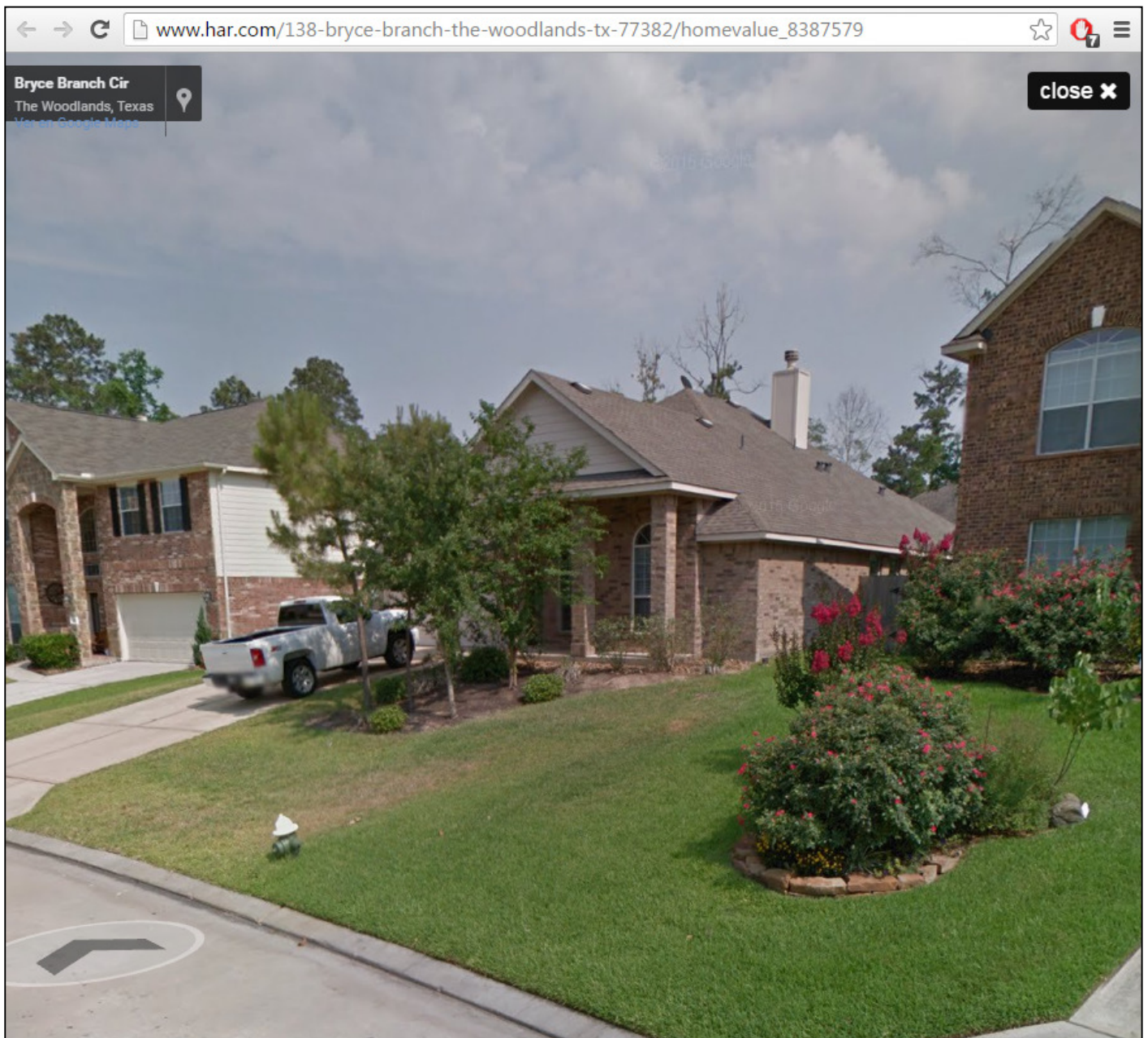




# 138 Bryce Branch Circuit

## Imagen de la casa

[http://www.har.com/138-bryce-branch-the-woodlands-tx-77382/homevalue\\_8387579](http://www.har.com/138-bryce-branch-the-woodlands-tx-77382/homevalue_8387579)



# 138 Bryce Branch Circuit

## Controlada por "138 BRYCE BRANCH, LLC"

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/28/2016 13:54:09 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

138 BRYCE BRANCH, LLC	
Texas Taxpayer Number	32047239887
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868474
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
138 BRYCE BRANCH, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](mailto:open.records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13526, Austin, Texas 78711.

Title	Name and Address
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382

# 175 W New Harmony Trail

Harris County, Texas

- Fecha de Compra
  - 2012-05-25
- Cuenta
  - 132-426-002-0008
- A nombre de:
  - Primero a nombre de 175 W NEW HARMONY INC - (2012-05-25)
  - Luego a nombre de 175 WEST NEW HARMONY LLC - (2013-11-18)
- Valor en Dólares
  - USD \$288,000.00
- Valor en Pesos a \$18.50 por USD
  - \$5,328,000.00

# 175 W New Harmony Trail

## Hoja de Impuestos

<http://www.hctax.net/Property/TaxStatement?Account=1324260020008>

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 3547  
HOUSTON, TEXAS 77253-3547  
TEL: 713-274-8000



### 2015 Property Tax Statement Web Statement

Statement Date:	July 26, 2016
Account Number	132-426-002-0008



175 WEST NEW HARMONY LLC  
8000 MCBETH WAY STE 165  
SPRING TX 77382-1726

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	288,000	0.419230	\$1,207.38
Harris County Flood Control Dist	0	288,000	0.027330	\$78.71
Port of Houston Authority	0	288,000	0.013420	\$38.65
Harris County Hospital District	0	288,000	0.170000	\$489.60
Harris County Dept. of Education	0	288,000	0.005422	\$15.62
Lone Star College System	0	288,000	0.107900	\$310.75
Emergency Service Dist #11 (EMS)	0	288,000	0.041850	\$120.53

Property Description
175 W NEW HARMONY TRL 77389 LT 8 BLK 2 THE WOODLANDS VLG OF CREEKSIDE PARK 21

Appraised Values	
Land - Market Value	80,055
Impr - Market Value	207,945
Total Market Value	288,000
Less Capped Mkt Value	0
Appraised Value	288,000

Exemptions/Deferrals
----------------------

Page: 1 of 1

Total 2015 Taxes Due By January 31, 2016:	\$2,261.24
Payments Applied To 2015 Taxes	\$2,261.24
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For July 2016	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2016	7%	\$0.00	\$0.00	\$0.00
By March 31, 2016	9%	\$0.00	\$0.00	\$0.00
By April 30, 2016	11%	\$0.00	\$0.00	\$0.00
By May 31, 2016	13%	\$0.00	\$0.00	\$0.00
By June 30, 2016	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2010 to 2015: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



175 WEST NEW HARMONY LLC  
8000 MCBETH WAY STE 165  
SPRING TX 77382-1726

### PAYMENT COUPON

Make check payable to:

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 4622  
HOUSTON, TEXAS 77210-4622

Account Number	132-426-002-0008
Amount Enclosed	\$ _____

Web Statement - Date Printed: 07-26-2016

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Scan the QR code to pay online or visit [www.hctax.net](http://www.hctax.net)



13242600200086 2015 0000000000 0000000000 0000000000 0000000000



# 175 W New Harmony Trail

## Características de la casa

<http://www.hcad.org/records/Real/Advanced.asp>

Monday, August 29, 2016

Account Number Address Owner Name ?

13-Digit Number search

HOME ABOUT RECORD SEARCH FORMS MAPS RESOURCES VIDEOS HELP EN ESPAÑOL

Tax Year: 2016

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
1324260020008

Print E-mail

Owner Services Similar Owner Name Nearby Addresses Same Street Name Related Map 4973C

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **175 WEST NEW HARMONY LLC  
8000 MCBETH WAY STE 165  
SPRING TX 77382-1726**

Legal Description: **LT 8 BLK 2  
THE WOODLANDS VLG OF CREEKSIDE  
PARK 21**

Property Address: **175 W NEW HARMONY TRL  
SPRING TX 77389**

State Class Code Land Use Code

A1 -- Real, Residential, Single-Family 1000 -- Residential Vacant

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
7,185 SF	2,237 SF	2604.13	26032	400 -- ISD 26 - Tomball ISD	4973C	250P

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	026	TOMBALL ISD		Certified: 08/12/2016	1.340000		
	040	HARRIS COUNTY		Certified: 08/12/2016	0.419230		
	041	HARRIS CO FLOOD CNTRL		Certified: 08/12/2016	0.027330		
	042	PORT OF HOUSTON AUTHY		Certified: 08/12/2016	0.013420		
	043	HARRIS CO HOSP DIST		Certified: 08/12/2016	0.170000		
	044	HARRIS CO EDUC DEPT		Certified: 08/12/2016	0.005422		
	045	LONE STAR COLLEGE SYS		Certified: 08/12/2016	0.107900		
	125	THE WOODLANDS TOWNSHIP		Certified: 08/12/2016	0.230000		
	395	HARRIS-MONTGOMERY CO MUD 386		Certified: 08/12/2016	0.465000		
	666	HC EMERG SERV DIST 11		Certified: 08/12/2016	0.041850		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

Value as of January 1, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	80,055		Land	80,055	
Improvement	207,945		Improvement	195,577	
Total	288,000	288,000	Total	275,632	275,632

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1000 -- Res Vacant Table Value	SF1	SF	6,500	1.00	1.00	1.00	--	1.00	12.00	12.00	78,000.00
2	1000 -- Res Vacant Table Value	SF3	SF	685	1.00	0.25	1.00	--	0.25	12.00	3.00	2,055.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2012	Residential Single Family	101 -- Residential 1 Family	Good	2,237 *	Displayed

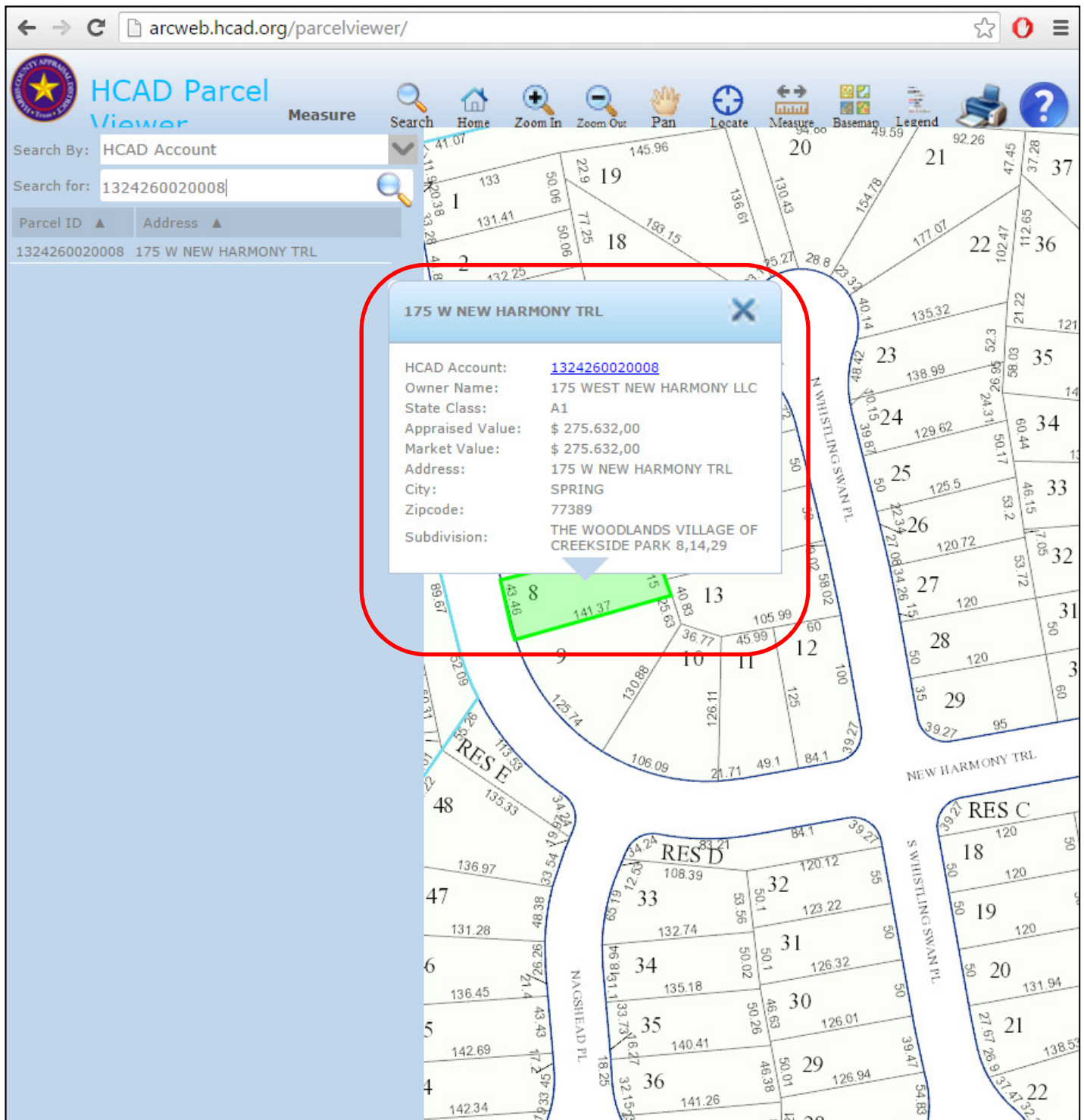
\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above detached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

Building Details (1)

# 175 W New Harmony Trail

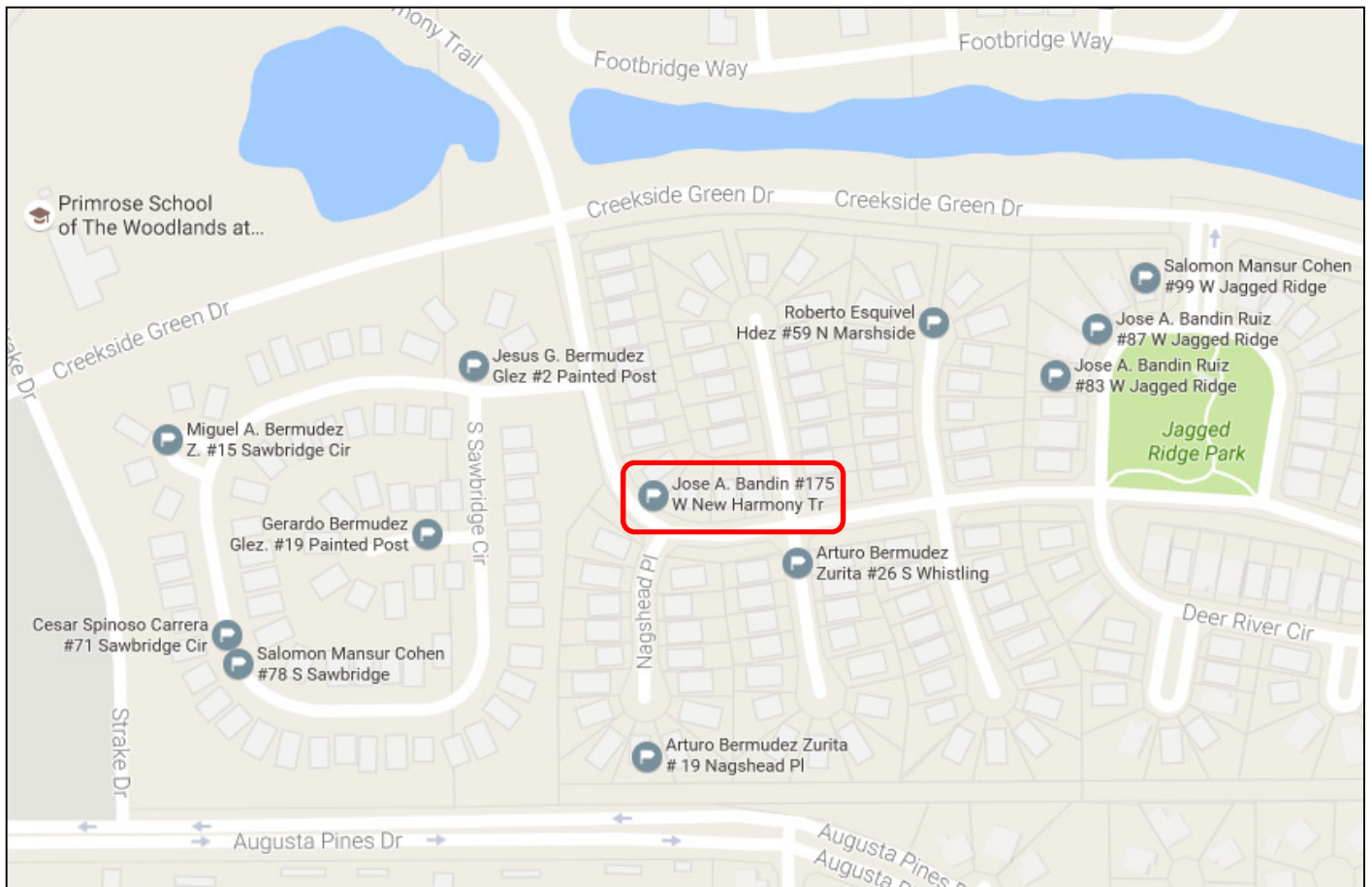
## Ubicación Oficial

<http://arcweb.hcad.org/parcelviewer/>



# 175 W New Harmony Trail

## Mapa de la colonia



En esta misma colonia José Antonio Bandín tiene 3 casas, Arturo Bermúdez 6 casas y Edgar Spinoso 1 casa.



# 175 W New Harmony Trail

## Imagen de la casa

www.har.com/175-w-new-harmony-spring-tx-77389/homevalue\_3807206

HAR.com Menu

0 My List Log in

Home > Home Value Finder > 175 W New Harmony Trl Create An Account

### 175 W New Harmony Trl

Spring, TX 77389

[Direction](#) [Drive Time](#) | [Print Flyer](#)

**\$ 288,000** Market Value  
Per Appraisal District


● Not  
Currently  
For Sale

**4** Beds  
**3** Full Bath

**7,185** Lot Sqft.

[Request Home Value](#)

[Save as Favorite](#)





# 175 W New Harmony Trail

## Warranty Deed – 2013-11-18

### Firmado por José Antonio Bandín

357

20130586246  
11/20/2013 RP1 \$24.00

**SPECIAL GENERAL WARRANTY DEED**

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

STATE OF TEXAS §  
COUNTY OF HARRIS §

§ KNOW ALL MEN BY THESE PRESENTS §

THAT 175 West New Harmony, Inc, hereinafter, called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by 175 West New Harmony, LLC, hereinafter called "Grantee", and by the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Harris County, Texas, described as follows, to-wit:

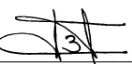
Lot Eight (8), Block Two (2) of the Woodlands  
Village of Creekside Park Sec. 21  
a subdivision in Harris County, Texas,  
according to the map or plat thereof  
filed under Clerk's File No. 20100345468,  
recorded at Film Code No. 636210,  
of the Map/Plat Records of Harris County, Texas.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental

regulations, if any to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any parts thereof.

EXECUTED, this the 18th day of November, 2013

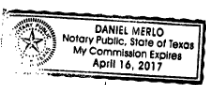
By:   
Jose Antonio Bandin  
Grantor Authorized Signature / Officer and Director  
175 West New Harmony, Inc.

\*notary

STATE OF TEXAS)  
COUNTY OF HARRIS)

Before me, the undersigned authority, on this day personally appeared JOSE ANTONIO BANDIN, who produced a Mexican Passport issued by the Mexican Government that contained his photograph and signature as identification thereby providing him to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on the 18th of November, 2013, by Mr. Antonio Bandin, Officer of Grantor, a Texas corporation, on behalf of said entity.

  
DANIEL MERLO  
Notary Public, State of Texas  
My Commission Expires  
April 16, 2017

After Recording Return to:  
Lawgistic  
800 Town & Country Blvd. Suite 300  
Houston, Texas 77024

Notary Public in and for the State of Texas

# 175 W New Harmony Trail

## Controlada por “175 W NEW HARMONY, LLC”

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 20:17:00 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

175 W NEW HARMONY, LLC	
Texas Taxpayer Number	32047157162
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868504
Registered Agent Name	JOSE A BANDIN
Registered Office Street Address	8350 ASHLANE WAY, STE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
175 W NEW HARMONY, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382

# 8051 Bay Branch Drive Unit 413

Montgomery County, Texas

- Fecha de Compra
  - 2012-05-25
- Cuenta
  - R279944
- A nombre de:
  - Primero a nombre de 8051 BAY BRANCH INC - (2012-06-14)
  - Luego a nombre de 8051 BAY BRANCH LLC - (2013-11-18)
- Valor en Dólares
  - USD \$177,000.00
- Valor en Pesos a \$18.50 por USD
  - \$3,274,500.00

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R279944)

2016  
R279944

08/28/2016  
Page 1 of 1

Current Owner		Legal Description		Exemptions		Market	
8051 BAY BRANCH LLC (00457700) 8000 MCBETH WAY STE #165 SPRING, TX 77382-1726		S971968 - Wdlns Bay Branch Condo, BLDG 4 UNIT 413, GARAGE 7-B				177,000	
				Entities		Assessed	
				GMO, HM1, JNH, M47, SCO, CWI		177,000	
Situs Address				History Information			
8051 BAY BRANCH DR 413 APT SPRING, TX 77382				2016	2015	2014	2013
				Imp HS	\$159,000	\$143,290	\$99,870
				Imp NHS	\$0	-	\$0
				Land HS	\$18,000	\$18,000	\$18,000
				Land NHS	\$0	-	\$0
				Ag Mkt	\$0	-	\$0
				Ag Use	\$0	-	\$0
				Tim Mkt	\$0	-	\$0
				Tim Use	\$0	-	\$0
				HS Cap	-	-	-
				Assessed	\$177,000	\$161,290	\$117,870
						\$117,870	\$116,890
Sales							
Date	Volume	Page	Seller Name				
11/18/2013	2013124378		8051 BAY BRANCH INC				
06/14/2012	2012055414		STREET, BARBARA				
02/01/2000	653.00	0756	D.R. HORTON - EMERALD BUILDERS				
Building Attributes							
Construction	Foundation	Exterior	Interior	Roof	Flooring		
	1	R5	1	1	1, 2, 4		
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms		
RH1,RC1	8,2FB	1P1	1999				
Land Segments							
SPTB	Description	Area	Market	Ag Value			
A1	Site Value	F	18,000	0			
Improvements							
Type	Description	Area	Year Built	Eff Year	Value		
R	Residential				\$142,850		
MA	Main Area	1357	1999	1999	\$140,970		
OFP	Open Frame Porch	64	1999	1999	\$1,880		
R	Residential				\$17,340		
DFG	Detached Frame Garag	240	1999	1999	\$17,340		




# 8051 Bay Branch Dr. U-413

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R279944)

[www.mcad-tx.org/html/records.html](#)

BACK TO MCAD SITE OPTIONS


**Montgomery Central Appraisal District**  
 Data on this Web site represents Certified 2016 values

Property Detail Sheet (R279944)

[History](#)
[GIS Map](#)
[Datasheet](#)

**Owner Information**

Owner ID: 00457700  
 Owner Name: 8051 BAY BRANCH LLC  
 Owner Address: 8000 MCBETH WAY STE #165  
 SPRING, TX 77382-1726  
 Property Address: 8051 BAY BRANCH DR 413 APT  
 SPRING, TX 77382

**Parcel Information**

Legal Description: S971968 - Wdlns Bay Branch Condo, BLDG 4 UNIT 413, GARAGE 7-B  
 Neighborhood: 95335.0( VOAB 68 )  
 Acreage:  
 Cross Reference: 9719-68-03900  
 Undivided Interest:  
Exemption Codes:  
 Entity Codes: GMO (Montgomery Cnty)  
 HM1 (Mont Co Hospital)  
 JNH (Lone Star College)  
 M47 (Mont Co Mud 47)  
 SCO (Conroe ISD)  
 CWT (The Woodlands Township)  
 Deed Type: Gen W/deed  
 Deed Book:  
 Deed Page: 2013124378  
 Map Page:  
 Links:

**Values Breakdown**

	2016 Value
Land HS:	\$18,000 +
Land NHS:	\$0 +
Improvement HS:	\$159,000 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$177,000 =

**Improvements**

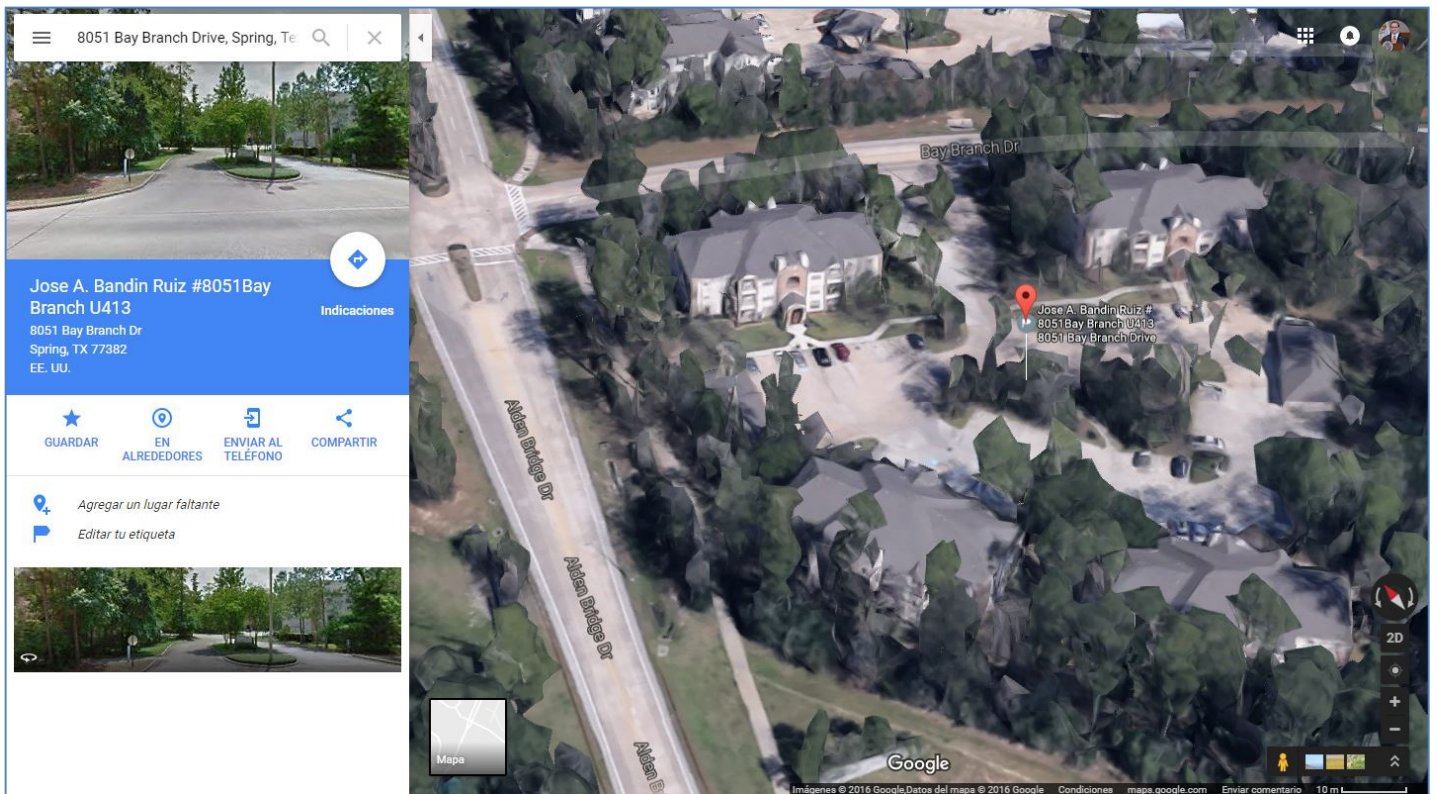
ID	Type	SPTB	Segs	Value
<a href="#">Imp1</a>	R (Residential)	A1 (A1 - Residential Single Family)	2	\$ 142,850
<a href="#">Imp2</a>	R (Residential)	A1 (A1 - Residential Single Family)	1	\$ 17,340

**Land**

ID	Type	SPTB	Acres	Market
<a href="#">Land1</a>	G2 (Site Value)	A1 (A1 - Residential Single Family)		\$ 18,000

# 8051 Bay Branch Dr. U-413

## Ubicación en Google Maps





# 8051 Bay Branch Dr. U-413

## Imagen de la casa



# 8051 Bay Branch Dr. U-413

## Warranty Deed – 2012-05-25

Doc# 2012055414  
Pages 3

GF#1697679 -149

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.

### General Warranty Deed

Date: MAY 25, 2012

Grantor: BARBARA STREET, a single woman, acting by JOAN STREET SMITH, attorney-in-fact

#### Grantor's Mailing Address:

BARBARA STREET  
6203 Alden Park #2303  
The Woodlands, Texas 77382  
Montgomery County

Grantee: 8051 BAY BRANCH, INC., a Texas corporation

#### Grantee's Mailing Address:

8051 BAY BRANCH, INC.  
43 Spinning Wheel Circle  
The Woodlands, Texas 77382  
Montgomery County

#### Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

#### Property (including any improvements):

UNIT 413, BUILDING 4 AND GARAGE UNIT 7B, IN BUILDING 7, THE CONDOMINIUMS AT BAY BRANCH A CONDOMINIUM PROJECT, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, IN COUNTY CLERK'S FILE NO. 99084733, AND AMENDED BY 2007125402, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

#### Reservations from Conveyance:

None

#### Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2012, which Grantee assumes and agrees to pay, and subsequent assessments for that and

RECORDED AT THE REQUEST  
OF FIRST AMERICAN TITLE

GF#1697679

prior years due to change in land usage, ownership, or both, 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.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

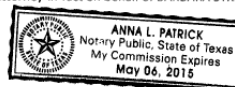
BARBARA STREET

Joan Street Smith, attorney in fact  
JOAN STREET SMITH, attorney-in-fact

STATE OF TEXAS )

COUNTY OF Montgomery )

This instrument was acknowledged before me on May 25, 2012, by JOAN STREET SMITH as attorney-in-fact on behalf of BARBARA STREET.



[Signature]  
Notary Public, State of Texas  
My commission expires:

#### PREPARED IN THE OFFICE OF:

LAW FIRM OF JOHN ROGER COX & ASSOCIATES, P.C.  
25305 IH-45 North  
The Woodlands, Texas 77380-3534  
Tel: 281-367-0640  
Fax: 281-367-0552

#### AFTER RECORDING RETURN TO:



# 8051 Bay Branch Dr. U-413

## *Warranty Deed – 2013-11-18*

### Firmado por J.A. Bandín



#### SPECIAL GENERAL WARRANTY DEED

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

STATE OF TEXAS

COUNTY OF MONTGOMERY

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS

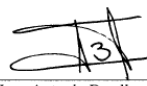
THAT **8051 BAY BRANCH, INC.**, hereinafter, called "**Grantor**", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **8051 BAY BRANCH, LLC**, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Montgomery County, Texas, described as follows, to-wit:

UNIT 413, BUILDING 4 AND GARAGE UNIT 7B,  
IN BUILDING 7, THE CONDOMINIUMS AT BAY BRANCH  
A CONDOMINIUM PROJECT, TOGETHER WITH THE  
LIMITED COMMON ELEMENTS, AND AN UNDIVIDED  
INTEREST IN AND TO THE GENERAL COMMON ELEMENTS,  
AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF,  
IN COUNTY CLERK'S FILE NO. 99084733, AND AMENDED BY  
2007125402, OF THE OFFICIAL PUBLIC RECORDS OF  
MONTGOMERY COUNTY, TEXAS.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any parts thereof.

EXECUTED, this the 18th day of November, 2013

By:   
Jose Antonio Bandin  
Grantor Authorized Signature / Officer and Director

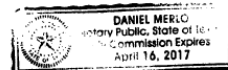
\*notary

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

Before me, the undersigned authority, on this day personally appeared JOSE ANTONIO BANDIN, who produced a Mexican Passport issued by the Mexican Government that contained his photograph and signature as identification thereby providing him to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

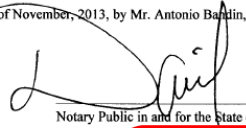
Given under my hand and seal of office, on the 18<sup>th</sup> of November, 2013, by Mr. Antonio Bandin, Officer of Grantor, a Texas corporation, on behalf of said entity.



Recording Return to:

Lawgistic

880 Town & Country Blvd. Suite 300  
Houston, Texas 77024

  
Notary Public in and for the State of Texas After

Grantee's Address  
8000 McBeth Way  
Suite 165  
The Woodlands, Texas  
77382

# 8051 Bay Branch Dr. U-413

## Controlada por “8051 BAY BRANCH, LLC”

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of: 08/28/2016 14:38:31 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

8051 BAY BRANCH, LLC	
Texas Taxpayer Number	32047993210
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868493
Registered Agent Name	JOSE A BANDIN
Registered Office Street Address	8350 ASHLANE WAY, STE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
8051 BAY BRANCH, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382

# Levee Lane S/N – Tomball North Lot 15 Tr 3

Montgomery County, Texas

- Fecha de Compra
  - 2012-09-28
- Cuenta
  - R170396
- A nombre de:
  - Primero a nombre de 8051 BAY BRANCH INC - (2012-09-28)
  - Luego a nombre de BANBA CONSTRUCTION LLC - (2013-12-04)
- Valor en Dólares
  - USD \$2,100.00
- Nota: Terreno de .50 Acres fraccionado para desarrollo de Casa Residencial. No cuenta con construcción. Vecino a *“Tomball North Lot 15 Tr 4 y Lot 16 Tr 4”* propiedad del mismo J. A. Bandín

# Tomball North Lot 15 Tr 3

## Hoja de Datos

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R170396)

2016 R170396						08/28/2016 Page 1 of 1																																																										
<b>Current Owner</b>		<b>Legal Description</b>		<b>Exemptions</b>		<b>Market</b>																																																										
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C1	Secondary Acreage	0.50	2,100	0																																																												




# Tomball North Lot 15 Tr 3

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R170396)

[www.mcad-tx.org/html/records.html](http://www.mcad-tx.org/html/records.html)

BACK TO MCAD SITE OPTIONS


**Montgomery Central Appraisal District**  
 Data on this Web site represents Certified 2016 values

Property Detail Sheet (R170396)

[History](#)
[GIS Map](#)
[Datasheet](#)

**Owner Information**

Owner ID: 00459692  
 Owner Name: BANBA CONSTRUCTION LLC  
 Owner Address: 8351 ASHLANE WAY STE #204  
 SPRING, TX 77382  
 Property Address:

**Parcel Information**

Legal Description: TOMBALL NORTH, LOT 15 TR 3, ACRES 0.500  
 Neighborhood: 53310.0( Tomball North )  
 Acreage: 0.500  
 Cross Reference: 9275-00-01510  
 Undivided Interest:  
Exemption Codes:  
 Entity Codes: F10 (Emergency Ser Dist #10)  
 GMO (Montgomery Cnty)  
 HM1 (Mont Co Hospital)  
 JNH (Lone Star College)  
 SMA (Magnolia ISD)  
 Deed Type: Gen W/deed  
 Deed Book:  
 Deed Page: 2013130026  
 Map Page:  
 Links:

**Values Breakdown**

	2016 Value
Land HS:	\$0 +
Land NHS:	\$2,100 +
Improvement HS:	\$0 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$2,100 =

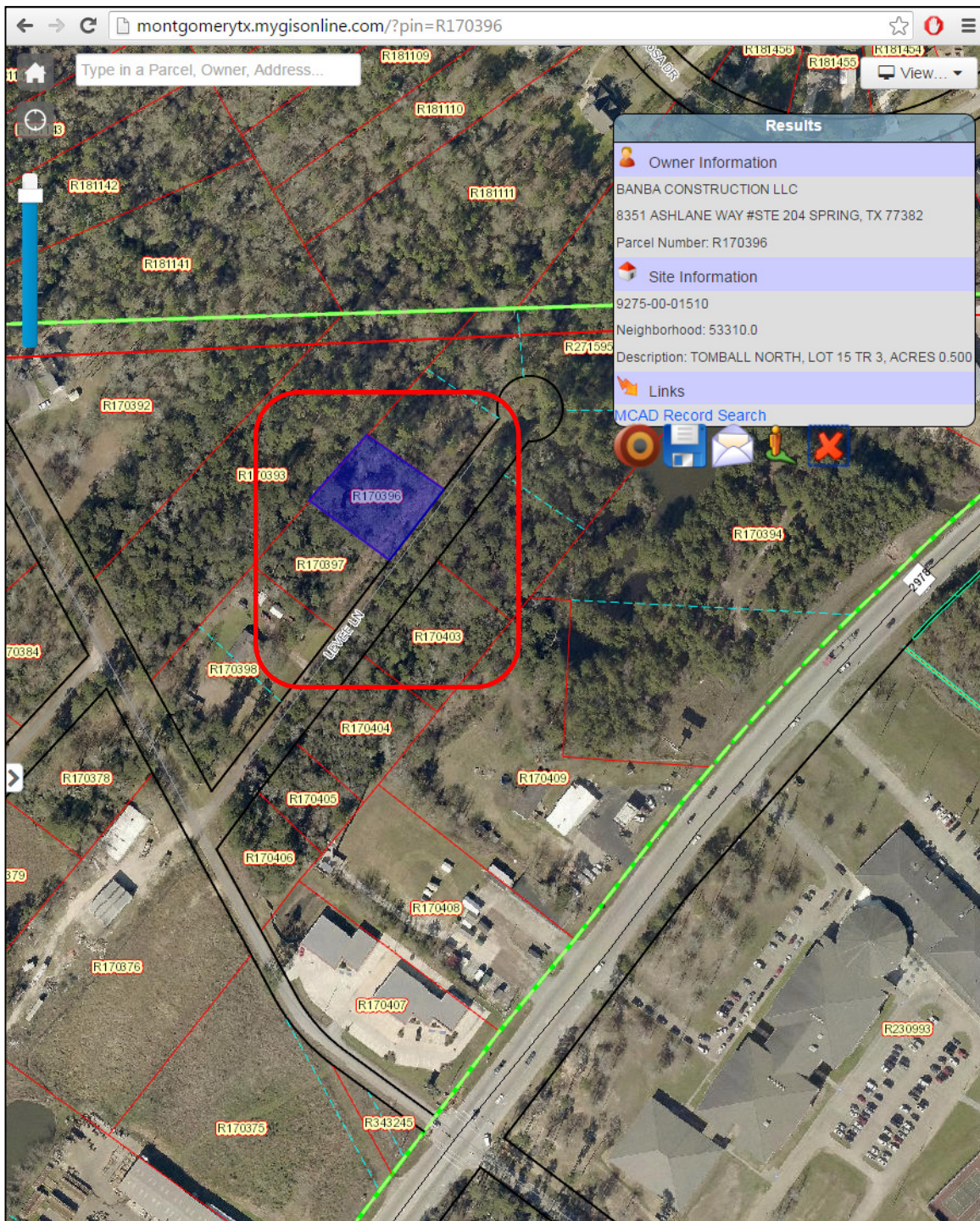
Land

ID	Type	SPTB	Acres	Market
Land1	A2 (Secondary Acreage)	C1 (C1 - All Vac Res Lts & Vac Res Tr < 5 Ac)	0.50	\$ 2,100

# Tomball North Lot 15 Tr 3

## Ubicación Oficial

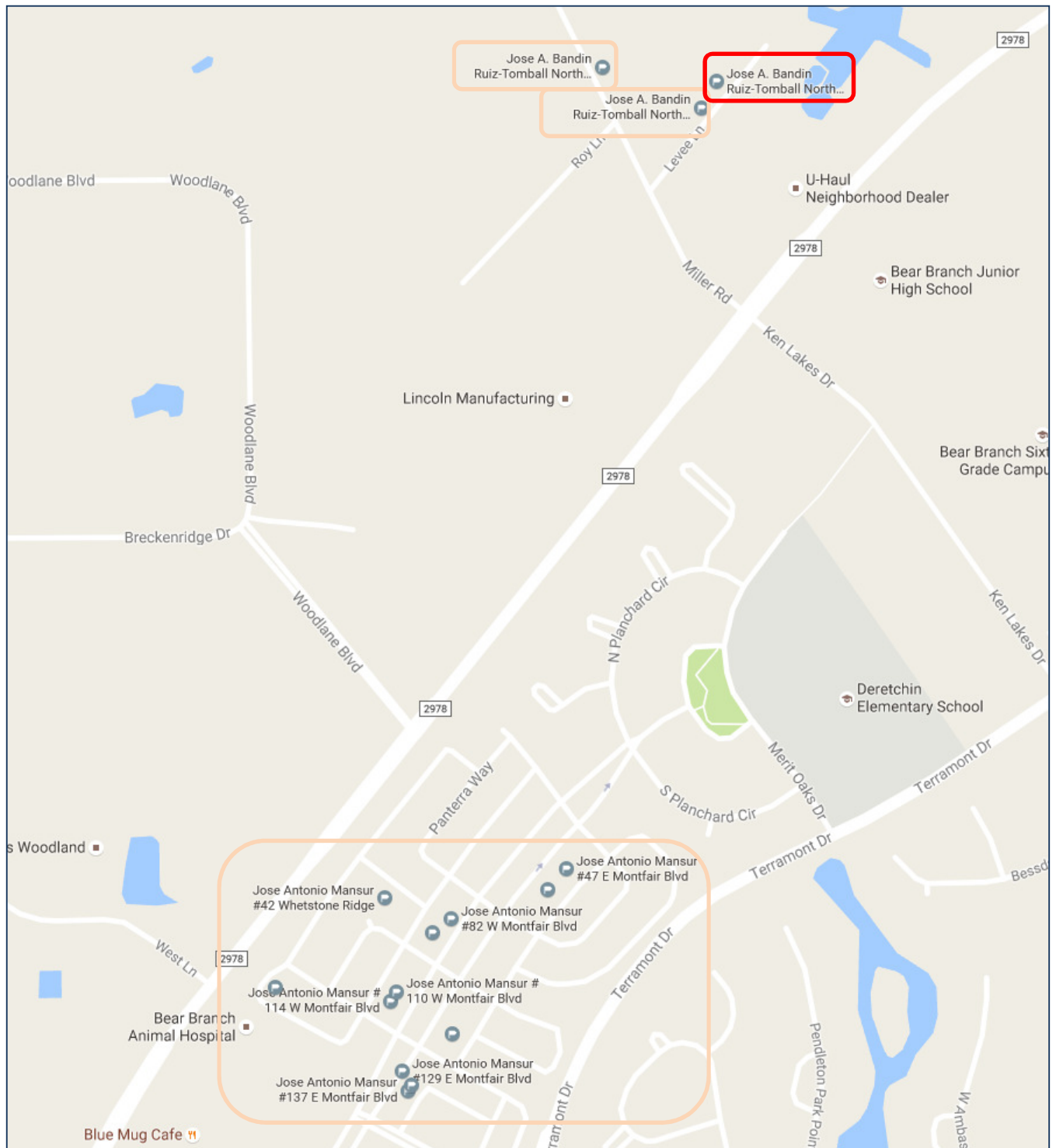
<http://montgomerytx.mygisonline.com/?pin=R170396>





# Tomball North Lot 15 Tr 3

## Mapa de la Colonia



# Tomball North Lot 15 Tr 3

## Warranty Deed – 2013-11-08

### Firmado por J.A. Bandin

Doc# 2013130026  
Pages 4

GF# 1880324-HO40

#### WARRANTY DEED

**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.**

**Date:** November 8, 2013  
**Grantor:** 8051 BAY BRANCH, LLC (which acquired title as 8051 BAY BRANCH, INC.), a Texas limited liability company  
**Grantor's Mailing Address:** 8351 Ashlane Way, Ste. 104 The Woodlands, TX 77382 (Montgomery County)  
**Grantee:** BANBA CONTRUCTION, LLC, a Texas limited liability company  
**Grantee's Mailing Address:** 8351 Ashlane Way, Ste. 104 The Woodlands, TX 77382 (Montgomery County)

#### Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged

#### Property (including any improvements):

BEING A 0.998 ACRE TRACT OF LAND SITUATED IN THE DICKINSON GARRETT SURVEY, ABSTRACT NUMBER 226 OF MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 15, OF TOMBALL NORTH, AN UNRECORDED SUBDIVISION, AND BEING OUT OF AND PART OF A CALLED 75.260 ACRES AS DESCRIBED IN DEED RECORDED IN VOLUME 993, PAGE 99 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 0.998 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

#### Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the Reservations from and 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 wise belonging, to have and hold it to Grantee and Grantee's heirs, successors, or 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 and Exceptions to Conveyance and Warranty.

RECORDED AT THE REQUEST  
OF FIRST AMERICAN TITLE

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

EXECUTED on the date first above written.

8051 BAY BRANCH, LLC

By:  
(name)  
(title)

Jose A. Bandin Manager

STATE OF TEXAS  
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 8 day of November, 2013, by JOSE A. BANDIN, MANAGER of 8051 BAY BRANCH, LLC, a Texas limited liability company, on behalf of said company.



Amanda Cash  
Notary Public in and for the  
State of TEXAS

AFTER RECORDING RETURN TO:

6B4133 WD



# Tomball North Lot 15 Tr 3

Controlada por: "BANBA CONSTRUCTION LLC"

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/28/2016 20:57:55 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

BANBA CONSTRUCTION, LLC	
Texas Taxpayer Number	32052150185
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/04/2013
Texas SOS File Number	0801862069
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
BANBA CONSTRUCTION, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77068
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77068

**Levee Lane S/N –  
Tomball North Lot 15 Tr 4**  
Montgomery County, Texas

- Fecha de Compra
  - 2012-09-28
- Cuenta
  - R170397
- A nombre de:
  - Primero a nombre de 8051 BAY BRANCH INC - (2012-09-28)
  - Luego a nombre de BANBA CONSTRUCTION LLC - (2013-12-04)
- Valor en Dólares
  - USD \$1,800.00
- Nota: Terreno de .50 Acres fraccionado para desarrollo de Casa Residencial. No cuenta con construcción. Vecino a *“Tomball North Lot 15 Tr 3 y Lot 16 Tr 4”*

# Tomball North Lot 15 Tr 4

## Hoja de Datos

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R170397)

2016 R170397						08/28/2016 Page 1 of 1																																																										
<b>Current Owner</b>		<b>Legal Description</b>		<b>Exemptions</b>		<b>Market</b>																																																										
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# Tomball North Lot 15 Tr 4

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R170397)

[www.mcad-tx.org/html/records.html](http://www.mcad-tx.org/html/records.html)

BACK TO MCAD SITE OPTIONS


**Montgomery Central Appraisal District**  
 Data on this Web site represents Certified 2016 values

Property Detail Sheet (R170397)

[History](#)
[GIS Map](#)
[Datasheet](#)

**Owner Information**

Owner ID: 00459692  
 Owner Name: BANBA CONSTRUCTION LLC  
 Owner Address: 8351 ASHLANE WAY STE #204  
 SPRING, TX 77382  
 Property Address:

**Parcel Information**

Legal Description: TOMBALL NORTH, LOT 15 TR 4, ACRES 0.500  
 Neighborhood: 53310.0( Tomball North )  
 Acreage: 0.500  
 Cross Reference: 9275-00-01515  
 Undivided Interest:  
Exemption Codes:  
 Entity Codes: F10 (Emergency Ser Dist #10)  
 GMO (Montgomery Cnty)  
 HM1 (Mont Co Hospital)  
 JNH (Lone Star College)  
 SMA (Magnolia ISD)  
 Deed Type: Gen W/deed  
 Deed Book:  
 Deed Page: 2013130026  
 Map Page:  
 Links:

**Values Breakdown**

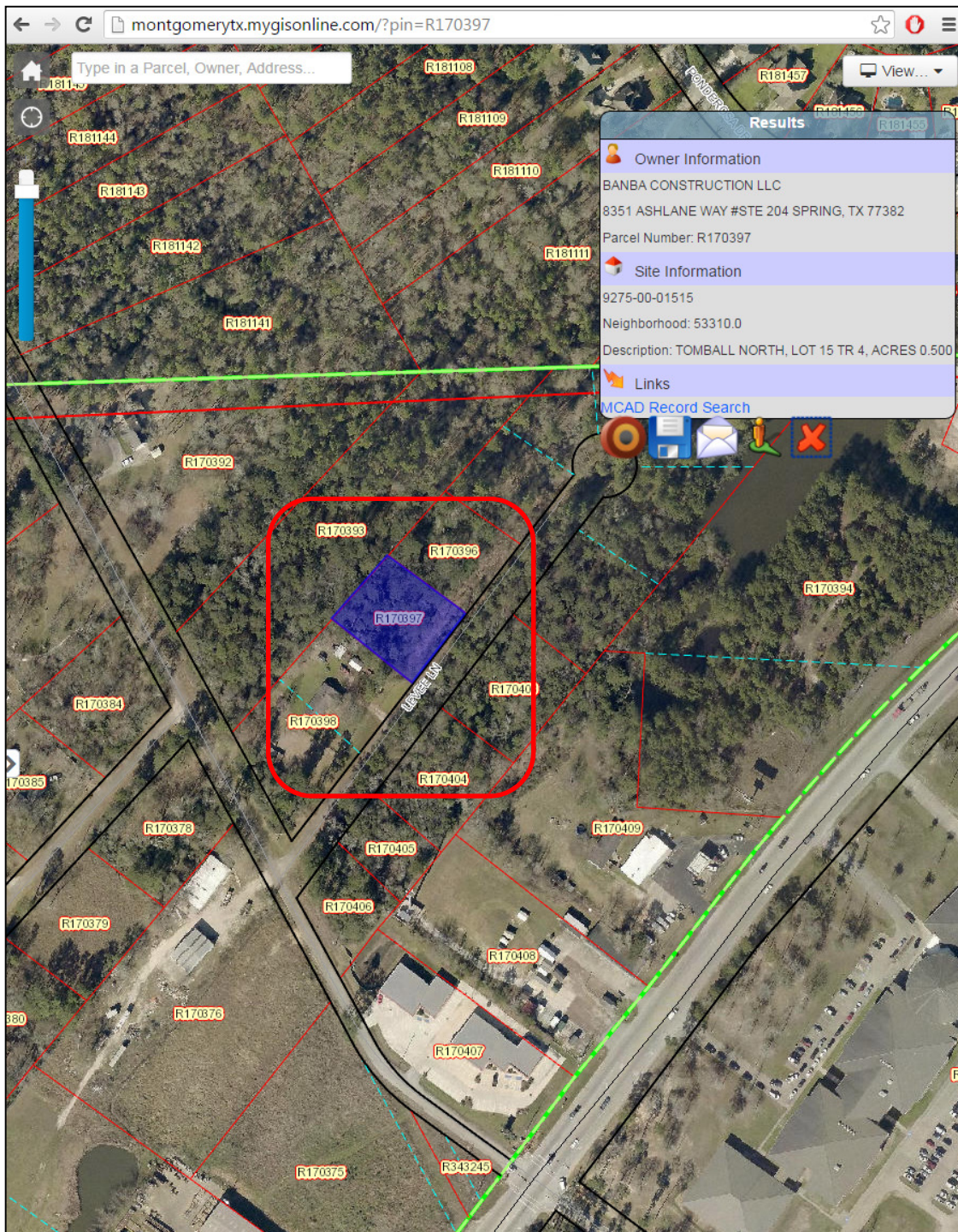
	2016 Value
Land HS:	\$0 +
Land NHS:	\$1,800 +
Improvement HS:	\$0 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$1,800 =

Land

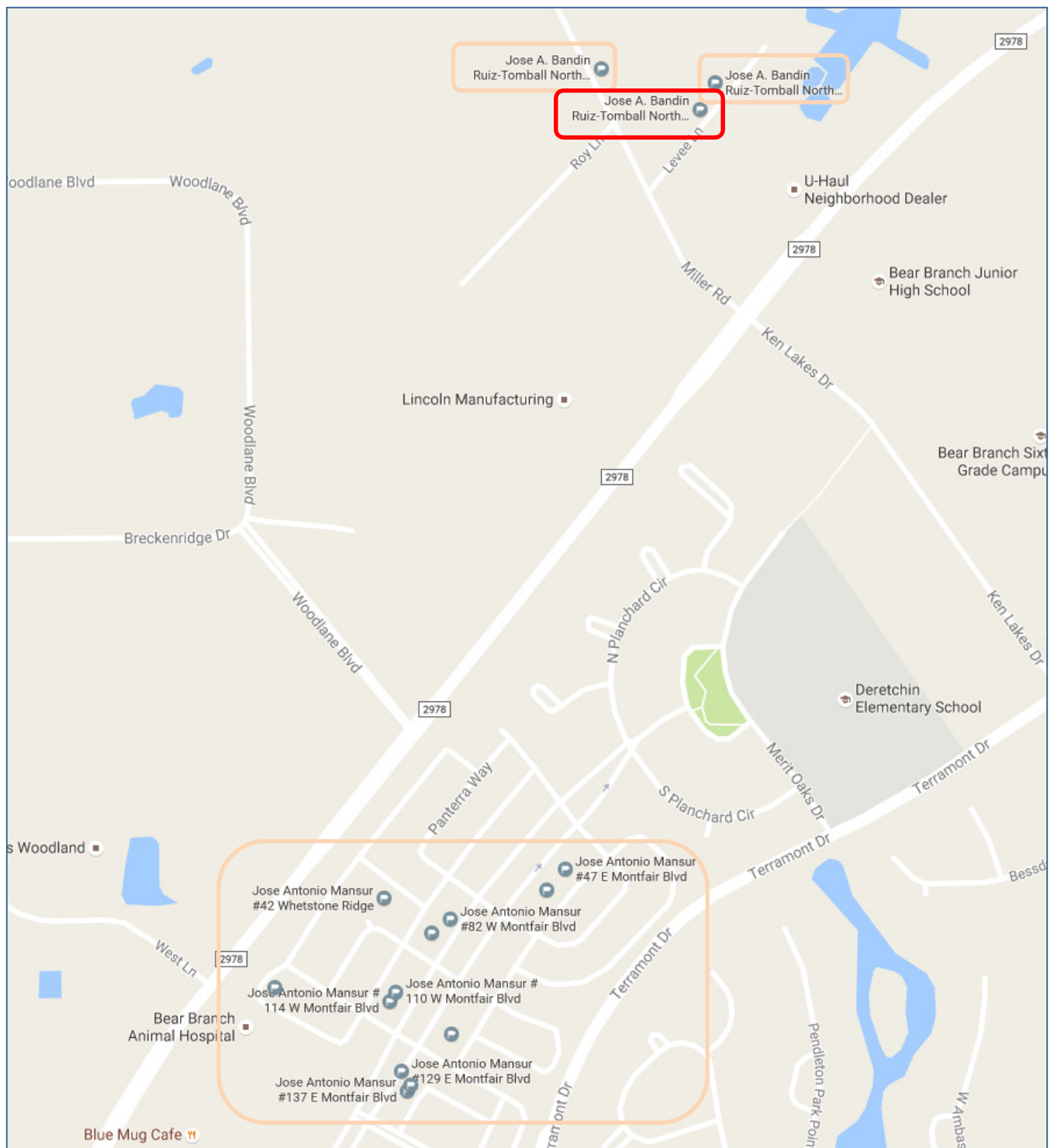
ID	Type	SPTB	Acres	Market
Land1	A2 (Secondary Acreage)	C1 (C1 - All Vac Res Lts & Vac Res Tr < 5 Ac)	0.50	\$ 1,800



<http://montgomerytx.mygisonline.com/?pin=R1703967>



Tomball North Lot 15 Tr 4  
Mapa de la Colonia





# Tomball North Lot 15 Tr 4

## Warranty Deed – 2013-11-08

### Firmado por J.A. Bandin

Doc# 2013130026  
Pages 4

GF# 1880324-HO40

#### WARRANTY DEED

**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.**

Date: November 8, 2013

Grantor: 8051 BAY BRANCH, LLC (which acquired title as 8051 BAY BRANCH, INC.), a Texas limited liability company

Grantor's Mailing Address: 8351 Ashlane Way, Ste. 104 The Woodlands, TX 77382  
(Montgomery County)

Grantee: BANBA CONTRUCTION, LLC, a Texas limited liability company

Grantee's Mailing Address: 8351 Ashlane Way, Ste. 104 The Woodlands, TX 77382  
(Montgomery County)

#### Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged

#### Property (including any improvements):

BEING A 0.998 ACRE TRACT OF LAND SITUATED IN THE DICKINSON GARRETT SURVEY, ABSTRACT NUMBER 226 OF MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND PART OF LOT 15, OF TOMBALL NORTH, AN UNRECORDED SUBDIVISION, AND BEING OUT OF AND PART OF A CALLED 75.260 ACRES AS DESCRIBED IN DEED RECORDED IN VOLUME 993, PAGE 99 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS; SAID 0.998 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

#### Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the Reservations from and 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 wise belonging, to have and hold it to Grantee and Grantee's heirs, successors, or 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 and Exceptions to Conveyance and Warranty.

RECORDED AT THE REQUEST  
OF FIRST AMERICAN TITLE

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

EXECUTED on the date first above written.

8051 BAY BRANCH, LLC

By:  
(name)  
(title)

*Jose A. Bandin* Manager  
Jose A. Bandin Manager

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 8 day of November, 2013, by JOSE A. BANDIN, MANAGER of 8051 BAY BRANCH, LLC, a Texas limited liability company, on behalf of said company.



*Amanda Cash*  
Notary Public in and for the  
State of TEXAS

AFTER RECORDING RETURN TO:

6B4133 WD

# Tomball North Lot 15 Tr 4

Controlada por: "BANBA CONSTRUCTION LLC"

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/28/2016 20:57:55 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

BANBA CONSTRUCTION, LLC	
Texas Taxpayer Number	32052150185
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/04/2013
Texas SOS File Number	0801862069
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
BANBA CONSTRUCTION, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77068
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77068



# 83 W Jagged Ridge Circuit





Harris County, Texas

- Fecha de Compra
  - 2012-10-26
- Cuenta
  - 131-265-008-0005
- A nombre de:
  - Primero a nombre de 83 WEST JAGGED RIDGE INC - (2012-10-26)
  - Luego a nombre de 83 WEST JAGGED RIDGE LLC - (2013-11-18)
- Valor en Dólares
  - USD \$344,000.00
- Valor en Pesos a \$18.50 por USD
  - \$6,364,000.00

# 83 W Jagged Ridge Circuit

## Hoja de Impuestos

<http://www.hctax.net/Property/TaxStatement?Account=1312650080005>

<b>MIKE SULLIVAN</b> TAX ASSESSOR-COLLECTOR P.O. BOX 3547 HOUSTON, TEXAS 77253-3547 TEL: 713-274-8000				<b>2015 Property Tax Statement</b> <b>Web Statement</b>																																																													
 * 1 3 1 2 6 5 0 0 8 0 0 5 *				Statement Date: July 21, 2016																																																													
83 WEST JAGGED RIDGE LLC 8000 MCBETH WAY STE 165 SPRING TX 77382-1726				Account Number																																																													
				131-265-008-0005																																																													
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Tax Bill Increase (Decrease) from 2010 to 2015: Appraised Value 551%, Taxable Value 551%, Tax Rate 0%, Tax Bill 551%.																																																																	
PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.																																																																	
 * 1 3 1 2 6 5 0 0 8 0 0 5 *		<b>PAYMENT COUPON</b>		<table border="1"><thead><tr><th>Account Number</th></tr></thead><tbody><tr><td>131-265-008-0005</td></tr><tr><th>Amount Enclosed</th></tr><tr><td>\$ _____</td></tr></tbody></table>		Account Number	131-265-008-0005	Amount Enclosed	\$ _____																																																								
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83 WEST JAGGED RIDGE LLC 8000 MCBETH WAY STE 165 SPRING TX 77382-1726		Make check payable to:		Web Statement - Date Printed: 07-21-2016																																																													
IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.		MIKE SULLIVAN TAX ASSESSOR-COLLECTOR P.O. BOX 4622 HOUSTON, TEXAS 77210-4622		 Scan the QR code to pay online or visit <a href="http://www.hctax.net">www.hctax.net</a>																																																													
13126500800055 2015 0000000000 0000000000 0000000000 0000000000																																																																	

# 83 W Jagged Ridge Circuit

## Características de la casa

<http://www.hcad.org/records/Real/Advanced.asp>

Monday, August 29, 2016

Account Number Address Owner Name ?  
13-Digit Number search

HOME ABOUT RECORD SEARCH FORMS MAPS RESOURCES VIDEOS HELP EN ESPAÑOL

Tax Year: 2016

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
1312650080005

Print E-mail

Owner Services Similar Owner Name Nearby Addresses Same Street Name Related Map 4973D

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: **83 WEST JAGGED RIDGE LLC  
8000 MCBETH WAY STE 165  
SPRING TX 77382-1726**

Legal Description: **LT 5 BLK 8  
THE WOODLANDS VLG OF CREEKSIDE  
PARK 14**

Property Address: **83 W JAGGED RIDGE CIR  
SPRING TX 77389**

State Class Code Land Use Code

A1 -- Real, Residential, Single-Family 1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
7,965 SF	3,163 SF	2604.13	26032	400 -- ISD 26 - Tomball ISD	4973D	250P

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	026	TOMBALL ISD		Certified: 08/12/2016	1.340000		
	040	HARRIS COUNTY		Certified: 08/12/2016	0.419230		
	041	HARRIS CO FLOOD CNTRL		Certified: 08/12/2016	0.027330		
	042	PORT OF HOUSTON AUTHY		Certified: 08/12/2016	0.013420		
	043	HARRIS CO HOSP DIST		Certified: 08/12/2016	0.170000		
	044	HARRIS CO EDUC DEPT		Certified: 08/12/2016	0.005422		
	045	LOWE STAR COLLEGE SYS		Certified: 08/12/2016	0.107900		
	125	THE WOODLANDS TOWNSHIP		Certified: 08/12/2016	0.230000		
	395	HARRIS-MONTGOMERY CO MUD 386		Certified: 08/12/2016	0.465000		
	666	HC EMERG SERV DIST 11		Certified: 08/12/2016	0.041850		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

Value as of January 1, 2015				Value as of January 1, 2016			
	Market	Appraised			Market	Appraised	
Land	82,395		Land		82,395		
Improvement	261,605		Improvement		260,605		
Total	344,000	344,000	Total		343,000	343,000	

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	6,500	1.00	1.00	1.00	--	1.00	12.00	12.00	78,000.00
2	1001 -- Res Improved Table Value	SF3	SF	1,465	1.00	0.25	1.00	--	0.25	12.00	3.00	4,395.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2012	Residential Single Family	101 -- Residential 1 Family	Good	3,163 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

# 83 W Jagged Ridge Circuit

## Ubicación Oficial

<http://arcweb.hcad.org/parcelviewer/>

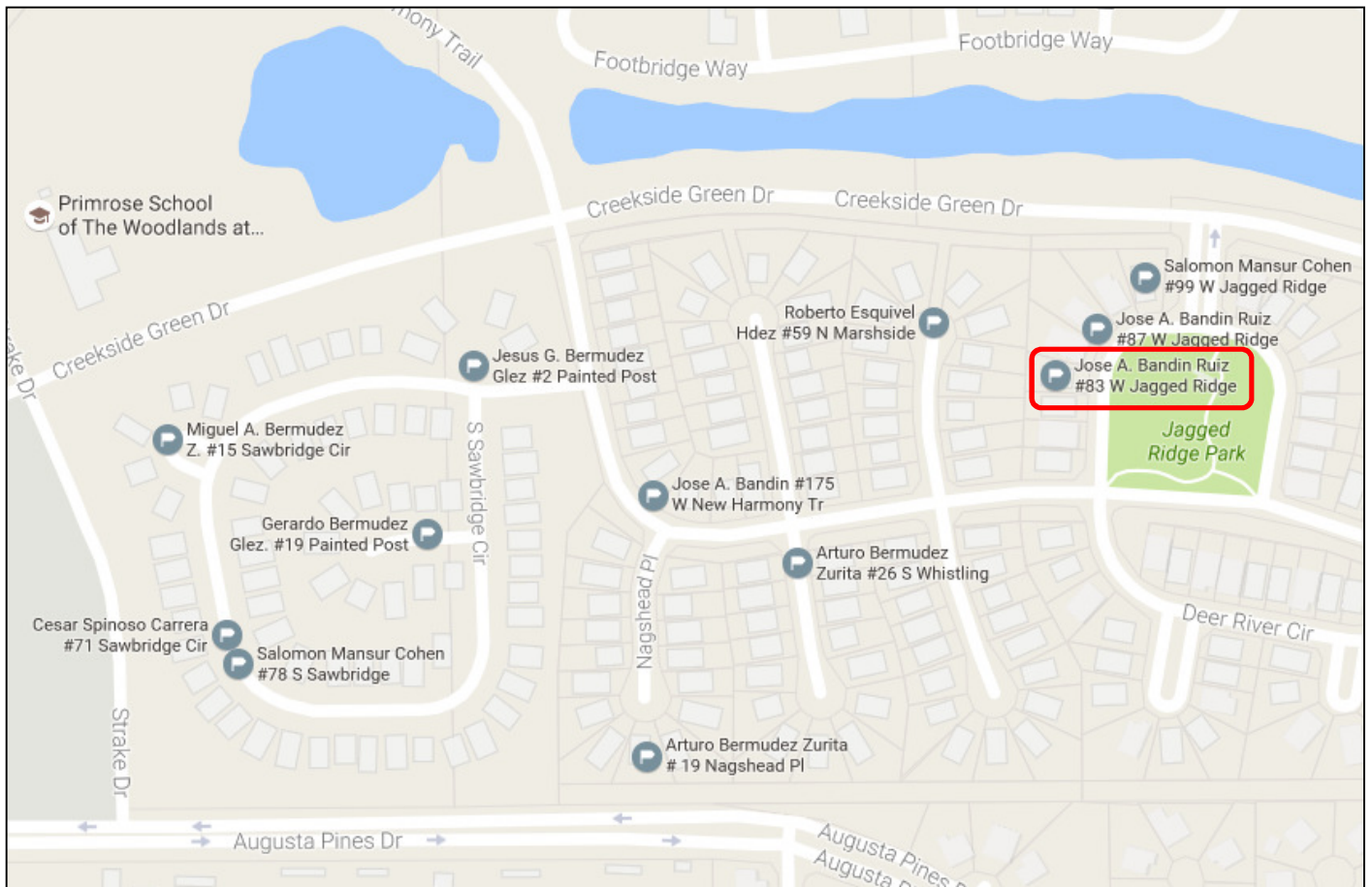
The screenshot displays the HCAD Parcel Viewer interface. The search bar shows the HCAD Account 1312650080005, which corresponds to 83 W JAGGED RIDGE CIR. The map shows a residential area with various parcels. A red box highlights a pop-up window titled "83 W JAGGED RIDGE CIR" containing the following information:

Field	Value
HCAD Account:	<a href="#">1312650080005</a>
Owner Name:	83 WEST JAGGED RIDGE LLC
State Class:	A1
Appraised Value:	\$ 343.000,00
Market Value:	\$ 343.000,00
Address:	83 W JAGGED RIDGE CIR
City:	SPRING
Zipcode:	77389
Subdivision:	THE WOODLANDS VILLAGE OF CREEKSIDE PARK 8,14,29



# 83 W Jagged Ridge Circuit

## Mapa de la colonia




En esta misma colonia José Antonio Bandín  
tiene 3 casas, Arturo Bermúdez 6 casas y  
Edgar Spinoso 1 casa.

# 83 W Jagged Ridge Circuit

## Imagen de la casa

[http://www.har.com/83-w-jagged-ridge/homevalue\\_3800226](http://www.har.com/83-w-jagged-ridge/homevalue_3800226)

← → ↻ [www.har.com/83-w-jagged-ridge/homevalue\\_3800226](http://www.har.com/83-w-jagged-ridge/homevalue_3800226) ☆ 

**HAR**  
com Menu

0 My List Log in

Home > Home Value Finder > 83 W Jagged Ridge Cir [Create An Account](#)

### 83 W Jagged Ridge Cir

Spring, TX 77389

[Direction](#) [Drive Time](#) | [Print Flyer](#) ▼

**\$ 344,000** Market Value  
Per Appraisal District


● **Not  
Currently  
For Sale**

**4** Beds **7,965** Lot Sqft.

**4** Full Bath

[Request Home Value](#)

[Save as Favorite](#)





# 83 W Jagged Ridge Circuit

## Warranty Deed – 2013-11-18

### Firmado por José Antonio Bandín

20130586247  
11/20/2013 RP1 \$24.00

#### SPECIAL GENERAL WARRANTY DEED

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

STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§ KNOW ALL MEN BY THESE PRESENTS

THAT **83 West Jagged Ridge, Inc.**, hereinafter, called "**Grantor**", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **83 West Jagged Ridge, LLC**, hereinafter called "**Grantee**", the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Harris County, Texas, described as follows, to-wit:

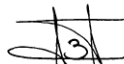
Lot Five (5) in Block Eight (8) of the Woodlands Village of Creekside Park Sec. 14 a subdivision in Harris County, Texas, according to the map or plat thereof filed under Clerk's File No. 20080616302, recorded at Film Code No. 627233, of the Map/Plat Records of Harris County, Texas.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental

regulations, if any to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any parts thereof.

EXECUTED, this the 18th day of November, 2013

By:   
Jose Antonio Bandin  
Grantor Authorized Signature / Officer and Director  
83 West Jagged Ridge Inc.

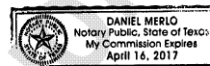
\*notary

STATE OF TEXAS)

COUNTY OF HARRIS)

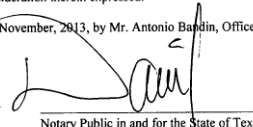
Before me, the undersigned authority, on this day personally appeared JOSE ANTONIO BANDIN, who produced a Mexican Passport issued by the Mexican Government that contained his photograph and signature as identification thereby providing him to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on the 18<sup>th</sup> of November, 2013, by Mr. Antonio Bandin, Officer of Grantor, a Texas corporation, on behalf of said entity.



After Recording Return to:

Laughtin  
800 Town & Country Blvd, Suite 300  
Houston, Texas 77024

  
Notary Public in and for the State of Texas

# 83 W Jagged Ridge Circuit

Controlada por “83 WEST JAGGED RIDGE, LLC”

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 23:10:21 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

83 WEST JAGGED RIDGE, LLC	
Texas Taxpayer Number	32048137833
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868490
Registered Agent Name	JOSE A BANDIN
Registered Office Street Address	8350 ASHLANE WAY, STE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
83 WEST JAGGED RIDGE, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](http://open.records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382



# 87 W Jagged Ridge Circuit

Harris County, Texas

- Fecha de Compra
  - 2012-10-26
- Cuenta
  - 131-265-008-0004
- A nombre de:
  - Primero a nombre de 87 WEST JAGGED RIDGE INC - (2012-10-26)
  - Luego a nombre de 87 WEST JAGGED RIDGE LLC - (2013-11-18)
- Valor en Dólares
  - USD \$291,000.00
- Valor en Pesos a \$18.50 por USD
  - \$5,383,500.00

# 87 W Jagged Ridge Circuit

## Hoja de Impuestos

<http://www.hctax.net/Property/TaxStatement?Account=1312650080004>

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 3547  
HOUSTON, TEXAS 77253-3547  
TEL: 713-274-8000



### 2015 Property Tax Statement Web Statement

Statement Date:	July 21, 2016
Account Number	131-265-008-0004



87 WEST JAGGED RIDGE LLC  
8000 MCBETH WAY STE 165  
SPRING TX 77382-1726

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	291,000	0.419230	\$1,219.96
Harris County Flood Control Dist	0	291,000	0.027330	\$79.53
Port of Houston Authority	0	291,000	0.013420	\$39.05
Harris County Hospital District	0	291,000	0.170000	\$494.70
Harris County Dept. of Education	0	291,000	0.005422	\$15.78
Lone Star College System	0	291,000	0.107900	\$313.99
Emergency Service Dist #11 (EMS)	0	291,000	0.041850	\$121.78

Property Description	
87 W JAGGED RIDGE CIR 77389 LT 4 BLK 5 THE WOODLANDS VLG OF CREEKSIDE PARK 14	

Appraised Values	
Land - Market Value	90,057
Impr - Market Value	200,943
Total Market Value	291,000
Less Capped Mkt Value	0
Appraised Value	291,000

Exemptions/Deferrals	

Page: 1 of 1

Total 2015 Taxes Due By January 31, 2016:	\$2,284.79
Payments Applied To 2015 Taxes	\$2,284.79
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
Total Amount Due For July 2016	\$0.00

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2016	7%	\$0.00	\$0.00	\$0.00
By March 31, 2016	9%	\$0.00	\$0.00	\$0.00
By April 30, 2016	11%	\$0.00	\$0.00	\$0.00
By May 31, 2016	13%	\$0.00	\$0.00	\$0.00
By June 30, 2016	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2010 to 2015: Appraised Value 404%, Taxable Value 404%, Tax Rate 0%, Tax Bill 404%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



87 WEST JAGGED RIDGE LLC  
8000 MCBETH WAY STE 165  
SPRING TX 77382-1726

### PAYMENT COUPON

Make check payable to:

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 4622  
HOUSTON, TEXAS 77210-4622

IF YOU ARE 65 YEARS OF AGE OR OLDER OR  
ARE DISABLED AND THE PROPERTY  
DESCRIBED IN THIS DOCUMENT IS YOUR  
RESIDENCE HOMESTEAD, YOU SHOULD  
CONTACT THE APPRAISAL DISTRICT  
REGARDING ANY ENTITLEMENT YOU MAY  
HAVE TO A POSTPONEMENT IN THE  
PAYMENT OF THESE TAXES.

Account Number	131-265-008-0004
Amount Enclosed	\$

Web Statement - Date Printed: 07-21-2016

Scan the QR code to pay  
online or visit [www.hctax.net](http://www.hctax.net)



13126500800048 2015 0000000000 0000000000 0000000000 0000000000

# 87 W Jagged Ridge Circuit

## Características de la casa

<http://www.hcad.org/records/Real/Advanced.asp>

Monday, August 29, 2016

Account Number Address Owner Name ?  
13-Digit Number search

HOME ABOUT RECORD SEARCH FORMS MAPS RESOURCES VIDEOS HELP EN ESPAÑOL

Tax Year: 2016 HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
1312650080004 Print E-mail

Owner Services Similar Owner Name Nearby Addresses Same Street Name Related Map 4973D

Ownership History | Fiduciary Information

Owner and Property Information

Owner Name & Mailing Address: 87 WEST JAGGED RIDGE LLC  
8000 MCBETH WAY STE 165  
SPRING TX 77382-1726

Legal Description: LT 4 BLK 8  
THE WOODLANDS VLG OF CREEKSIDE  
PARK 14  
Property Address: 87 W JAGGED RIDGE CIR  
SPRING TX 77389

State Class Code Land Use Code  
A1 -- Real, Residential, Single-Family 1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
10,519 SF	2,320 SF	2604.13	26032	400 -- ISD 26 - Tomball ISD	4973D	250P

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	026	TOMBALL ISD		Certified: 08/12/2016	1.340000		
	040	HARRIS COUNTY		Certified: 08/12/2016	0.419230		
	041	HARRIS CO FLOOD CNTRL		Certified: 08/12/2016	0.027330		
	042	PORT OF HOUSTON AUTHY		Certified: 08/12/2016	0.013420		
	043	HARRIS CO HOSP DIST		Certified: 08/12/2016	0.170000		
	044	HARRIS CO EDUC DEPT		Certified: 08/12/2016	0.005422		
	045	LONE STAR COLLEGE SYS		Certified: 08/12/2016	0.107900		
	125	THE WOODLANDS TOWNSHIP		Certified: 08/12/2016	0.230000		
	395	HARRIS-MONTGOMERY CO MUD 386		Certified: 08/12/2016	0.465000		
	666	HC EMERG SERV DIST 11		Certified: 08/12/2016	0.041850		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

Value as of January 1, 2015				Value as of January 1, 2016			
	Market	Appraised			Market	Appraised	
Land	90,057		Land		90,057		
Improvement	200,943		Improvement		200,943		
Total	291,000	291,000	Total		291,000	291,000	

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	6,500	1.00	1.00	1.00	--	1.00	12.00	12.00	78,000.00
2	1001 -- Res Improved Table Value	SF3	SF	4,019	1.00	0.25	1.00	--	0.25	12.00	3.00	12,057.00

Building

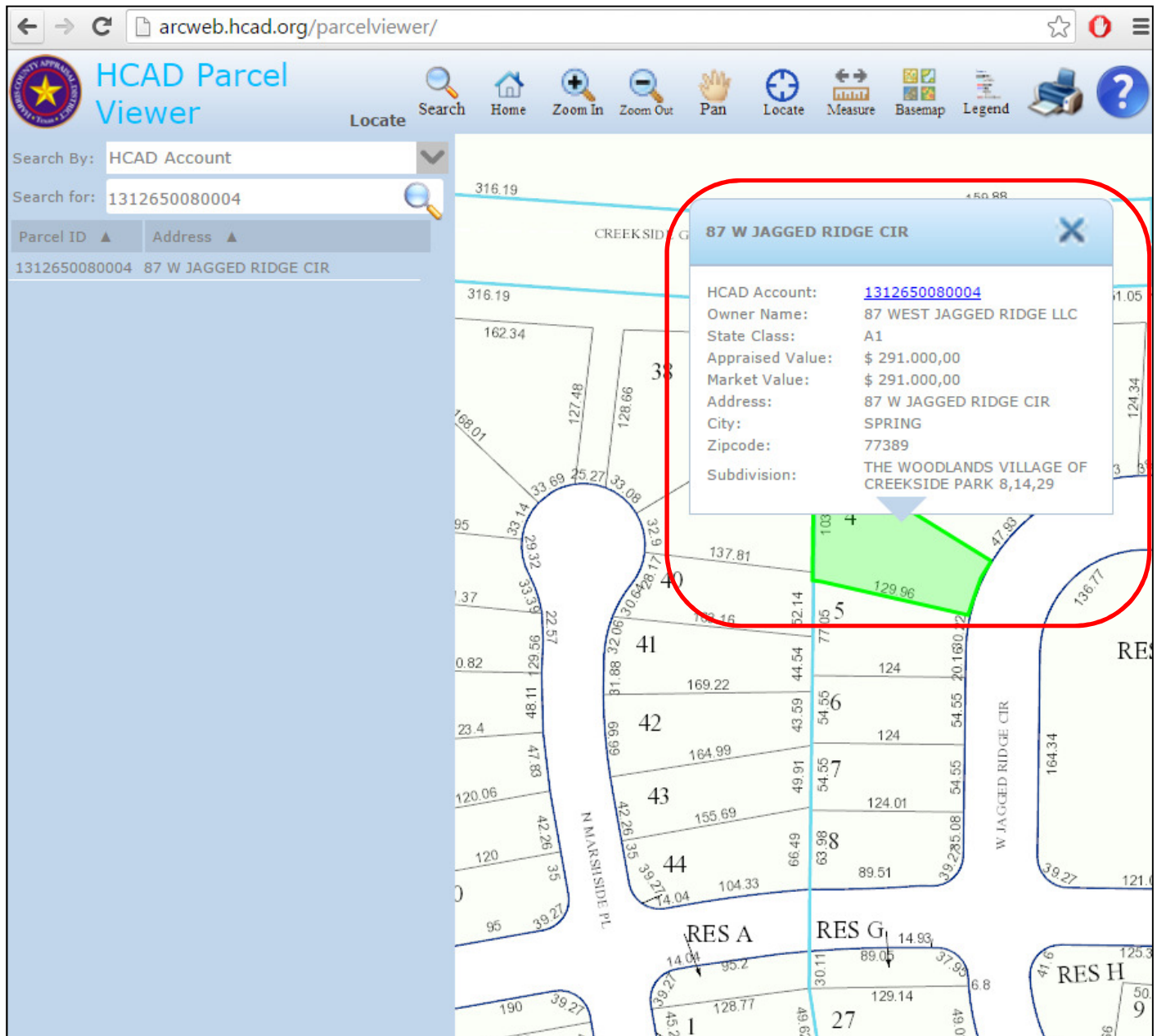
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2010	Residential Single Family	101 -- Residential 1 Family	Good	2,320 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above attached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

# 87 W Jagged Ridge Circuit

## Ubicación Oficial

<http://arcweb.hcad.org/parcelviewer/>



The screenshot shows the HCAD Parcel Viewer web application. The interface includes a search bar, a map, and a sidebar. The search bar is set to "Search By: HCAD Account" and "Search for: 1312650080004". The map displays a residential area with various parcels. A red circle highlights a specific parcel, 87 W JAGGED RIDGE CIR, which is highlighted in green on the map. A pop-up window displays the details for this parcel.

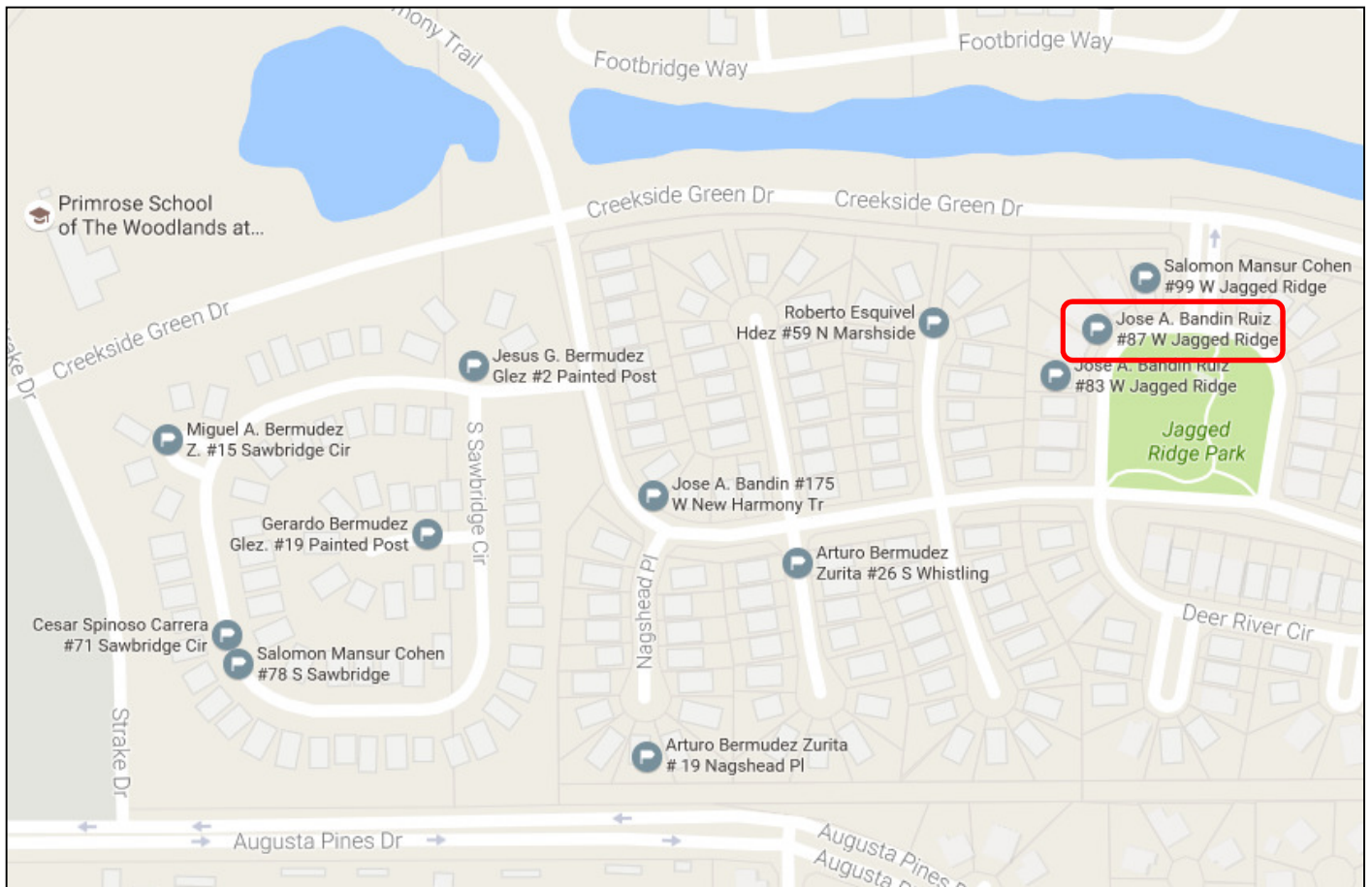
**87 W JAGGED RIDGE CIR**

HCAD Account:	<a href="#">1312650080004</a>
Owner Name:	87 WEST JAGGED RIDGE LLC
State Class:	A1
Appraised Value:	\$ 291.000,00
Market Value:	\$ 291.000,00
Address:	87 W JAGGED RIDGE CIR
City:	SPRING
Zipcode:	77389
Subdivision:	THE WOODLANDS VILLAGE OF CREEKSIDE PARK 8,14,29



# 87 W Jagged Ridge Circuit

## Mapa de la colonia

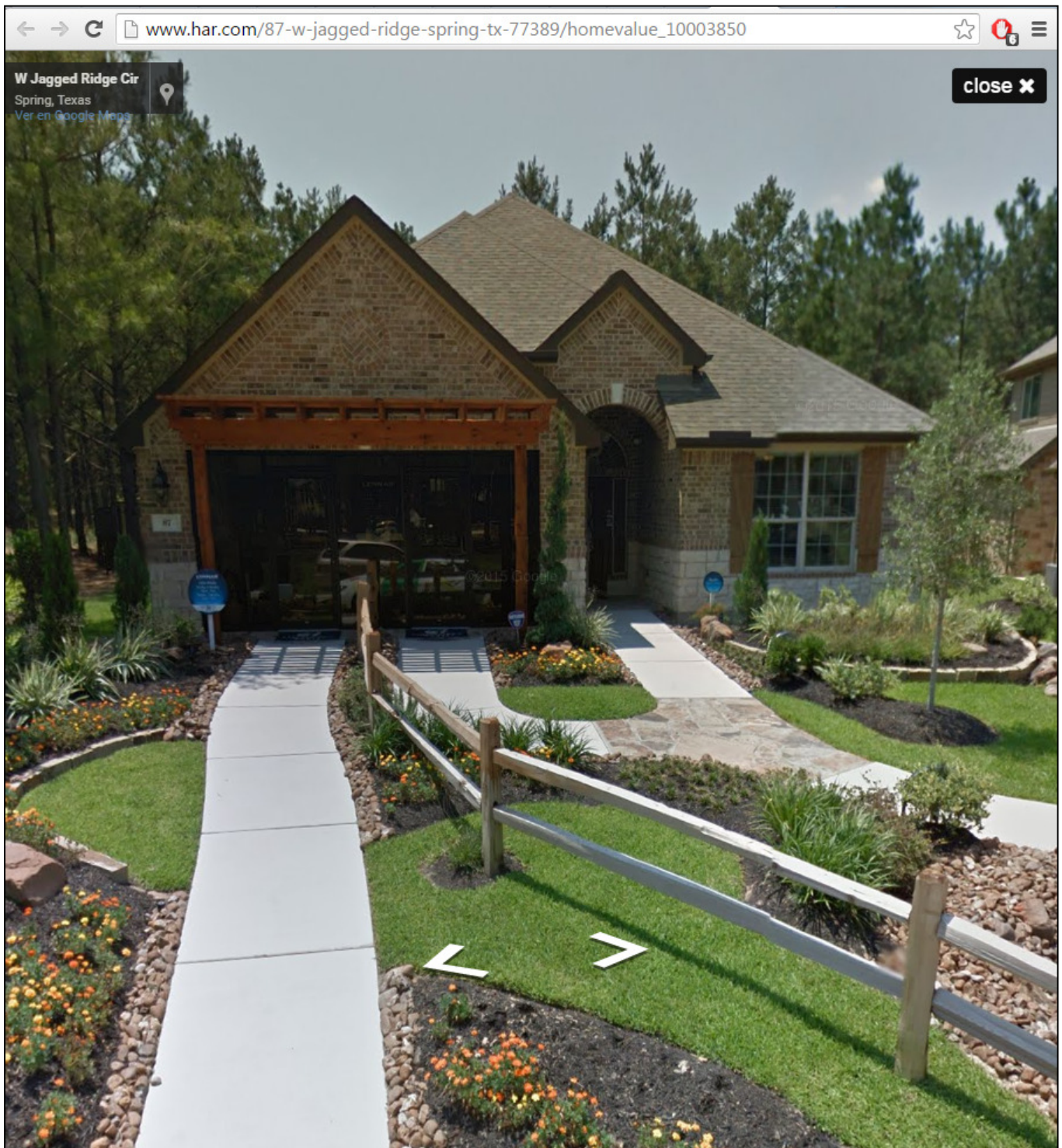


En esta misma colonia José Antonio Bandín tiene 3 casas, Arturo Bermúdez 6 casas y Edgar Spinoso 1 casa.

# 87 W Jagged Ridge Circuit

## Imagen de la casa

[http://www.har.com/87-w-jagged-ridge-spring-tx-77389/homevalue\\_10003850](http://www.har.com/87-w-jagged-ridge-spring-tx-77389/homevalue_10003850)



# 87 W Jagged Ridge Circuit

## Warranty Deed – 2013-11-18

### Firmado por José Antonio Bandín

20130586248  
11/20/2013 RP1 \$24.00

#### SPECIAL GENERAL WARRANTY DEED

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

STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§  
KNOW ALL MEN BY THESE PRESENTS

THAT 87 West Jagged Ridge, Inc, hereinafter, called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by 87 West Jagged Ridge, LLC, hereinafter called "Grantee", the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Harris County, Texas, described as follows, to-wit:

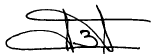
Lot Four (4) in Block Eight (8) of the Woodlands  
Village of Creekside Park Sec. 14  
a subdivision in Harris County, Texas,  
according to the map or plat thereof  
filed under Clerk's File No. 20080616302,  
recorded at Film Code No. 627233,  
of the Map/Plat Records of Harris County, Texas.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental

regulations, if any to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind herself, her heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any parts thereof.

EXECUTED, this the 18th day of November, 2013

By:   
Jose Antonio Bandin  
Grantor Authorized Signature / Officer and Director  
87 West Jagged Ridge, Inc.

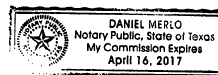
\*notary

STATE OF TEXAS)

COUNTY OF HARRIS)

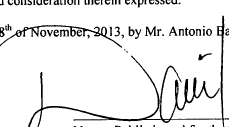
Before me, the undersigned authority, on this day personally appeared JOSE ANTONIO BANDIN, who produced a Mexican Passport issued by the Mexican Government that contained his photograph and signature as identification thereby providing him to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on the 18<sup>th</sup> of November, 2013, by Mr. Antonio Bandin, Officer of Grantor, a Texas corporation, on behalf of said entity.



After Recording Return to:

Lawgistic  
800 Town & Country Blvd. Suite 300  
Houston, Texas 77024

  
Notary Public in and for the State of Texas



# 87 W Jagged Ridge Circuit

## Controlada por “87 WEST JAGGED RIDGE, LLC”

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 23:36:02 PM

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Obtain a certification for filings with the Secretary of State.

87 WEST JAGGED RIDGE, LLC	
Texas Taxpayer Number	32048137809
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868483
Registered Agent Name	JOSE A BANDIN
Registered Office Street Address	8350 ASHLANE WAY, STE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
87 WEST JAGGED RIDGE, LLC  
Report Year :2015

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Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382



# 42 Spotted Lily Way

Montgomery County, Texas

- Fecha de Compra                      Fecha de Venta
  - 2012-10-29                      - 2014-12-18
- Cuenta
  - R393538
- A nombre de:
  - José Antonio Bandín Ruiz
- Valor catastral en 2013 (compra)
  - USD \$386,740.00
- Valor catastral en 2014 (venta)
  - USD \$426,920.00
- Valor catastral actual (2016)
  - USD \$494,000.00

Nota: Única propiedad vendida de  
las 18 (al menos) que han  
comprado desde el año 2010

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R393538)

2016 R393538		08/28/2016 Page 1 of 1			
Current Owner		Legal Description		Exemptions	Market
GEIS, ARVINE A & SHARON T (O0476671) 42 SPOTTED LILY WAY MAGNOLIA, TX 77354-3360		S969996 - Wdlns VII Sterling Ridge 96, BLOCK 2, Lot 10		HS	494,010
				Entities	Assessed
				GMO, HM1, JNH, SMA, M86, CWT	494,010
Situs Address			History Information		
42 SPOTTED LILY WAY MAGNOLIA, TX 77354			2016	2015	2014
			2013		
			Imp HS	\$460,720	\$460,720
			Imp NHS	\$0	\$0
			Land HS	\$33,290	\$33,290
			Land NHS	\$0	\$0
			Ag Mkt	\$0	\$0
			Ag Use	\$0	\$0
			Tim Mkt	\$0	\$0
			Tim Use	\$0	\$0
			HS Cap	-	-
			Assessed	\$494,010	\$426,920
				\$386,740	
Building Attributes			Improvements		
Construction	Foundation	Exterior	Interior	Roof	Flooring
1	2	R1	1	1	1, 2, 4
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms
RH1,RC1	13,3FB,1HB	1P1	2012		
Land Segments					
SPTB	Description	Area	Market	Ag Value	
A1	Primary Site	6000.00F	32,280	0	
A1	Residual Land	1865.00F	1,010	0	
Type	Description	Area	Year Built	Eff Year	Value
R	Residential				\$437,720
MA	Main Area	2330	2012	2012	\$249,800
MA2.0	Main Area 2nd Flr	1425	2012	2012	\$150,470
BG	Attached Brick Garage	440	2012	2012	\$24,530
CPY	Canopy	86	2012	2012	\$980
OMP	Open Masonry Porch	83	2012	2012	\$2,680
OMP	Open Masonry Porch	135	2012	2012	\$4,350
MP	Masonry Patio	128	2012	2012	\$1,090
MP	Masonry Patio	192	2013	2013	\$1,630
CPY	Canopy	192	2013	2013	\$2,190
R	Residential				\$20,000
R	Residential				\$3,000

# 42 Spotted Lily Way

## Valor Histórico de la casa

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R393538)

www.mcad-tx.org/html/records.html				
BACK TO MCAD SITE OPTIONS				
<b>Montgomery Central Appraisal District</b> Data on this Web site represents Certified 2016 values				
Assessment History ( R393538 )				
Account Number	Situation Address			
9699-96-04000	42 SPOTTED LILY WAY MAGNOLIA, TX 77354			
	2015	2014	2013	2012
Improvement HS	\$460,720	\$393,630	\$353,450	\$15,000
Improvement NHS	\$0	\$0	\$0	\$0
Land HS	\$33,290	\$33,290	\$33,290	\$33,290
Land NHS	\$0	\$0	\$0	\$0
Agricultural Mkt	\$0	\$0	\$0	\$0
Agricultural Use	\$0	\$0	\$0	\$0
Timber Market	\$0	\$0	\$0	\$0
Timber Use	\$0	\$0	\$0	\$0
Market Value	\$494,010	\$426,920	\$386,740	\$48,290
Homestead Limit				
Assessed	\$494,010	\$426,920	\$386,740	\$48,290
Exemptions	HS			
Tax Units	CAD,GMO,HM1,JNH,SMA,MAG	CAD,GMO,HM1,JNH,SMA,MAG	CAD,GMO,HM1,JNH,SMA,MAG	CAD,GMO,HM1,JNH,SMA,MAG
Legal Description	S969996 - WdInds VII Sterling Ridge 96, BLOCK 2, Lot 10	S969996 - WdInds VII Sterling Ridge 96, BLOCK 2, Lot 10	S969996 - WdInds VII Sterling Ridge 96, BLOCK 2, Lot 10	S969996 - WdInds VII Sterling Ridge 96, BLOCK 2, Lot 10

# 42 Spotted Lily Way

## Power of Attorney

### Poder Notarial para JABR:

### Firmado por Mónica Babayán

Otra dirección señalada:  
Fuente de Hermes #31 y #33,  
Lomas de Tecamachalco.

Doc# 2012105700  
Pages 4

#### STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, Mónica Babayan Canal, Fuente de Hermes #33 Huixquilucan Mexico 53750 Mexico appoint José Antonio Bordin Cui, Fuente de Hermes #33 Huixquilucan Mexico 53750 Mexico as my agent (attorney-in-fact) to act for me in any lawful way with respect to all of the following powers except for a power that I have crossed out below.

TO WITHHOLD A POWER, YOU MUST CROSS OUT EACH POWER WITHHELD.

Real property transactions;  
Tangible personal property transactions;  
Stock and bond transactions;  
Commodity and option transactions;  
Banking and other financial institution transactions;  
Business operating transactions;  
Insurance and annuity transactions;  
Estate, trust, and other beneficiary transactions;  
Claims and litigation;  
Personal and family maintenance;  
Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;  
Retirement plan transactions;  
Tax matters.

IF NO POWER LISTED ABOVE IS CROSSED OUT, THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY AND MY AGENT (ATTORNEY IN FACT) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.

#### SPECIAL INSTRUCTIONS:

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

I grant my agent (attorney in fact) the power to apply my property to make gifts, except that the amount of a gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

STATUTORY DURABLE POWER OF ATTORNEY

PAGE 1

Legal/address of property: 42 Spotted Lily Way  
Lot 10, QDR 2, Sec. 96 Village of Sterling Ridge, Montgomery  
Co., Texas  
UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

CHOOSE ONE OF THE FOLLOWING ALTERNATIVES BY CROSSING OUT THE ALTERNATIVE NOT CHOSEN:

(A) This power of attorney is not affected by my subsequent disability or incapacity.

(B) This power of attorney becomes effective upon my disability or incapacity.

YOU SHOULD CHOOSE ALTERNATIVE (A) IF THIS POWER OF ATTORNEY IS TO BECOME EFFECTIVE ON THE DATE IT IS EXECUTED.

IF NEITHER (A) NOR (B) IS CROSSED OUT, IT WILL BE ASSUMED THAT YOU CHOSE ALTERNATIVE (A).

If Alternative (B) is chosen and a definition of my disability or incapacity is not contained in this power of attorney, I shall be considered disabled or incapacitated for purposes of this power of attorney if a physician certifies in writing at a date later than the date this power of attorney is executed that, based on the physician's medical examination of me, I am mentally incapable of managing my financial affairs. I authorize the physician who examines me for this purpose to disclose my physical or mental condition to another person for purposes of this power of attorney. A third party who accepts this power of attorney is fully protected from any action taken under this power of attorney that is based on the determination made by a physician of my disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

If any agent named by me dies, becomes legally disabled, resigns, or refuses to act, I name the following (each to act alone and successively, in the order named) as successor(s) to that agent:

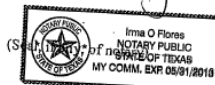
STATUTORY DURABLE POWER OF ATTORNEY

PAGE 2

Signed this 1<sup>st</sup> day of October, 2012.

State of Texas  
County of Montgomery

This document was acknowledged before me on 10/1/2012 (date) by Mónica Babayan Canal (name of principal).



Irma O Flores  
(your signature)

Irma O Flores  
(signature of notarial officer)  
(printed name)

My commission expires: 5/01/2013

THE ATTORNEY IN FACT OR AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.



# 42 Spotted Lily Way

## Notice – Aviso de CompraVenta

### Firmados por JABR y MBC

“Notice” de Compra: 2012-10-26

“Notice” de Venta: 2014-12-18

Doc# 2012105704  
Pages 3

NOTICE TO PURCHASER CHICAGO TITLE PARK TEN  
(Water Code §49.452) GF# \_\_\_\_\_  
GF No.: CTH-TR-CTT12612838

"The real property, described below, that you are about to purchase is located in the Harris County MUD #386 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.9900 per \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.9900 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issues that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$293,500,000.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$17,160,000.00."

"The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district."

"The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows."

Lot 10, Block 2, of The Woodlands, Village of Sterling Ridge, Section 96, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 1389 of the Map Records of Montgomery County, Texas.

Trendmaker Homes, Inc.  
BY: [Signature] 10-26-12  
Assistant Secretary, RDavignon Date

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHED TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

"The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property."

[Signature] 10/26/12  
Jose Antonio Bandin Ruiz Date

Doc# 2014121978  
Pages 3

#### NOTICE TO PURCHASERS OF REAL PROPERTY

File No.: 1414302

The real property, described below, that you are about to purchase is located in the area of HC MUD 386. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$.5 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.5 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$293,500,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$94,665,000.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

The legal description of the property which you are acquiring is as follows:

Lot Ten (10), in Block Two (2), of The Woodlands, VILLAGE OF STERLING RIDGE, SEC. 96, a subdivision of 19.307 acres of land out of the James Brown Survey, A-78, Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet Z, Sheet 1389 of the Map Records of Montgomery County, Texas.

Seller(s): Jose Antonio Bandin Ruiz and Monica Babayan Canal

Date: December 18, 2014

[Signature]  
Jose Antonio Bandin Ruiz

[Signature]  
Monica Babayan Canal

GF# 1414302  
Unit #/Closer 7001  
Stewart Title of Montgomery County, Inc.

MUD District 1 Notice SHB

Page 1 of 2

**Levee Lane S/N –  
Tomball North Lot 16 Tr 4**  
Montgomery County, Texas

- Fecha de Compra
  - 2013-11-12
- Cuenta
  - R170403
- A nombre de:
  - BANBA CONSTRUCTION LLC
- Valor en Dólares
  - USD \$2,270.00
- Nota: Terreno de .54 Acres fraccionado para desarrollo de Casa Residencial. No cuenta con construcción. Vecino a *“Tomball North Lot 15 Tr 3 y Lot 15 Tr 4”* propiedad del mismo J. A. Bandín

# Tomball North Lot 16 Tr 4

## Hoja de Datos

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R170403)

2016 R170403						08/29/2016 Page 1 of 1																																																								
<b>Current Owner</b>		<b>Legal Description</b>		<b>Exemptions</b>		<b>Market</b>																																																								
BANBA CONSTRUCTION LLC (00459692) 8351 ASHLANE WAY STE #204 SPRING, TX 77382		S927500 - Tomball North, Lot 16 TR 4, ACRES 0.54				2,270																																																								
				<b>Entities</b>		<b>Assessed</b>																																																								
				F10, GMO, HM1, JNH, SMA		2,270																																																								
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C1	Secondary Acreage	0.54	2,270	0																																																										

# Tomball North Lot 16 Tr 4

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R170403)

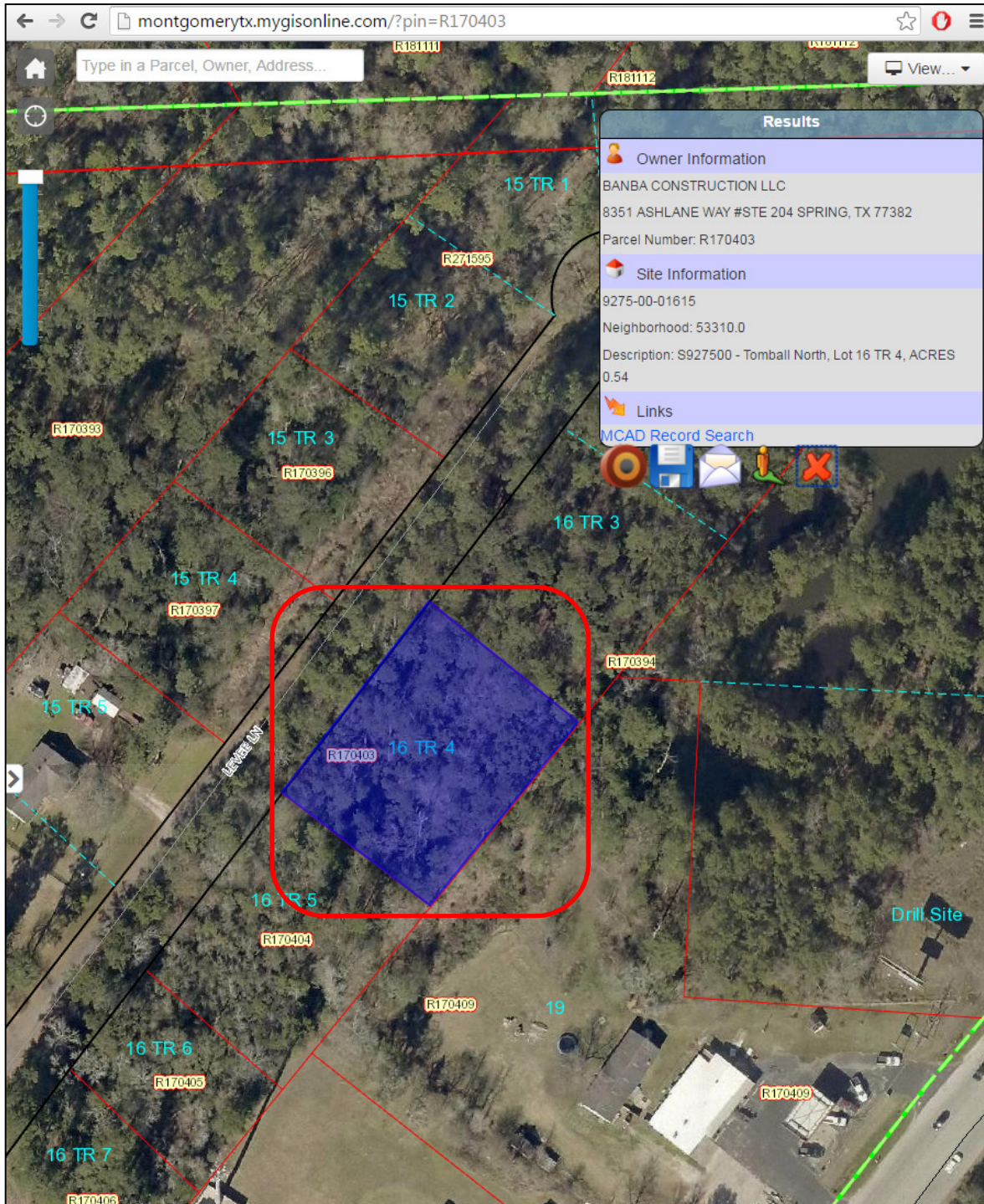
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<a href="#">History</a>	<a href="#">GIS Map</a>	<a href="#">Datasheet</a>																				
<b>Owner Information</b> Owner ID: 00459692 Owner Name: BANBA CONSTRUCTION LLC Owner Address: 8351 A SHLANE WAY STE #204 SPRING, TX 77382 Property Address:																						
<b>Parcel Information</b> Legal Description: S927500 - Tomball North, Lot 16 TR 4, ACRES 0.54 Neighborhood: 53310.0( Tomball North ) Acreage: 0.54 Cross Reference: 9275-00-01615 Undivided Interest: <u>Exemption Codes:</u> Entity Codes: F10 (Emergency Ser Dist #10) GMO (Montgomery Cnty) HM1 (Mont Co Hospital) JNH (Lone Star College) SMA (Magnolia ISD) Deed Type: Warranty Deed Deed Book: Deed Page: 2013130065 Map Page: Links:																						
<table border="1"> <thead> <tr> <th>Values Breakdown</th> <th>2016 Value</th> </tr> </thead> <tbody> <tr> <td>Land HS:</td> <td>\$0 +</td> </tr> <tr> <td>Land NHS:</td> <td>\$2,270 +</td> </tr> <tr> <td>Improvement HS:</td> <td>\$0.0 +</td> </tr> <tr> <td>Improvement NHS:</td> <td>\$0.0 +</td> </tr> <tr> <td>Ag Market:</td> <td>\$0</td> </tr> <tr> <td>Ag Use:</td> <td>\$0 +</td> </tr> <tr> <td>Timber Market:</td> <td>\$0</td> </tr> <tr> <td>Timber Use:</td> <td>\$0 +</td> </tr> <tr> <td>Assessed:</td> <td>\$2,270 =</td> </tr> </tbody> </table>			Values Breakdown	2016 Value	Land HS:	\$0 +	Land NHS:	\$2,270 +	Improvement HS:	\$0.0 +	Improvement NHS:	\$0.0 +	Ag Market:	\$0	Ag Use:	\$0 +	Timber Market:	\$0	Timber Use:	\$0 +	Assessed:	\$2,270 =
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ID	Type	SPTB																				
<b>Land1</b> A2 (Secondary Acreage) C1 (C1 - All Vac Res Lts & Vac Res Tr < 5 Ac) 0.54 \$ 2,270																						



# Tomball North Lot 16 Tr 4

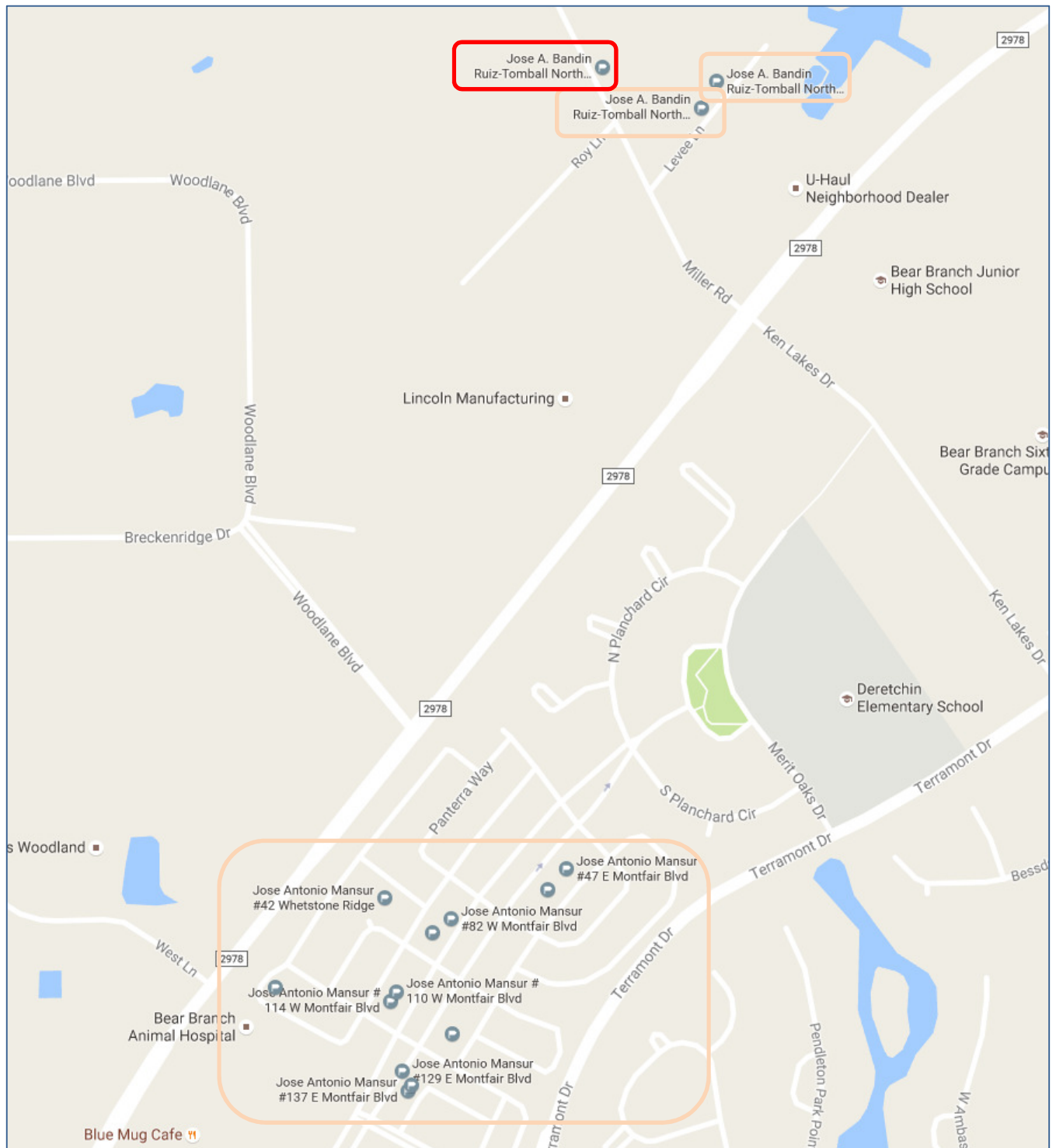
## Ubicación Oficial

<http://montgomerytx.mygisonline.com/?pin=R170403>



# Tomball North Lot 16 Tr 4

## Mapa de la Colonia





# Tomball North Lot 16 Tr 4

Controlada por: "BANBA CONSTRUCTION LLC"

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/28/2016 20:57:55 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

BANBA CONSTRUCTION, LLC	
Texas Taxpayer Number	32052150185
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/04/2013
Texas SOS File Number	0801862069
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
BANBA CONSTRUCTION, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77068
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77068

# 8350 Ashlane Way Suite 4

Montgomery County, Texas

- Fecha de Compra
  - 2013-11-19
- Cuenta
  - R437310
- A nombre de:
  - BANBA OFFICES LLC
- Valor en Dólares
  - USD \$278,000.00
- Valor en Pesos a \$18.50 por USD
  - \$5,143,000.00
- Nota: En esta misma dirección también tienen la Suite 3 y Suite 8 , para un total de \$13,671,500 pesos.



# 8350 Ashlane Way Suite 4

## Hoja de Datos

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R437310)

2016 R437310		08/29/2016 Page 1 of 1																																																								
<b>Current Owner</b> BANBA OFFICES LLC (00458956) 8000 MCBETH WAY STE #165 SPRING, TX 77382-1726		<b>Legal Description</b> S219800 - Ashlane Way Professional Building, UNIT 4, FLOOR 1																																																								
		<b>Exemptions</b> GMO, HM1, JNH, M46, SCO, CWT	<b>Market</b> 278,060																																																							
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El inmueble son 2459 pies cuadrados de Oficinas en Condominio, comprado a *"Aventura Developments LLC"*, de Alejandro Ortiz. Misma persona que le vendió la Propiedad en *Kuykendahl Rd* a Arturo Bermúdez. Aquí se encuentra la empresa TWOofficesuites LLC

# 8350 Ashlane Way Suite 4

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R437310)

www.mcad-tx.org/html/records.html

**BACK TO MCAD SITE OPTIONS**

**Montgomery Central Appraisal District**  
Data on this Web site represents Certified 2016 values

**Property Detail Sheet (R437310)**

[History](#) [GIS Map](#) [Datasheet](#)

**Owner Information**

Owner ID: 00458956  
Owner Name: BANBA OFFICES LLC  
Owner Address: 8000 MCBETH WAY STE #165  
SPRING, TX 77382-1726  
Property Address: 8350 ASHLANE WAY 4 STE  
THE WOODLANDS, TX 77382

**Parcel Information**

Legal Description: S219800 - Ashlane Way Professional Building, UNIT 4, FLOOR 1  
Neighborhood: 8132.C( SCO CWT VILLAGES - W OF I45 )  
Acreage:  
Cross Reference: 2198-00-00400  
Undivided Interest:  
Exemption Codes:  
Entity Codes: GMO (Montgomery Cnty)  
HM1 (Mont Co Hospital)  
JNH (Lone Star College)  
M46 (Mont Co Mud 46)  
SCO (Conroe ISD)  
CWT (The Woodlands Township)  
Deed Type: Gen W/deed  
Deed Book:  
Deed Page: 2013124934  
Map Page: 215Z  
Links:

**Values Breakdown** **2016 Value**

Land HS:	\$0 +
Land NHS:	\$51,230 +
Improvement HS:	\$0 +
Improvement NHS:	\$226,830 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$278,060 =

**Improvements**

ID	Type	SPTB	Segs	Value
<u>Imp1</u>	C (Commercial) F1 (F1 - Commercial (real))	1		\$ 335,840
<u>Imp2</u>	C (Commercial) F1 (F1 - Commercial (real))	1		\$ 8,820

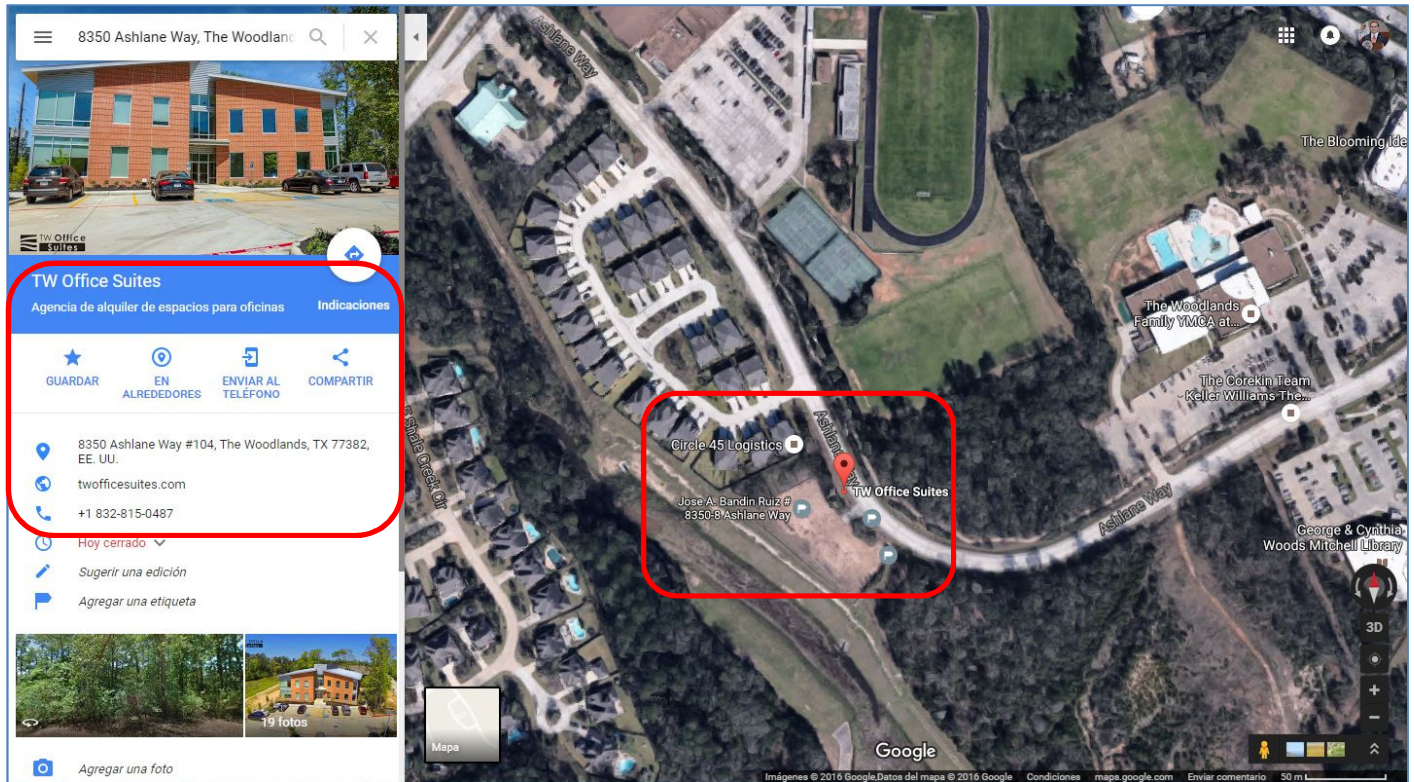
**Land**

ID	Type	SPTB	Acres	Market
<u>Land1</u>	S1 (Primary Site) F1 (F1 - Commercial (real))			\$ 51,230



# 8350 Ashlane Way Suite 4

## Ubicación en Google Maps





# 8350 Ashlane Way Suite 4

## Notice – 2013-11-19

### Firmado por Alejandro Ortiz y José Antonio Bandín Ruiz

Doc# 2013124935  
Pages 3

#### NOTICE TO PURCHASERS OF REAL PROPERTY

File No.: 1310676

The real property, described below, that you are about to purchase is located in the area of MC MUD 46. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$.24 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.24 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$139,590,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$130,590,000.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

The legal description of the property which you are acquiring is as follows:

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of ASHLANE WAY PROFESSIONAL BUILDING, AN EXECUTIVE OFFICE CONDOMINIUM COMMUNITY, a Condominium Project in Montgomery County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Clerk's File No. 2013-099136, of the Real Property Records of Montgomery County, Texas.

Condominium Unit Suite Four (4), First Floor, and the space encompassed by the boundaries thereof.

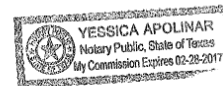
**Seller(s):** Aventura Developments, LLC, Alejandro Ortiz-Carpintero, Chief Operating Manager  
Date: November 19, 2013

AVENTURA DEVELOPMENTS, LLC A TEXAS  
LIMITED LIABILITY COMPANY

Alejandro Ortiz  
MUD District 1 Notice SHB

GF# 1310676  
Unit #/Clerk 3148  
Stewart Title of Montgomery County, Inc.

Page 1 of 2



State of Texas  
County of Montgomery

This instrument was acknowledged before me on the 19th day of November, 2013 by Aventura Developments, LLC, Alejandro Ortiz-Carpintero, Chief Operating Manager.

Notary Public in and for the State of Texas  
My commission expires:

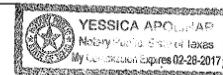
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

**Buyer(s):** Banba Offices, LLC, José A Bandin, Manager  
Date: November 19, 2013

BANBA OFFICES, LLC

Jose A. Bandin  
Manager



State of Texas  
County of Montgomery

This instrument was acknowledged before me on the 19th day of November, 2013 by Banba Offices, LLC, Jose A Bandin, Manager.

Notary Public in and for the State of Texas  
My commission expires:

(Note: Correct District name, tax rate, bond amounts, standby fee amount, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the Notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement, if any, is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the Notice may be deleted. For the purposes of the Notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on his behalf may modify the Notice by substitution of the words "January 1, \_\_\_\_\_" for the words "this date" and place the correct calendar year in the appropriate space.

MUD District 1 Notice SHB

Page 2 of 2



# 8350 Ashlane Way Suite 4

Controlada por: "BANBA OFFICES, LLC"

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 13:46:16 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

BANBA OFFICES, LLC	
Texas Taxpayer Number	32048771409
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868507
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
BANBA OFFICES, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382

# 8350 Ashlane Way Suite 3

Montgomery County, Texas

- Fecha de Compra
  - 2014-04-01
- Cuenta
  - R437309
- A nombre de:
  - BANBA OFFICES LLC
- Valor en Dólares
  - USD \$184,000.00
- Valor en Pesos a \$18.50 por USD
  - \$3,404,000.00
- Nota: En esta misma dirección también tienen la Suite 4 y Suite 8, para un total de \$13,671,500 pesos.

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R437309)

El inmueble son 1635 pies cuadrados de Oficinas en Condominio, comprado a “*Aventura Developments LLC*”, de *Alejandro Ortiz*. Misma persona que le vendió la Propiedad en *Kuykendahl Rd* a *Arturo Bermúdez*. Aquí se encuentra la empresa *TWOofficesuites LLC*


# 8350 Ashlane Way Suite 3

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R437309)

[www.mcad-tx.org/html/records.html](#)

[BACK TO MCAD SITE OPTIONS](#)


**Montgomery Central Appraisal District**  
 Data on this Web site represents Certified 2016 values

**Property Detail Sheet (R437309)**

[History](#)
[GIS Map](#)
[Datasheet](#)

**Owner Information**

Owner ID: 00458956  
 Owner Name: BANBA OFFICES LLC  
 Owner Address: 8000 MCBETH WAY STE #165  
 SPRING, TX 77382-1726  
 Property Address: 8350 ASHLANE WAY 3 STE  
 THE WOODLANDS, TX 77382

**Parcel Information**

Legal Description: S219800 - Ashlane Way Professional Building, UNIT 3, FLOOR 1  
 Neighborhood: 8132.C( SCO CWT VILLAGES - W OF I45 )  
 Acreage:  
 Cross Reference: 2198-00-00300  
 Undivided Interest:  
Exemption Codes:  
 Entity Codes: GMO (Montgomery Cnty)  
 HM1 (Mont Co Hospital)  
 JNH (Lone Star College)  
 M46 (Mont Co Mud 46)  
 SCO (Conroe ISD)  
 CWT (The Woodlands Township)  
 Deed Type: Spcl W/deed  
 Deed Book:  
 Deed Page: 2014028872  
 Map Page: 215Z  
 Links:

**Values Breakdown**

	2016 Value
Land HS:	\$0 +
Land NHS:	\$34,070 +
Improvement HS:	\$0 +
Improvement NHS:	\$150,750 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$184,820 =

**Improvements**

ID	Type	SPTB	Segs	Value
<a href="#">Imp1</a>	C (Commercial)	F1 (F1 - Commercial (real))	1	\$ 223,300
<a href="#">Imp2</a>	C (Commercial)	F1 (F1 - Commercial (real))	1	\$ 5,870

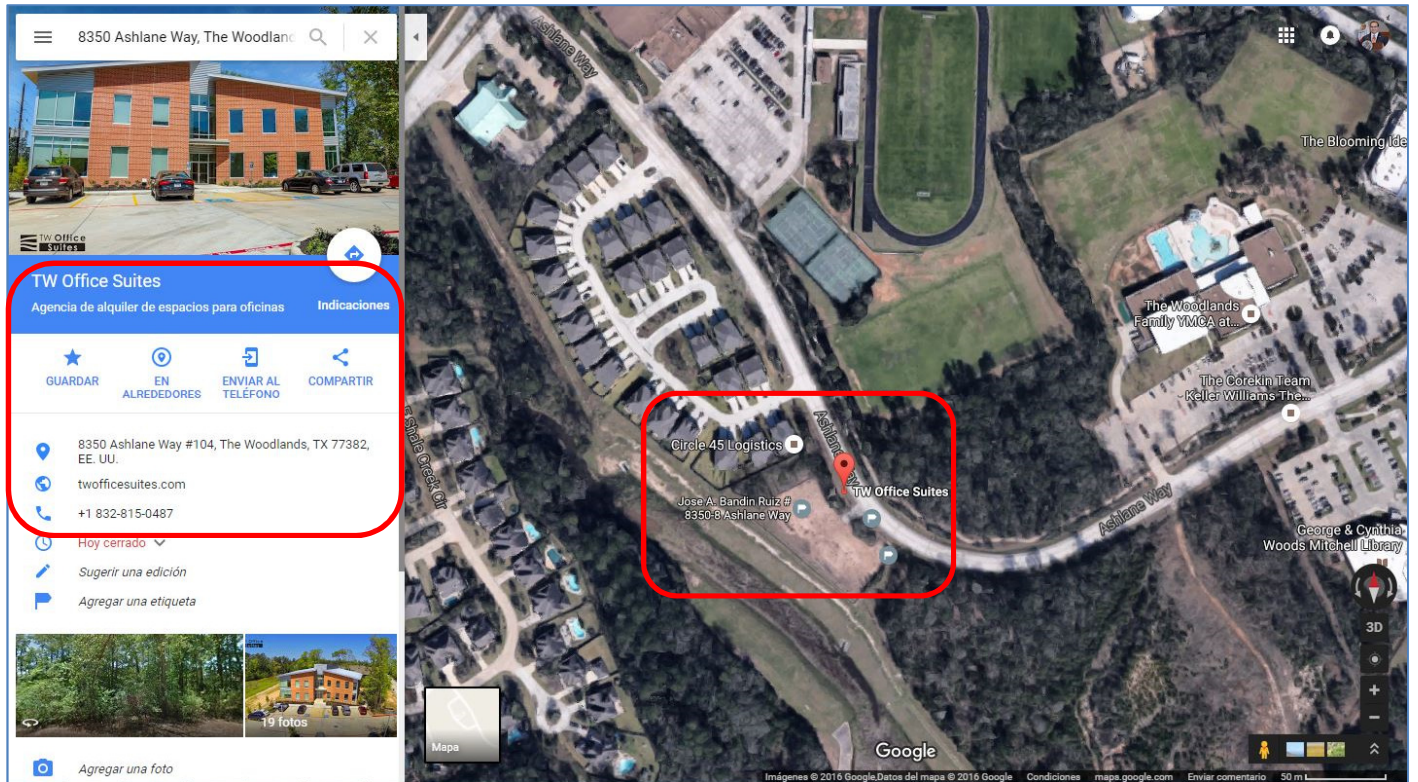
**Land**

ID	Type	SPTB	Acres	Market
<a href="#">Land1</a>	S1 (Primary Site)	F1 (F1 - Commercial (real))		\$ 34,070



# 8350 Ashlane Way Suite 3

## Ubicación en Google Maps





# 8350 Ashlane Way Suite 3

## Notice – 2014-04-01

### Firmado por Alejandro Ortiz y José Antonio Bandín

Doc# 2014028873  
Pages 3

#### NOTICE TO PURCHASERS OF REAL PROPERTY

File No.: 1311114

The real property, described below, that you are about to purchase is located in the area of MC M UD 46. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$24 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$24 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$139,690,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$130,590,000.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

The legal description of the property which you are acquiring is as follows:

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of ASHLANE WAY PROFESSIONAL BUILDING, AN EXECUTIVE OFFICE CONDOMINIUM COMMUNITY, a Condominium Project in Montgomery County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Clerk's File No. 2013-099136, of the Real Property Records of Montgomery County, Texas.

Condominium Unit Suite Three (3), First Floor, and the space encompassed by the boundaries thereof.

**Seller(s):** Aventura Developments, LLC a Texas limited liability company  
Date: April 01, 2014

AVENTURA DEVELOPMENTS, LLC A TEXAS  
LIMITED LIABILITY COMPANY

*Alejandro Ortiz*  
Alejandro Ortiz-Carpinteyro  
MUD District 1 Notice SHB

GF# 1311114  
Unit #/Closer 3/4H  
Stewart Title of Montgomery County, Inc.

Page 1 of 2

Manager

State of Texas  
County of Montgomery

This instrument was acknowledged before me on the 1st day of April, 2014 by Aventura Developments, LLC a Texas limited liability company.

*J. Apolinar*  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

**Buyer(s):** Banba Offices, LLC  
Date: April 01, 2014

BANBA OFFICES, LLC  
*J. Apolinar*  
Jose A. Bandin  
Manager

State of Texas  
County of Montgomery

This instrument was acknowledged before me on the 1st day of April, 2014 by Banba Offices, LLC.

*J. Apolinar*  
Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

(Note: Correct District name, tax rate, bond amounts, standby fee amount, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the Notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement, if any, is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the Notice may be deleted. For the purposes of the Notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on his behalf may modify the Notice by substitution of the words "January 1, \_\_\_\_\_" for the words "this date" and place the correct calendar year in the appropriate space.

MUD District 1 Notice SHB

Page 2 of 2

# 8350 Ashlane Way Suite 3

Controlada por: "BANBA OFFICES, LLC"

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 13:46:16 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

BANBA OFFICES, LLC	
Texas Taxpayer Number	32048771409
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801868507
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

Officers and Directors  
BANBA OFFICES, LLC  
Report Year :2015

Officer and director information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS. You may order a copy of a Public Information Report from [open\\_records@cpa.texas.gov](mailto:open_records@cpa.texas.gov) or Comptroller of Public Accounts, Open Government Division, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
DIRECTOR	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	JOSE A BANDIN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
DIRECTOR	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382
MANAGER	MONICA BABAYAN 8350 ASHLANE WAY, SUITE 104 #23 THE WOODLANDS, TX 77382

# 38 Shallowford Place

Harris County, Texas

- Fecha de Compra
  - 2014-10-03
- Cuenta
  - 133-671-001-0018
- A nombre de:
  - Mónica Babayán Canal y José Antonio Bandín Ruiz
- Valor en Dólares
  - USD \$637,000.00
- Valor en Pesos a \$18.50 por USD
  - \$11,784,500.00
- Nota: La casa se encuentra junto a la casa de Harry Grappa Guzmán en #46 *Shallowford Place*



# 38 Shallowford Place

## Hoja de Impuestos

<http://www.hctax.net/Property/TaxStatement?Account=1336710010018>

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 3547  
HOUSTON, TEXAS 77253-3547  
TEL: 713-274-8000



### 2015 Property Tax Statement

#### Web Statement

Statement Date: July 20, 2016

Account Number

133-671-001-0018

Our records indicate that your statement has been requested by a mortgage company.

CANAL MONICA B  
RUIZ JOSE A  
38 SHALLOWFORD PL  
TOMBALL TX 77375-4982

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	637,347	0.419230	\$2,671.95
Harris County Flood Control Dist	0	637,347	0.027330	\$174.19
Port of Houston Authority	0	637,347	0.013420	\$85.53
Harris County Hospital District	0	637,347	0.170000	\$1,083.49
Harris County Dept. of Education	0	637,347	0.008422	\$34.56
Lone Star College System	0	637,347	0.107900	\$687.70
Emergency Service Dist #11 (EMS)	0	637,347	0.041850	\$266.73

Page: 1 of 1

Total 2015 Taxes Due By January 31, 2016:	\$5,004.15
Payments Applied To 2015 Taxes	\$5,004.15
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
<b>Total Amount Due For July 2016</b>	<b>\$0.00</b>

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2016	7%	\$0.00	\$0.00	\$0.00
By March 31, 2016	9%	\$0.00	\$0.00	\$0.00
By April 30, 2016	11%	\$0.00	\$0.00	\$0.00
By May 31, 2016	13%	\$0.00	\$0.00	\$0.00
By June 30, 2016	15%	\$0.00	\$0.00	\$0.00

Property Description	
SHALLOWFORD PL 77375 LT 18 BLK 1 THE WOODLANDS CREEKSIDE PARK WEST SEC 11	
Appraised Values	
Land - Market Value	103,725
Impr - Market Value	533,622
Total Market Value	637,347
Less Capped Mkt Value	0
Appraised Value	637,347
Exemptions/Deferrals	

Tax Bill Increase (Decrease) from 2010 to 2015: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



#### PAYMENT COUPON

CANAL MONICA B  
RUIZ JOSE A  
38 SHALLOWFORD PL  
TOMBALL TX 77375-4982

Make check payable to:

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 4622  
HOUSTON, TEXAS 77210-4622

Account Number
133-671-001-0018
Amount Enclosed
\$ _____

Web Statement - Date Printed: 07-20-2016

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Scan the QR code to pay online or visit [www.hctax.net](http://www.hctax.net)



13367100100187 2015 0000000000 0000000000 0000000000 0000000000

# 38 Shallowford Place

## Características de la casa

<http://www.hcad.org/records/Real/Advanced.asp>

<http://www.hcad.org/records/outsider/hc.asp?acct=1336710010018>

← → ↻ www.hcad.org/records/details.asp?crypt=%94%9A%B0%94%Bf%85%90%82%80oe%8E%88tXu9%  
Tuesday, August 30, 2016

CEAA IAAO Texas Comptroller Leadership Circle HARRIS COUNTY APPRAISAL DISTRICT

Account Number Address Owner Name ?  
13-Digit Number search

HOME ABOUT RECORD SEARCH FORMS MAPS RESOURCES VIDEOS HELP EN ESPAÑOL

Tax Year: 2016 HARRIS COUNTY APPRAISAL DISTRICT REAL PROPERTY ACCOUNT INFORMATION 1336710010018 Print E-mail

Owner Services Similar Owner Name Nearby Addresses Same Street Name Related Map 4973A

Ownership History | Fiduciary Information | Related Accounts

Owner and Property Information

Owner Name & Mailing Address: CANAL MONICA B RUIZ JOSE A 38 SHALLOWFORD PL TOMBALL TX 77375-4982

Legal Description: LT 18 BLK 1 THE WOODLANDS CREEKSIDE PARK WEST SEC 11  
Property Address: 38 SHALLOWFORD PL TOMBALL TX 77375

State Class Code Land Use Code  
A1 -- Real, Residential, Single-Family 1001 -- Residential Improved

Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
21,647 SF	4,634 SF	2604.39	26033	400 -- ISD 26 - Tomball ISD	4973A	250J

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	03/31/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
Residential Homestead	026	TOMBALL ISD	25,000	Certified: 08/12/2016	1.340000		
	040	HARRIS COUNTY	124,200	Certified: 08/12/2016	0.419230		
	041	HARRIS CO FLOOD CNTRL	124,200	Certified: 08/12/2016	0.027330		
	042	PORT OF HOUSTON AUTHY	124,200	Certified: 08/12/2016	0.013420		
	043	HARRIS CO HOSP DIST	124,200	Certified: 08/12/2016	0.170000		
	044	HARRIS CO EDUC DEPT	124,200	Certified: 08/12/2016	0.005422		
	045	LONE STAR COLLEGE SYS	6,210	Certified: 08/12/2016	0.107900		
	125	THE WOODLANDS TOWNSHIP	0	Certified: 08/12/2016	0.230000		
	395	HARRIS-MONTGOMERY CO MUD 386	0	Certified: 08/12/2016	0.465000		
	666	HC EMERG SERV DIST 11	0	Certified: 08/12/2016	0.041850		

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations

Value as of January 1, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	103,725		Land	103,725	
Improvement	533,622		Improvement	517,275	
Total	637,347	637,347	Total	621,000	621,000

5-Year Value History

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	9,600	1.00	1.00	1.00	--	1.00	9.60	9.60	92,160.00
2	1001 -- Res Improved Table Value	SF3	SF	12,047	1.00	0.10	1.00	--	0.10	9.60	0.96	11,565.00

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2014	Residential Single Family	101 -- Residential 1 Family	Excellent	4,634 *	Displayed

\* All HCAD residential building measurements are done from the exterior, with individual measurements rounded to the closest foot. This measurement includes all closet space, hallways, and interior staircases. Attached garages are not included in the square footage of living area, but valued separately. Living area above detached garages is included in the square footage living area of the dwelling. Living area above detached garages is not included in the square footage living area of the dwelling but is valued separately. This method is used on all residential properties in Harris County to ensure the uniformity of square footage of living area measurements district-wide. There can be a reasonable variance between the HCAD square footage and your square footage measurement, especially if your square footage measurement was an interior measurement or an exterior measurement to the inch.

# 38 Shallowford Place

## Ubicación Oficial

<http://arcweb.hcad.org/parcelviewer/>

The screenshot displays the HCAD Parcel Viewer interface. On the left, a search bar shows 'HCAD Account' and '1336710010018'. Below it, a table lists the selected parcel:

Parcel ID	Address
1336710010018	38 SHALLOWFORD PL

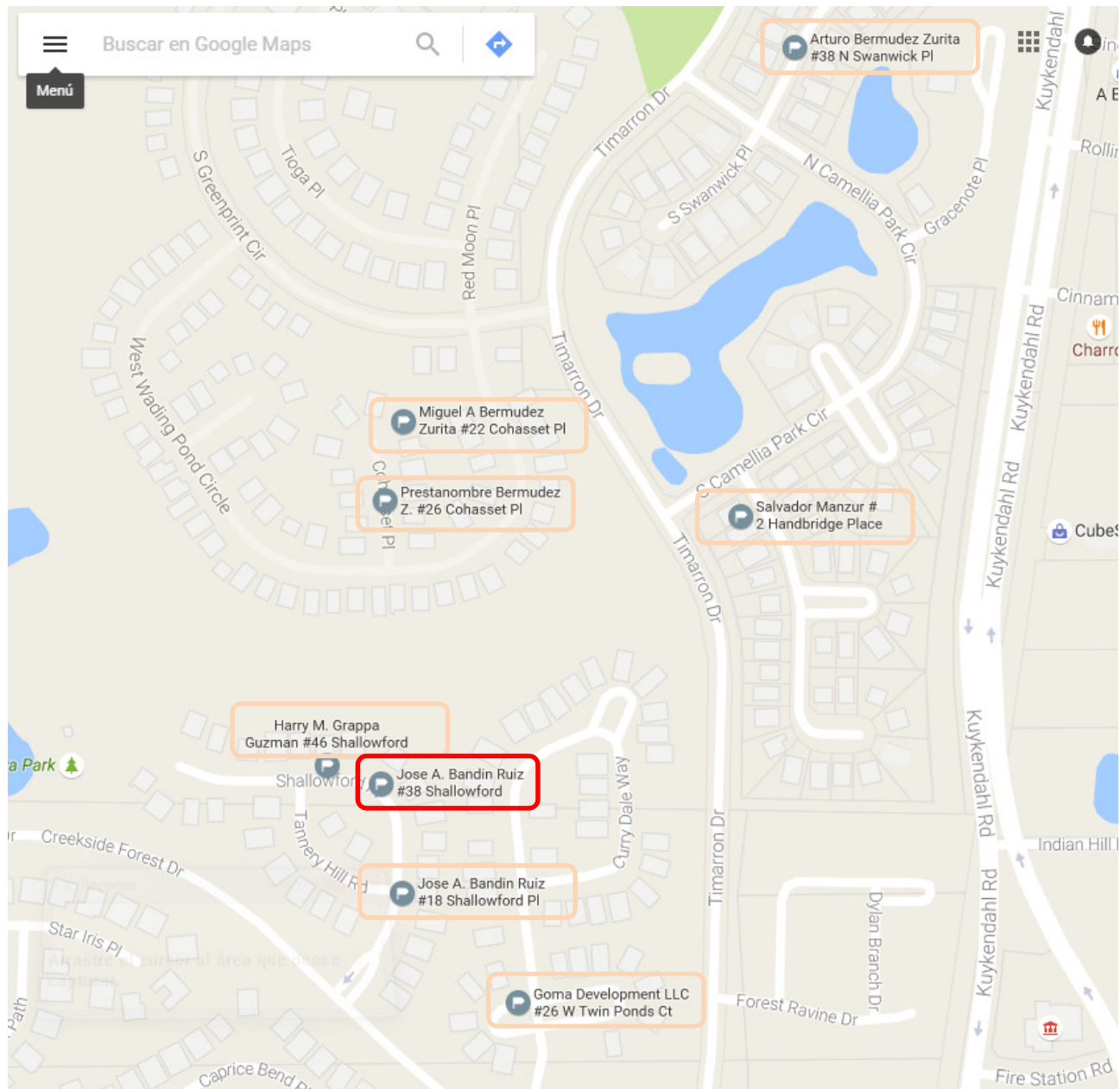
The main map area shows a residential neighborhood with various lots. A red outline highlights the specific parcel of interest, 38 Shallowford Place. A popup window provides the following details:

**38 SHALLOWFORD PL**

- HCAD Account: [1336710010018](#)
- Owner Name: CANAL MONICA B
- State Class: A1
- Appraised Value: \$ 621.000,00
- Market Value: \$ 621.000,00
- Address: 38 SHALLOWFORD PL
- City: TOMBALL
- Zipcode: 77375
- Subdivision: THE WOODLANDS CREEKSIDE PARK WEST 11

# 38 Shallowford Place

## Mapa de la colonia



En esta misma colonia José Antonio Bandín tiene 2 casas, Arturo Bermúdez 3 casas y Harry Grappa 1 casa.



# 38 Shallowford Place

## Imagen de la casa



# 38 Shallowford Place

## Notice – 2014-10-3

### Firmado por José Antonio Bandín y Mónica Babayán

20140453997  
10/09/2014 ER \$20.00

NOTICE  
V

**NOTICE TO PURCHASERS OF REAL PROPERTY**  
File No.: 1320175765b

The real property, described below, that you are about to purchase is located in the area of Harris-Montgomery Counties Municipal Utility District No. 385. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.72 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$293,500,000.00 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$119,450,000.00.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

The legal description of the property which you are acquiring is as follows:

Lot Eighteen (18), in Block One (1), of THE WOODLANDS CREEKSIDE PARK WEST, SECTION ELEVEN (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 646046 of the Map Records of Harris County, Texas.

**Seller(s):** J. Patrick Homes, Ltd.  
Date: October 03, 2014

J. PATRICK HOMES, LTD., a Texas Limited Partnership,  
By: J. Patrick Management, LLC, a Texas Limited Liability Company,  
General Partner

Timothy Drone  
as Executive Vice President

MUD District 1 Notice SH-B

OP # J TAYLOR  
27/1320175765B  
2014 OCT 10 10:58  
TITLE CO.

Page 1 of 2

State of Texas  
County of Harris

This instrument was acknowledged before me on the 3rd day of October, 2014 by TIMOTHY DRONE AS EXECUTIVE VICE PRESIDENT OF J. PATRICK MANAGEMENT, LLC, a Texas limited liability company, General Partner of J. Patrick Homes, Ltd., a Texas limited partnership.

J. Patrick Management, LLC  
Notary Public in and for the State of Texas  
My commission expires: 03-19-2015

JESSICA YOLANDA TAYLOR  
Notary Public, State of Texas  
My Commission Expires 03-19-2015

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

**Buyer(s):** José Antonio Bandín Ruiz and Monica Babayan  
Date: October 03, 2014

Jose Antonio Bandín Ruiz Monica Babayan

State of Texas  
County of Harris

This instrument was acknowledged before me on the 3rd day of October, 2014 by Jose Antonio Bandin Ruiz and Monica Babayan.

J. Patrick Management, LLC  
Notary Public in and for the State of Texas  
My commission expires: 03-19-2015

JESSICA YOLANDA TAYLOR  
Notary Public, State of Texas  
My Commission Expires 03-19-2015

Notar. Collect District name, tax rate, bond amount, standby fee amount, and legal description are to be placed in the appropriate space. Except the notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement, if any, is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the Notice may be deleted. For the purposes of the Notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the behalf may modify the Notice by substitution of the words "January 1, \_\_\_\_" for the words "this date" and place the correct calendar year in the appropriate space.

MUD District 1 Notice SH-B

Page 2 of 2

# 18 Shallowford Place

Harris County, Texas

- Fecha de Compra
  - 2015-03-07
- Cuenta
  - 133-671-001-0023
- A nombre de:
  - 18 SHALLOWFORD PLACE LLC  
(administrada por MBC)
- Valor en Dólares
  - USD \$542,000.00
- Valor en Pesos a \$18.50 por USD
  - \$10,027,000.00

# 18 Shallowford Place

## Hoja de Impuestos

<http://www.hctax.net/Property/TaxStatement?Account=1336710010023>

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 3547  
HOUSTON, TEXAS 77253-3547  
TEL: 713-274-8000



### 2015 Property Tax Statement Web Statement

Statement Date:	July 23, 2016
Account Number	133-671-001-0023



18 SHALLOWFORD LLC  
8350 ASHLANE WAY STE 104  
SPRING TX 77382-2341

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	108,420	433,678	0.419230	\$1,818.11
Harris County Flood Control Dist	108,420	433,678	0.027330	\$118.52
Port of Houston Authority	108,420	433,678	0.013420	\$58.20
Harris County Hospital District	108,420	433,678	0.170000	\$737.25
Harris County Dept. of Education	108,420	433,678	0.005422	\$23.51
Lone Star College System	5,421	536,677	0.107900	\$579.07
Emergency Service Dist #11 (EMS)	0	542,098	0.041850	\$226.87

Property Description	
18 SHALLOWFORD PL 77375 LT 23 BLK 1 THE WOODLANDS CREEKSIDE PARK WEST SEC 11	

Appraised Values	
Land - Market Value	92,308
Impr - Market Value	491,265
Total Market Value	583,573
Less Capped Mkt Value	41,475
Appraised Value	542,098

Exemptions/Deferrals	
Homestead Exemption	

Page: 1 of 1

Total 2015 Taxes Due By January 31, 2016:	\$3,561.53
Payments Applied To 2015 Taxes	\$3,561.53
Total Current Taxes Due (Including Penalties)	\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)	\$0.00
<b>Total Amount Due For July 2016</b>	<b>\$0.00</b>

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 29, 2016	7%	\$0.00	\$0.00	\$0.00
By March 31, 2016	9%	\$0.00	\$0.00	\$0.00
By April 30, 2016	11%	\$0.00	\$0.00	\$0.00
By May 31, 2016	13%	\$0.00	\$0.00	\$0.00
By June 30, 2016	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2010 to 2015: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



18 SHALLOWFORD LLC  
8350 ASHLANE WAY STE 104  
SPRING TX 77382-2341

### PAYMENT COUPON

Make check payable to:

MIKE SULLIVAN  
TAX ASSESSOR-COLLECTOR  
P.O. BOX 4622  
HOUSTON, TEXAS 77210-4622

Account Number
133-671-001-0023
Amount Enclosed
\$ _____

Web Statement - Date Printed: 07-23-2016

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Scan the QR code to pay online or visit [www.hctax.net](http://www.hctax.net)



13367100100237 2015 0000000000 0000000000 0000000000 0000000000



# 18 Shallowford Place




## Características de la casa

<http://www.hcad.org/records/Real/Advanced.asp>

<http://www.hcad.org/records/outsider/hc.asp?acct=1336710010023>

[www.hcad.org/records/details.asp?crypt=%9A%B%94%BfG%85%90%82%80oe%8E%88tXv9](#)

Tuesday, August 30, 2016

Account Number Address Owner Name ?  
 13-Digit Number  search

---

HOME ABOUT RECORD SEARCH FORMS MAPS RESOURCES VIDEOS HELP EN ESPAÑOL

Tax Year: 2016 ▼

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**1336710010023**

Print E-mail

---

Owner Services Similar Owner Name Nearby Addresses Same Street Name Related Map 4973A

Ownership History | Fiduciary Information | Related Accounts

Owner Name &  
Mailing Address: **18 SHALLOWFORD LLC  
8350 ASHLANE WAY STE 104  
SPRING TX 77382-2341**

Legal Description: **LT 23 BLK 1  
THE WOODLANDS CREEKSIDE PARK WEST  
SEC 11**  
  
 Property Address: **18 SHALLOWFORD PL  
TOMBALL TX 77375**

State Class Code				Land Use Code		
A1 -- Real, Residential, Single-Family				1001 -- Residential Improved		
Land Area	Total Living Area	Neighborhood	Neighborhood Group	Market Area	Map Facet	Key Map®
9,754 SF	3,834 SF	2604.39	26033	400 -- ISD 26 - Tomball ISD	4973A	250N

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	03/31/2016	No

Exemptions and Jurisdictions							
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
<b>None</b>	026	TOMBALL ISD		Certified: 08/12/2016	1.340000		
	040	HARRIS COUNTY		Certified: 08/12/2016	0.419230		
	041	HARRIS CO FLOOD CNTRL		Certified: 08/12/2016	0.027330		
	042	PORT OF HOUSTON AUTHY		Certified: 08/12/2016	0.013420		
	043	HARRIS CO HOSP DIST		Certified: 08/12/2016	0.170000		
	044	HARRIS CO EDUC DEPT		Certified: 08/12/2016	0.005422		
	045	LONE STAR COLLEGE SYS		Certified: 08/12/2016	0.107900		
	125	THE WOODLANDS TOWNSHIP		Certified: 08/12/2016	0.230000		
	395	HARRIS-MONTGOMERY CO MUD 386		Certified: 08/12/2016	0.465000		
666	HC EMERG SERV DIST 11		Certified: 08/12/2016	0.041850			

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations					
Value as of January 1, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	92,308		Land	92,308	
Improvement	491,265		Improvement	457,692	
<b>Total</b>	<b>583,573</b>	<b>542,098</b>	<b>Total</b>	<b>550,000</b>	<b>550,000</b>

5-Year Value History												
Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	1001 -- Res Improved Table Value	SF1	SF	9,600	1.00	1.00	1.00	--	1.00	9.60	9.60	92,160.00
2	1001 -- Res Improved Table Value	SF3	SF	154	1.00	0.10	1.00	--	0.10	9.60	0.96	148.00

Building							
Building	Year Built	Type	Style		Quality	Impr Sq Ft	Building Details
1	2013	Residential Single Family	101 -- Residential 1 Family		Excellent	3,834 *	Displayed

# 18 Shallowford Place

## Ubicación Oficial

<http://arcweb.hcad.org/parcelviewer/>

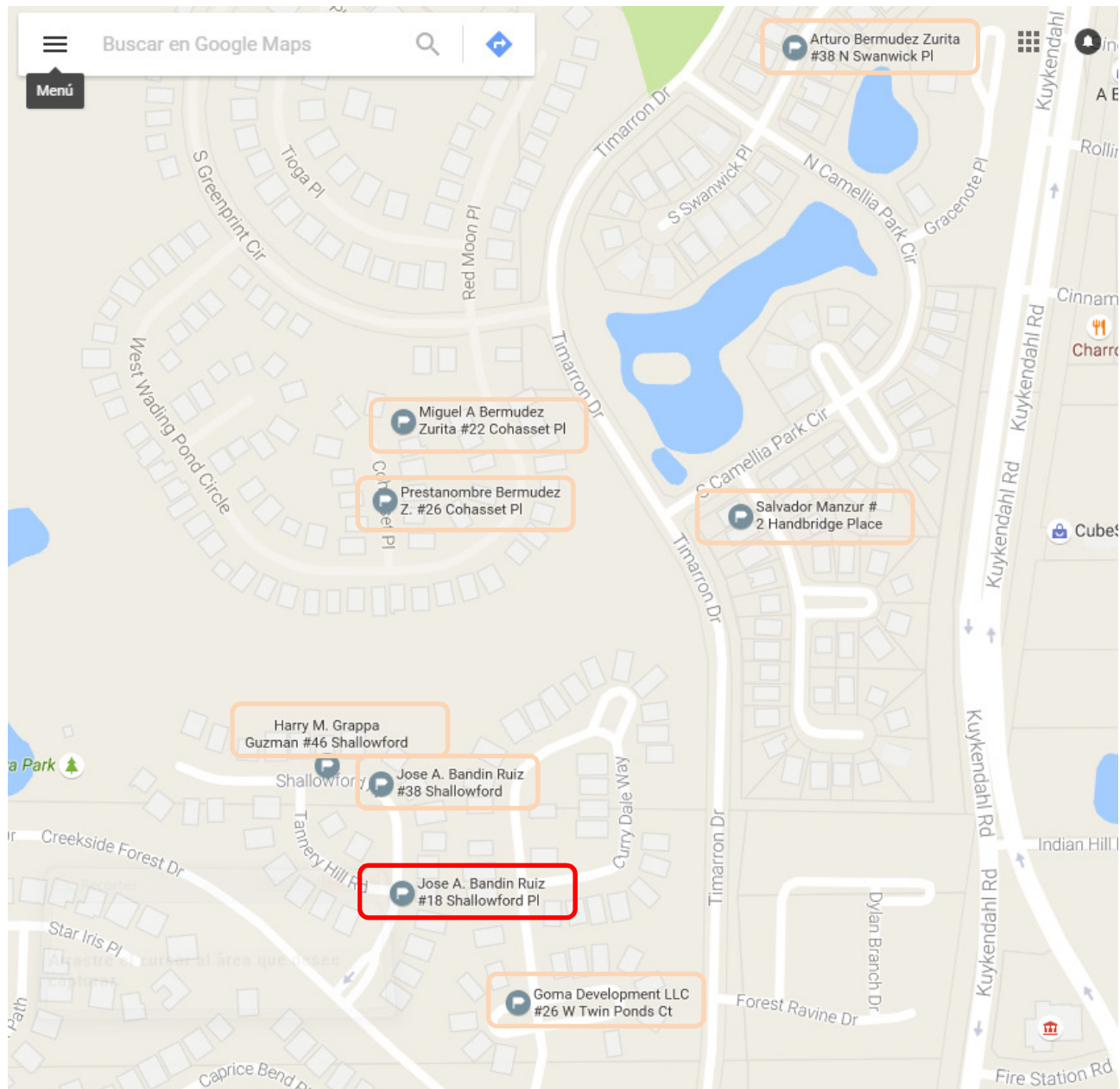
The screenshot displays the HCAD Parcel Viewer interface. On the left, a search bar shows '1336710010023' and '18 SHALLOWFORD PL'. The main map area shows a grid of parcels, with parcel 18 highlighted in green. A red rectangle highlights a popup window for '18 SHALLOWFORD PL'.

**18 SHALLOWFORD PL**

HCAD Account:	<a href="#">1336710010023</a>
Owner Name:	18 SHALLOWFORD LLC
State Class:	A1
Appraised Value:	\$ 550.000,00
Market Value:	\$ 550.000,00
Address:	18 SHALLOWFORD PL
City:	TOMBALL
Zipcode:	77375
Subdivision:	THE WOODLANDS CREEKSIDE PARK WEST 11

# 18 Shallowford Place

## Mapa de la colonia



En esta misma colonia José Antonio Bandín tiene 2 casas, Arturo Bermúdez 3 casas y Harry Grappa 1 casa.



# 18 Shallowford Place

## Imagen de la casa

[http://www.har.com/18-shallowford-pl/sold\\_2427904](http://www.har.com/18-shallowford-pl/sold_2427904)

[←](#) [→](#) [C](#) [www.har.com/18-shallowford-pl/sold\\_2427904](http://www.har.com/18-shallowford-pl/sold_2427904) [★](#) [4](#)

**HAR**  
com Menu

0 My List Log in

Home > Recently Sold Properties > 18 Shallowford Pl

### 18 Shallowford Pl

The Woodlands, TX 77375

[Direction](#) | [Drive Time](#) | [Photo Gallery](#) | [Print Flyer](#) ▼

**\$482,001 - \$552,000** Sold Price Range  
Based on Recent Sale (03/13/2015)

● Sold

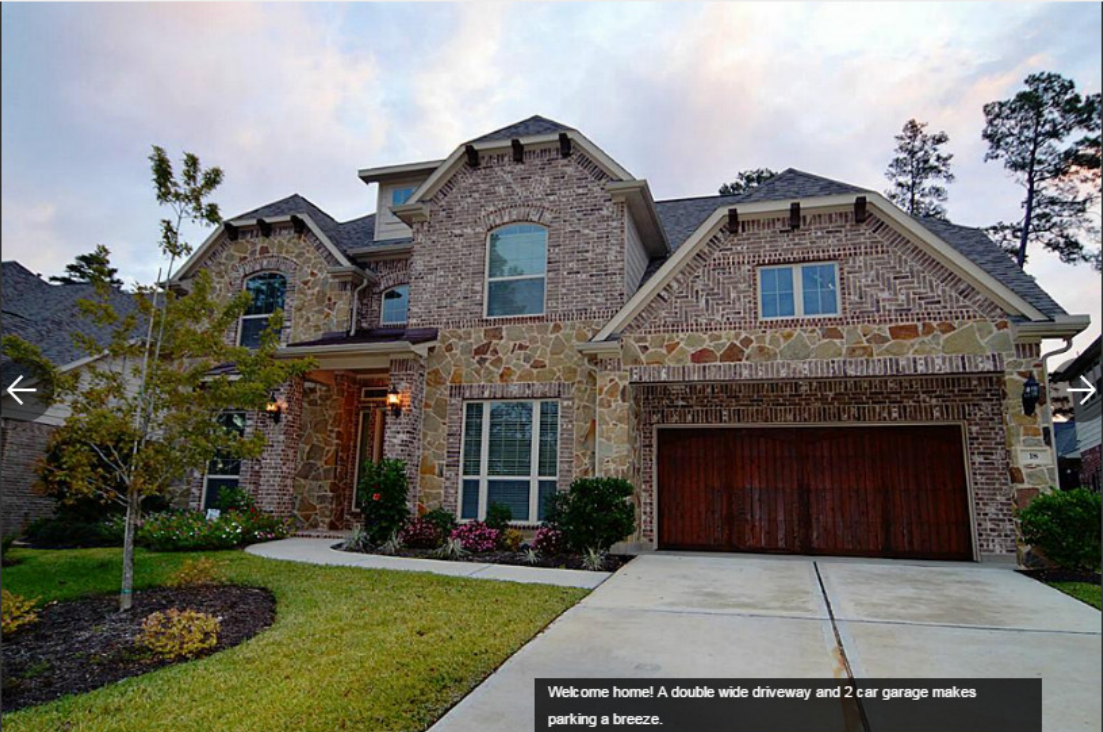
**5 Beds**  
**3 Full Bath**  
**1 Half Bath**

**3,834 Bldg Sqft.**  
**Single Family**

[Request Home Value](#)

♡ [Save as Favorite](#)

[Would you like this agent to call you back?](#)



Welcome home! A double wide driveway and 2 car garage makes parking a breeze.

[Photos](#) [Bird's Eye View](#) [Website](#)



# 18 Shallowford Place

## Notice – 2015-03-13

### Firmado por Mónica Babayán

20150103500  
03/16/2015 ER \$20.00

GF#FAH15000720

**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.**

**General Warranty Deed**

Date: March 7, 2015

Grantor: Jamie JM. Hong and Lilla M. Hong, husband and wife

Grantor's Mailing Address:  
Jamie JM. Hong and Lilla M. Hong  
18 SHALLOWFORD PLACE  
THE WOODLANDS TX 77375

Grantee: 18 Shallowford LLC 1EE

Grantee's Mailing Address:  
18 Shallowford LLC  
8350 Ashlane Way Ste. 104 #23  
The Woodlands TX 77382

Consideration:  
Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):  
Lot Twenty-Three (23), in Block One (1), of THE WOODLANDS CREEKSIDE PARK WEST, SECTION ELEVEN (11), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 648046 of the Map Records of Harris County, Texas. D

Reservations from Conveyance:  
None

Exceptions to Conveyance and Warranty:  
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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

**NOTICE TO PURCHASER**  
(Continued)

Lot Twenty-Three (23), in Block One (1), of THE WOODLANDS CREEKSIDE PARK WEST, SECTION ELEVEN (11), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 648046 of the Map Records of Harris County, Texas. D

Jamie Hong 03/09/15 (3)  
Date 20R  
Lilla Hong 03/09/15 2EE  
Date (3)

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHED TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

"The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property."

18 Shallowford LLC  
BY: Mónica Babayán 3/13/15 10R  
Manager Date 1EE

NOTICE TO PURCHASERS (Water Code §49.452)  
TXNFESC\_NoticeToPurchase-WaterDistrict (11-07)

# 18 Shallowford Place

Controlada por: "18 SHALLOWFORD PL, LLC"  
en triangulación con: "TWOFFICESUITES, LLC"

<https://mycpa.cpa.state.tx.us/coa/>

The image displays two screenshots of the Texas Franchise Tax Details page from the Texas Comptroller of Public Accounts website. The top screenshot shows the details for 18 SHALLOWFORD PL, LLC, and the bottom screenshot shows the details for TWOFFICESUITES, LLC. Both screenshots are dated 08/29/2016.

**Franchise Tax Details**

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 18:07:22 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

18 SHALLOWFORD PL, LLC	
Texas Taxpayer Number	32056409728
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	02/13/2015
Texas SOS File Number	0802157147
Registered Agent Name	TWOFFICESUITES, LLC
Registered Office Street Address	8350 ASHLANE WAY, STE 104 THE WOODLANDS, TX 77382

**Franchise Tax Details**

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 18:08:54 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

TWOFFICESUITES, LLC	
Texas Taxpayer Number	32052285379
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/22/2013
Texas SOS File Number	0801870602
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

# 8350 Ashlane Way Suite 8

Montgomery County, Texas

- Fecha de Compra
  - 2015-10-27
- Cuenta
  - R437314
- A nombre de:
  - 18 SHALLOWFORD PLACE LLC, de  
Mónica Babayán
- Valor en Dólares
  - USD \$277,000.00
- Valor en Pesos a \$18.50 por USD
  - \$5,124,500.00
- Nota: En esta misma dirección también tienen la Suite 3 y Suite 4, para un total de \$13,671,500 pesos.

# 8350 Ashlane Way Suite 8

## Hoja de Datos

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R437314)

2016  
R437314

08/29/2016  
Page 1 of 1

Current Owner		Legal Description		Exemptions		Market	
18 SHALLOWFORD PL LLC (00491762) 8350 ASHLANE WAY STE #104-23 SPRING, TX 77382		S219800 - Ashlane Way Professional Building, UNIT 8, FLOOR 2				277,820	
				Entities		Assessed	
				GMO, HM1, JNH, M46, SCO, CWT		277,820	

Situs Address				History Information			
8350 ASHLANE WAY 8 STE THE WOODLANDS, TX 77382				2016	2015	2014	2013
				Imp HS	-	\$0	-
				Imp NHS	\$226,620	\$226,620	\$226,620
				Land HS	-	\$0	-
				Land NHS	\$51,200	\$51,200	\$51,200
				Ag Mkt	-	\$0	-
				Ag Use	-	\$0	-
				Tim Mkt	-	\$0	-
				Tim Use	-	\$0	-
				HS Cap	-	-	-
				Assessed	\$277,820	\$277,820	\$277,820

Sales					
Date	Volume	Page	Seller Name		
10/27/2015	2015106189		MABEPA LLC		
04/21/2014	2014035713		AVENTURA DEVELOPMENTS LLC		

Building Attributes						Improvements					
Construction	Foundation	Exterior	Interior	Roof	Flooring	Type	Description	Area	Year Built	Eff Year	Value
4		C1	100-P2		0202	C	Commercial				\$335,430
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms	053	Office Building	2456	2013	2013	\$335,430
CH4,CC1	2		2013			C	Commercial				\$8,820
						YPC1	Concrete Parking Avera	2623	2013	2013	\$8,820

Land Segments				
SPTB	Description	Area	Market	Ag Value
F1	Primary Site	8533.00F	51,200	0

El inmueble son 2456 pies cuadrados de Oficinas en Condominio, desarrollado por “*Aventura Developments LLC*”, de *Alejandro Ortiz*. Misma persona que le vendió la Propiedad en *Kuykendahl Rd* a *Arturo Bermúdez*. Aquí se encuentra la empresa *TWOofficesuites LLC*



# 8350 Ashlane Way Suite 8

## Property Detail Sheet

<http://www.mcad-tx.org/html/records.html> (Property ID Search: R437314)

www.mcad-tx.org/html/records.html

**BACK TO MCAD SITE OPTIONS**

**Montgomery Central Appraisal District**  
Data on this Web site represents Certified 2016 values

**Property Detail Sheet (R437314)**

[History](#) [GIS Map](#) [Datasheet](#)

**Owner Information**

Owner ID: 00491762  
Owner Name: 18 SHALLOWFORD PL LLC  
Owner Address: 8350 ASHLANE WAY STE #104-23  
SPRING, TX 77382  
Property Address: 8350 ASHLANE WAY 8 STE  
THE WOODLANDS, TX 77382

**Parcel Information**

Legal Description: S219800 - Ashlane Way Professional Building, UNIT 8, FLOOR 2  
Neighborhood: 8132.C( SCO CWT VILLAGES - W OF I45 )  
Acreage:  
Cross Reference: 2198-00-00800  
Undivided Interest:  
Exemption Codes:  
Entity Codes: GMO (Montgomery Cnty)  
HM1 (Mont Co Hospital)  
JNH (Lone Star College)  
M46 (Mont Co Mud 46)  
SCO (Conroe ISD)  
CWT (The Woodlands Township)  
Deed Type: Spcl W/deed  
Deed Book:  
Deed Page: 2015106189  
Map Page: 215Z  
Links:

**Values Breakdown** **2016 Value**

Land HS:	\$0 +
Land NHS:	\$51,200 +
Improvement HS:	\$0 +
Improvement NHS:	\$226,620 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$277,820 =

**Improvements**

ID	Type	SPTB	Segs	Value
Imp1	C (Commercial) F1 (F1 - Commercial (real))	1		\$ 335,430
Imp2	C (Commercial) F1 (F1 - Commercial (real))	1		\$ 8,820

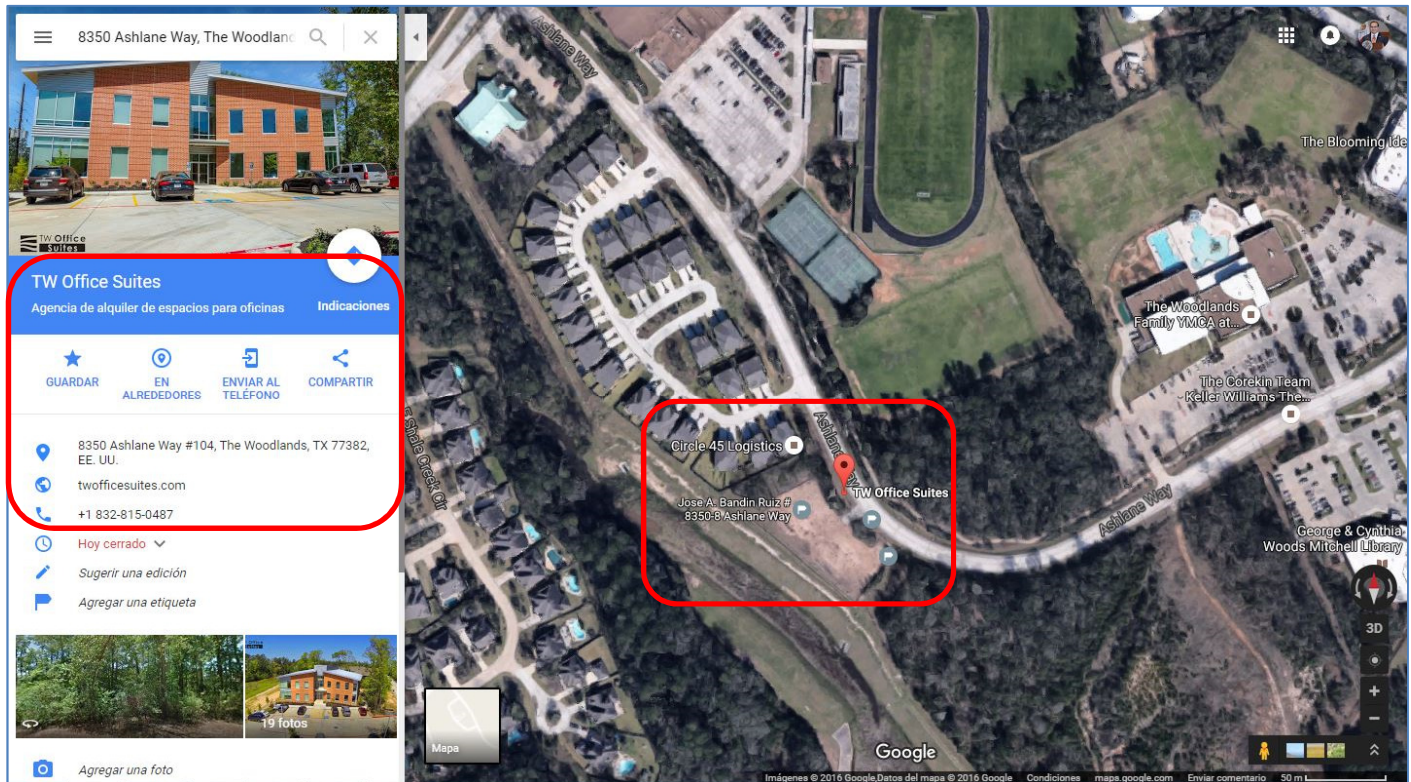
**Land**

ID	Type	SPTB	Acres	Market
Land1	S1 (Primary Site) F1 (F1 - Commercial (real))			\$ 51,200



# 8350 Ashlane Way Suite 8

## Ubicación en Google Maps





# 8350 Ashlane Way Suite 8

## Notice – 2015-10-26

### Firmado por Vendedor y Mónica Babayán

Doc# 2015106191  
Pages 3

#### NOTICE TO PURCHASERS OF REAL PROPERTY

File No.: 1516973

The real property, described below, that you are about to purchase is located in the area of MC MUD 46. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$.225 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$.225 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$139,690,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$130,590,000.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

The legal description of the property which you are acquiring is as follows:

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of ASHLANE WAY PROFESSIONAL BUILDING, AN EXECUTIVE OFFICE CONDOMINIUM COMMUNITY, a Condominium Project in Montgomery County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws and Exhibits attached thereto, recorded in/under Clerk's File No. 2013-099136, of the Real Property Records of Montgomery County, Texas.

Condominium Unit Suite Eight (8), Second Floor, and the space encompassed by the boundaries thereof.

**Seller(s):** MABEPA, LLC  
Date: October 26, 2015

MABEPA, LLC

Pablo J. Herranz  
Manager

MUD District 1 Notice SHB

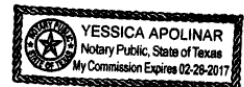
GF# 1516973  
Unit #/Closer 71YA  
Stewart Title of Montgomery County, Inc

Ricardo Duffour  
Manager

State of Texas  
County of Montgomery

This instrument was acknowledged before me on the 26th day of October, 2015 by Pablo J Herranz and Ricardo Duffour as Managers of Mabepa, LLC.

Notary Public in and for the State of Texas  
My commission expires: 2-28-2017



PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

**Buyer(s):** 18 Shallowford Pl, LLC  
Date: October 26, 2015

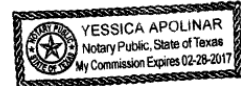
18 SHALLOWFORD PL, LLC

Mónica Babayan Canal  
Manager

State of Texas  
County of Montgomery

This instrument was acknowledged before me on the 26th day of October, 2015 by Monica Babayan Canal as Manager of 18 Shallowford, LLC.

Notary Public in and for the State of Texas  
My commission expires: 2-28-2017



MUD District 1 Notice SHB

# 8350 Ashlane Way Suite 8

Controlada por: "18 SHALLOWFORD PL, LLC"  
en triangulación con: "TWOFFICESUITES, LLC"

<https://mycpa.cpa.state.tx.us/coa/>

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 18:07:22 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

18 SHALLOWFORD PL, LLC	
Texas Taxpayer Number	32056409728
Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	02/13/2015
Texas SOS File Number	0802157147
Registered Agent Name	TWOFFICESUITES, LLC
Registered Office Street Address	8350 ASHLANE WAY, STE 104 THE WOODLANDS, TX 77382

Franchise Tax Details

Franchise Search Results Officers and Directors Info

As of : 08/29/2016 18:08:54 PM

This Page is Not Sufficient for Filings with the Secretary of State  
Obtain a certification for filings with the Secretary of State.

TWOFFICESUITES, LLC	
Texas Taxpayer Number	32052285379
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/22/2013
Texas SOS File Number	0801870602
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382



# TW Office suites LLC


- Oficinas Boutique.
- 3 Locales. Total de 6,550 Sq. Ft.
- Valor en Pesos a \$18.50 por USD  
– \$13,671,500.00 pesos



# TW Officesuites LLC

[www.twofficesuites.com](http://www.twofficesuites.com)

← → ↺ twofficesuites.com/es/ 🔍 ☆ 🌐



INICIO

OFICINAS EJECUTIVAS

OFICINAS VIRTUALES

SALAS DE NEGOCIOS


TARIFAS

GALERIA

BLOG


CONTACTO

🔍 BUSCAR...



OFICINAS BOUTIQUE


TW Office Suites ofrece un servicio integral personalizado en Oficinas Ejecutivas y Virtuales en The Woodlands Texas. Nuestros múltiples beneficios se adecuarán a sus necesidades.



OFICINAS EJECUTIVAS

Las oficinas de TW Office Suites tienen personalidad propia, gracias al moderno mobiliario, exclusiva decoración y espacio. Los beneficios incluidos como Internet de alta velocidad, correo y servicio de recepcionista las convierten en la mejor opción para tu negocio.


Leer más



OFICINAS VIRTUALES

TW Office Suites satisface las diferentes necesidades de tu negocio, a través de Oficinas Virtuales. Ofrecemos paquetes flexibles que pueden incluir desde una dirección de correo física hasta una videoconferencia en nuestra equipada sala de negocios.

Leer más



SALAS DE NEGOCIOS

En TW Office Suites las salas de juntas están disponibles para que lleves a cabo tus reuniones de trabajo; acompañadas del mejor servicio de recepción, Internet de alta velocidad, pantalla de proyección, videoconferencias y servicio de café.

Leer más

# TW Officesuites LLC

Valor de los 3 locales:

**\$13,671,500.00**

...mas mobiliario.

<http://www.eurway.com/tw-office-suites.html>

The screenshot displays the Eurway website's client portfolio for TW Office Suites. The page features a navigation bar with the Eurway logo, a search bar, and links to 'My Account', 'Trade Program', and 'Contact Us'. Below the navigation bar, there is a section titled 'Client Portfolio: TW Office Suites' with a description of the services offered. A large image of a modern office interior is shown, with 'Previous' and 'Next' navigation buttons. Below the image, there is a 'Featured Products' section displaying various furniture items with their names and prices.

**Eurway** modern home + office **FREE SHIPPING** on orders over \$99

My Account Trade Program Contact Us 855-238-7929

Search Go

new | living | bedroom | dining | office | outdoor | lamps | accessories | classics | kids | sale











[Return to Portfolio](#)

### Client Portfolio: TW Office Suites

TW Office Suites offers luxury, furnished executive offices, meeting rooms and virtual offices in The Woodlands, TX. Check out their beautifully furnished offices featuring many pieces of Eurway Modern Furniture. For more information on their services, visit [TW Office Suites](#).

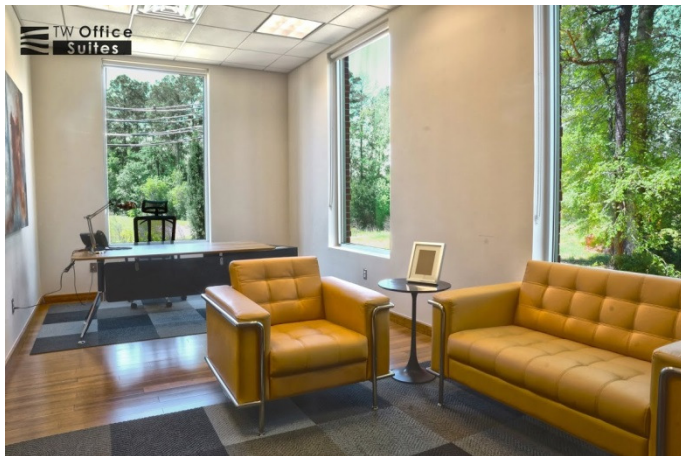
Previous Next

#### Featured Products

 <b>Trondheim Credenza</b> \$1,799.00	 <b>Trondheim Desk + Cab</b> \$1,999.00	 <b>Fortune Executive Chair</b> \$739.00	 <b>Shell Lounge Chair</b> \$639.00	 <b>Cabo Outdoor Loveseat</b> \$919.00
 <b>Ally Dining Table</b> \$199.00	 <b>Paris Cocktail Table</b> \$439.00	 <b>Plywood Lounge Chair</b> \$159.00	 <b>Samantha Dining Chair</b> \$774.00	 <b>Gurue Office Chair</b> \$429.00



# TW Officesuites LLC





# TW Officesuites LLC

[www.twofficesuites.com](http://www.twofficesuites.com)

## Precio Oficinas Virtuales

	\$98.00 PAQUETE # 1	\$158.00 PAQUETE # 2	\$248.00 PAQUETE # 3	\$308.00 PAQUETE # 4
Dirección de correo física				
Servicio de recepción de correo				
Logo con link en twofficesuites.com				
Línea telefónica				
Buzón de voz personalizado				
Servicio personalizado de recepción de llamadas				
Acceso Seguro 24/7				
Hora Sala de Negocios con video-conferencia	0 HRS	0 HRS	5 HRS	16 HRS
Precio por hora adicional de Sala de Negocios	\$40.00	\$35.00	\$30.00	\$25.00

TWOOFFICESUITES, LLC	
Texas Taxpayer Number	32052285379
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/22/2013
Texas SOS File Number	0801870602
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

## Oficinas Boutique

SUITE	AREA (Sq. Ft.)	MONTHLY INVESTMENT
Suite 1 FORT WORTH	144	LEASED
Suite 2 DALLAS	159	LEASED
Suite 3 AUSTIN	198	LEASED
Suite 4 SAN ANTONIO	228	LEASED
Suite 5 LAREDO	252	LEASED
Suite 6 Mc ALLEN	103	LEASED
Suite 7 ODESSA	103	LEASED
Suite 8 GALVESTON	153	LEASED
Suite 9 EL PASO	170	LEASED
Suite 10 CORPUS CHRISTI	308	LEASED
Suite 11 WACO	117	LEASED
Suite 12 AMARILLO	268	LEASED
Suite 13 SAN ANGELO	252	LEASED
Suite 14 LUBBOCK	159	LEASED
Suite 15 VICTORIA	144	\$1,000
Suite 16 BROWNSVILLE	323	LEASED
Suite 17 SAN MARCOS	260	LEASED

Total: 3341 Sq. Ft.

# TW Officesuites LLC

<https://twitter.com/twofficesuites>

[www.facebook.com/twofficesuites](http://www.facebook.com/twofficesuites)

[www.twofficesuites.com](http://www.twofficesuites.com)

Twitter, Inc. [US] <https://twitter.com/twofficesuites>

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**TW Office Suites**

OFICINAS EJECUTIVAS

OFICINAS VIRTUALES

SALAS DE NEGOCIOS

INFO@TWOFFICESUITES.CO

(832) 815-0487

WWW.TWOFFICESUITES.CO

TWEETS 641 SIGUIENDO 1.154 SEGUIDORES 579

Seguir

**Jose Antonio Bandin**  
@TWOOfficeSuites

Se unió en diciembre de 2013

Twitter a Jose Antonio Band

455 fotos y videos

**Tweets** Tweets y respuestas Multimedia

**Jose Antonio Bandin** @TWOOfficeSuites · 13 abr.  
**Premium Virtual Offices The Woodlands - Call Us Now! (832)-246-8800**  
[goo.gl/qARxOr](http://goo.gl/qARxOr)

**Jose Antonio Bandin** @TWOOfficeSuites · 11 abr.  
**Cómo Alquilar una Oficina - Renta De Oficinas Texas** [goo.gl/o8zE4D](http://goo.gl/o8zE4D)

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# Otras empresas

<https://mycpa.cpa.state.tx.us/coa/>

TWOOFFICESUITES, LLC		BULL BUSINESS & STORAGE, LLC	
Texas Taxpayer Number	32052285379	Texas Taxpayer Number	32052285130
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340	Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE	Right to Transact Business in Texas	ACTIVE
State of Formation	TX	State of Formation	TX
Effective SOS Registration Date	10/22/2013	Effective SOS Registration Date	10/22/2013
Texas SOS File Number	0801870602	Texas SOS File Number	0801870627
Registered Agent Name	JOSE A. BANDIN	Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382	Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382
BANDIN REAL ESTATE, LLC		BANBA OFFICES, LLC	
Texas Taxpayer Number	32052150169	Texas Taxpayer Number	32048771409
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340	Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE	Right to Transact Business in Texas	ACTIVE
State of Formation	TX	State of Formation	TX
Effective SOS Registration Date	10/04/2013	Effective SOS Registration Date	10/18/2013
Texas SOS File Number	0801862071	Texas SOS File Number	0801868507
Registered Agent Name	JOSE A. BANDIN	Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382	Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382
BANBA LAND & DEVELOPMENT, LLC		BANBA CONSTRUCTION, LLC	
Texas Taxpayer Number	32052150177	Texas Taxpayer Number	32052150185
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340	Mailing Address	8350 ASHLANE WAY STE 104 THE WOODLANDS, TX 77382-2341
Right to Transact Business in Texas	ACTIVE	Right to Transact Business in Texas	ACTIVE
State of Formation	TX	State of Formation	TX
Effective SOS Registration Date	10/04/2013	Effective SOS Registration Date	10/04/2013
Texas SOS File Number	0801862070	Texas SOS File Number	0801862069
Registered Agent Name	JOSE A. BANDIN	Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382	Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382

BANBA, LLC	
Texas Taxpayer Number	32052138164
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/03/2013
Texas SOS File Number	0801861163
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382


# Y otras más...

<http://twofficesuites.com/es/socios-de-negocio.html>

SOCIOS COMERCIALES


Imprimir Correo electrónico

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**nuarcpools**


Nuarc Pools es una empresa que ofrece servicio completo en piscinas y diseño exterior con sede en The Woodlands, Texas.

nuarcpools.com  
info@nuarcpools.com  
(832) 519-0990


  
**Bull Storage**

Bull Storage ayuda a encontrar las unidades de almacenamiento a mejor precio en The Woodlands, TX. Alquile un almacenamiento con control de temperatura, acceso las 24 horas, uso de camiones gratis, y mucho más. Reserva uno te garantizamos el mejor precio.

bullstorage.com  
info@bullstorage.com  
(832) 815-0487


  
**BANBA**  
Passion for Real Estate

Banba LLC es una compañía que se encuentra dentro del mercado inmobiliario de Texas. En el último año Banba LLC ha invertido y prosperado en el ramo residencial y comercial, por lo que próximamente incursionará en el ramo industrial.

  
**LaraNet**

Somos una firma de diseño web enfocados en ayudarle a crecer su negocio y a comunicarse mejor con sus clientes y prospectos utilizando para ello dos simples pero poderosas herramientas: 1) su nueva Página Web Interactiva y 2) su estrategia en Redes Sociales

laranet.net  
enrique@laranet.net  
(713) 397-1596

  
**BANDIN**  
Bienes Raíces  
MR


Grupo Bandin S.A. de C.V. empresa de bienes raíces 100% mexicana, inicia operaciones en el año de 1995 en la Cd. de México, con una visión innovadora de la comercialización en el corretaje inmobiliario. Operando principalmente como área de servicios en la zona Norponiente de la Ciudad




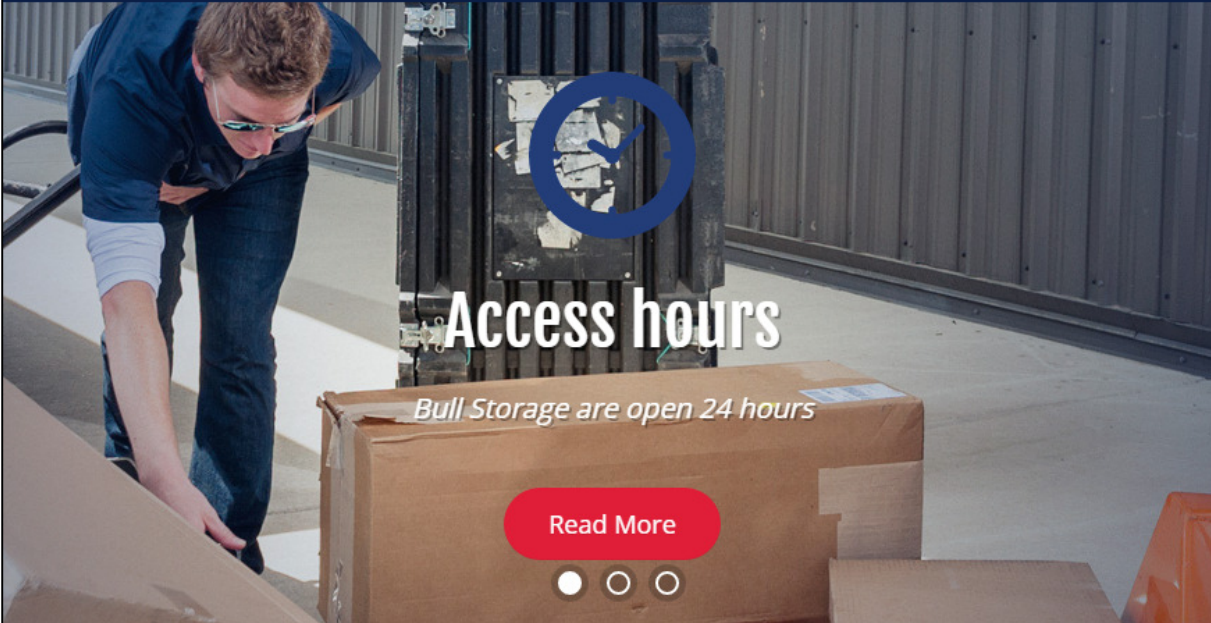
# Bull Business and Storage LLC

<http://www.bullstorage.com/en/>

← → ↻ [www.bullstorage.com/en/](http://www.bullstorage.com/en/) ☆ 🔒

Español  832-815-0487 **SOON WE WILL OPEN BULL STORAGE!**

☰ 



## Access hours


*Bull Storage are open 24 hours*

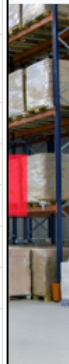
[Read More](#)

● ○ ○

## Services


Self storage for rent in in The Woodlands TX.

BULL BUSINESS & STORAGE, LLC	
Texas Taxpayer Number	32052285130
Mailing Address	8350 ASHLANE WAY STE 104-23 THE WOODLANDS, TX 77382-2340
 Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/22/2013
Texas SOS File Number	0801870627
Registered Agent Name	JOSE A. BANDIN
Registered Office Street Address	8350 ASHLANE WAY, SUITE 104-23 THE WOODLANDS, TX 77382



# Nuarc Pools - Nuarc LLC

<http://www.nuarcpools.com>



[MAIN](#) [FIRM](#) [PROJECTS](#) [IDEAS](#) [SUPPLIERS](#)

8000 McBeth Way  
Suite # 165  
The Woodlands, TX  
77382 USA


P. 832-519-0990  
[info@nuarcpools.com](mailto:info@nuarcpools.com)

Name

Email

Message

SEND

NUARC, LLC	
Texas Taxpayer Number	32040385562
Mailing Address	8000 MCBETH WAY STE 165 SPRING, TX 77382-1726
 Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	09/28/2009
Texas SOS File Number	0801175730
Registered Agent Name	SERGIO ORTIZ
Registered Office Street Address	7 ROSERUSH CT. THE WOODLANDS, TX 77380

# Y muchas casas más...

<http://www.bandinfranquicias.com/Franquicias>

← → ↻ [www.bandinfranquicias.com/Franquicias](http://www.bandinfranquicias.com/Franquicias) ☆ 🔒

<b>BANDIN</b> Bienes Raíces MR	Lomas de Tecamachalco, Naucalpan de Juárez, México 52-90-06-40 <a href="http://www.bandin.mx">www.bandin.mx</a>	<b>BANDIN</b> Alicuam MR	Villa de las Flores 1a Sección (Unidad Coacalco), Coacalco de Berriozábal, México 53-49-21-12 <a href="http://www.bandinalicuam.com">www.bandinalicuam.com</a>
<b>BANDIN</b> City House MR	Lomas de Tecamachalco, Naucalpan de Juárez, México 59-89-38-57 <a href="http://www.bandincityhouse.com">www.bandincityhouse.com</a>	<b>BANDIN</b> Diamante MR	Lomas de San Miguel, Atizapan de Zaragoza, Estado de México 58-87-51-04 <a href="http://www.bandindiamante.com">www.bandindiamante.com</a>
<b>BANDIN</b> Elite MR	Lomas de Atizapán, Atizapán de Zaragoza, México 50-77-32-38 <a href="http://www.bandinelite.com">www.bandinelite.com</a>	<b>BANDIN</b> EMPIRE MR	Independencia, Tultitlán, México 43-30-93-36 <a href="http://www.bandinempire.com">www.bandinempire.com</a>
<b>BANDIN</b> Esmeralda MR	Fracc. La Condesa, Atizapán de Zaragoza, México 58-16-10-76 <a href="http://www.bandinesmeralda.com">www.bandinesmeralda.com</a>	<b>BANDIN</b> EVOLUTION MR	La Romana, Tlalnepantla de Baz, México 26-27-03-28 <a href="http://www.bandinevolution.com">www.bandinevolution.com</a>
<b>BANDIN</b> Global MR	La Providencia, Metepec, México (722) 541-81-90 <a href="http://www.bandinglobal.com">www.bandinglobal.com</a>	<b>BANDIN</b> Guadalajara MR	Valle Real, Zapopan, Jalisco (33) 13713306 <a href="http://www.bandinguadalajara.com">www.bandinguadalajara.com</a>
<b>BANDIN</b> Lyon MR	Anzures, Miguel Hidalgo, Distrito Federal 52-62-87-37 <a href="http://www.bandinlyon.com">www.bandinlyon.com</a>	<b>BANDIN</b> Maralse Home Properties MR	Marina Ixtapa, Zihuatanejo de Azueta, Guerrero (755) 553-11-38 <a href="http://www.bandinmaralse.com">www.bandinmaralse.com</a>
<b>BANDIN</b> Metepec MR	Lázaro Cárdenas, Metepec, México (722) 543-6322 <a href="http://www.bandinmetepec.com">www.bandinmetepec.com</a>	<b>BANDIN</b> México MR	Las Arboledas, Atizapán de Zaragoza, México 68-40-90-40 <a href="http://www.bandinmexico.com">www.bandinmexico.com</a>
<b>BANDIN</b> Mtro. Sarti MR	San Andrés Atenco, Tlalnepantla de Baz, México 24-87-72-76 <a href="http://www.bandinsarti.com">www.bandinsarti.com</a>	<b>BANDIN</b> Platino MR	Guadalupe Insurgentes, Gustavo A. Madero, Distrito Federal 47-56-57-43 <a href="http://www.bandinplatino.com">www.bandinplatino.com</a>
<b>BANDIN</b> Plus MR	Fuentes de Satélite, Atizapán de Zaragoza, México 24-51-39-97 <a href="http://www.bandinplus.com">www.bandinplus.com</a>	<b>BANDIN</b> Premier MR	Polanco V Sección, Miguel Hidalgo, Distrito Federal 56-74-11-74 <a href="http://www.bandinpremier.com">www.bandinpremier.com</a>
<b>BANDIN</b> Prosperity MR	Lomas Manuel Ávila Camacho, Naucalpan de Juárez, México 55-19-28-71 <a href="http://www.bandinprosperity.com">www.bandinprosperity.com</a>	<b>BANDIN</b> Royal MR	Paseos de Taxqueña, Coyoacán, Distrito Federal 55-82-38-15 <a href="http://www.bandinroyal.com">www.bandinroyal.com</a>
<b>BANDIN</b> Select Home MR	Casa Blanca, Metepec, México (722) 280-70-50 <a href="http://www.bandinselecthome.com">www.bandinselecthome.com</a>	<b>BANDIN</b> SISAY MR	Hacienda de las Palmas, Huixquilucan, México 5216-3613 <a href="http://www.bandinsisay.com">www.bandinsisay.com</a>
<b>BANDIN</b> STAR MR	Coaxustenco, Metepec, México (722) 271-23-53 <a href="http://www.bandinstar.com">www.bandinstar.com</a>	<b>BANDIN</b> TENA MR	Hacienda de las Palmas, Huixquilucan, México 53-93-37-69 <a href="http://www.bandintena.com">www.bandintena.com</a>
<b>BANDIN</b> Terra MR	colonia , 26-23-02-53 <a href="http://www.bandinterra.com">www.bandinterra.com</a>	<b>BANDIN</b> The Woodlands Texas MR	Lomas Anáhuac, Huixquilucan, México 832-519-09-90 <a href="http://www.bandinthewoodlands.com">www.bandinthewoodlands.com</a>
<b>BANDIN</b> Villas Grand MR	El Mirador, Coyoacán, Distrito Federal 51-09-09-00 <a href="http://www.bandinvillasgrand.com">www.bandinvillasgrand.com</a>	<b>BANDIN</b> V.I.P. MR	San Miguel Chapultepec I Sección, Miguel Hidalgo, Distrito Federal 49 96 45 19 <a href="http://www.bandinvip.com">www.bandinvip.com</a>

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Direccion	Condado	Cuenta	Dueño	A Nombre de	Valor
2 Crystal Canyon Place	Harris	128-673-001-0033	Adolfo Mota Hernandez	Beatriz Palacios Guzman	\$ 556,000.00
9 Nagshead Place	Harris	132-426-001-0044	Arturo Bermudez Zurita	Sofia Lizbeth Mendoza Hernandez	\$ 314,000.00
23 Shimmering Aspen Drive	Harris	131-267-001-0004	Arturo Bermudez Zurita	Sofia Lizbeth Mendoza Hernandez	\$ 890,000.00
38 N Swanwick Place	Harris	132-335-001-0024	Arturo Bermudez Zurita	Sofia Lizbeth Mendoza Hernandez	\$ 528,000.00
2 Painted Post Place	Harris	133-410-002-0030	Arturo Bermudez Zurita	Jesus Gabriel Bermudez Gonzalez	\$ 364,000.00
15 Sawbridge Circle	Harris	133-410-002-0002	Arturo Bermudez Zurita	Miguel Angel Bermudez Zurita	\$ 344,000.00
59 N Marshfield Place	Harris	132-426-002-0035	Arturo Bermudez Zurita	Roberto Aquino Hernandez	\$ 331,000.00
26 S Whisking Swan Place	Harris	132-426-001-0019	Arturo Bermudez Zurita	Arturo Bermudez Zurita	\$ 355,000.00
19 Painted Post Place	Harris	133-410-002-0024	Arturo Bermudez Zurita	Gerardo Bermudez Gonzalez	\$ 388,000.00
22 Cohasset Place	Harris	133-482-002-0012	Arturo Bermudez Zurita	Miguel Angel Bermudez Zurita	\$ 404,000.00
26 Cohasset Place	Harris	133-482-002-0013	Arturo Bermudez Zurita	Alan Israel Romahn Mendoza	\$ 354,000.00
2519 Kuukendahl Road S210	Harris	127-919-001-0006	Arturo Bermudez Zurita	Arturo Bermudez Zurita	\$ 330,000.00
5110 San Felipe Street Unit 264	Harris	115-279-001-0004	Edgar Spinoso Carrera	Elvia Carlota Besil Sampieri (Esposa)	\$ 905,000.00
1600 Post Oak Blvd Unit 1305	Harris	128-453-000-0040	Edgar Spinoso Carrera	Elvia Carlota Besil Sampieri (Esposa)	\$ 900,000.00
71 South Sawbridge Circle	Harris	133-410-002-0012	Edgar Spinoso Carrera	Cesar Espinoso Carrera (Hermano)	\$ 374,000.00
2207 Bancroft Lane Unit 1202	Harris	132-353-000-0064	Edgar Spinoso Carrera	Elvia Carlota Besil Sampieri (Esposa)	\$ 805,000.00
2207 Bancroft Lane Unit 1203	Harris	132-353-000-0065	Edgar Spinoso Carrera	Elvia Carlota Besil Sampieri (Esposa)	\$ 435,000.00
6982 Lake Paloma Trail	Harris	131-255-005-0012	Edgar Spinoso Carrera	Edgar Spinoso Carrera	\$ 835,000.00
46 Shallowford Place	Harris	133-671-001-0016	Harry Manuel Grappa Guzman	Harry Manuel Grappa Guzman	\$ 530,000.00
2 Heather Bank Place	Montgomery	R293735	Jose A. Mansur Beltran	Jose A. Mansur Beltran	\$ 613,000.00
42 Whetstone Ridge	Montgomery	R362743	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 248,000.00
82 W Montfair Boulevard	Montgomery	R362750	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 245,000.00
90 W Montfair Boulevard	Montgomery	R362748	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 260,000.00
110 W Montfair Boulevard	Montgomery	R362774	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 248,000.00
114 W Montfair Boulevard	Montgomery	R362775	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 240,000.00
Chipwyck Way	Montgomery	R362732	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 279,000.00
47 E Montfair Boulevard	Montgomery	R362865	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 266,000.00
59 E Montfair Boulevard	Montgomery	R362863	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 281,000.00
113 E Montfair Boulevard	Montgomery	R362852	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 227,000.00
133 E Montfair Boulevard	Montgomery	R362881	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 202,000.00
137 E Montfair Boulevard	Montgomery	R362880	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 273,000.00
6 N Arrow Canyon Circle	Harris	128-675-002-0020	Jose A. Mansur Beltran	Jose A. Mansur Beltran	\$ 488,000.00
38 N Arrow Canyon Circle	Harris	128-675-002-0012	Jose A. Mansur Beltran	Chara Mansur	\$ 443,000.00
129 E Montfair Boulevard	Montgomery	R362882	Jose A. Mansur Beltran	M1 Woodlands LLC	\$ 221,000.00
7735 Red Bay Circle	Montgomery	R104642	Jose A. Mansur Beltran	M1 Village LLC	\$ 300,000.00
16 Sweetgum Road	Montgomery	R104573	Jose A. Mansur Beltran	M1 Village LLC	\$ 406,000.00
26105 Brickhill Dr	Harris	131-265-003-0002	Jose A. Mansur Beltran	Azerco LLC - Sergio Ortiz	\$ 283,000.00
271 Bloomhill Place	Montgomery	R393021	Jose A. Mansur Beltran	Jose Zury Cysneiros Mansur	\$ 178,000.00
43 Spinning Wheel Circuit	Montgomery	R339892	Jose Antonio Bandin Ruiz	43 Spinning Wheel LLC	\$ 267,000.00
Roserush Court	Montgomery	R196822	Jose Antonio Bandin Ruiz	7 Roserush LLC	\$ 200,000.00
18 Griffin Fill Court	Montgomery	R344239	Jose Antonio Bandin Ruiz	18 Griffin Fill LLC	\$ 253,000.00
138 Bryce Branch Circuit	Montgomery	R333635	Jose Antonio Bandin Ruiz	138 Bryce Branch LLC	\$ 269,000.00
175 W New Harmony Trail	Harris	132-426-002-0008	Jose Antonio Bandin Ruiz	175 W New Harmony LLC	\$ 288,000.00
8051 Bay Branch Dirve Unit 413	Montgomery	R279944	Jose Antonio Bandin Ruiz	8051 Bay Branch LLC	\$ 177,000.00
Levee Lane S/N - Tomball North Lot 15 Tr 3	Montgomery	R170396	Jose Antonio Bandin Ruiz	Banba Construction LLC	\$ 2,100.00
Levee Lane S/N - Tomball North Lot 15 Tr 4	Montgomery	R170397	Jose Antonio Bandin Ruiz	Banba Construction LLC	\$ 1,800.00
83 W Jagged Ridge Circuit	Harris	131-265-008-0005	Jose Antonio Bandin Ruiz	83 West Jagged Ridge LLC	\$ 344,000.00
87 W Jagged Ridge Circuit	Harris	131-265-008-0004	Jose Antonio Bandin Ruiz	87 West Jagged Ridge LLC	\$ 291,000.00
42 Spotted Lily Way	Montgomery	R170353	Jose Antonio Bandin Ruiz	Jose Antonio Bandin Ruiz	\$ 494,000.00
Levee Lane S/N - Tomball North Lot 16 Tr 4	Montgomery	R170403	Jose Antonio Bandin Ruiz	Banba Construction LLC	\$ 2,270.00
8350 Ashlane Way Suite 4	Montgomery	R437310	Jose Antonio Bandin Ruiz	Banba Offices LLC	\$ 278,000.00
8350 Ashlane Way Suite 3	Montgomery	R437309	Jose Antonio Bandin Ruiz	Banba Offices LLC	\$ 184,000.00
38 Shallowford Place	Harris	133-671-001-0018	Jose Antonio Bandin Ruiz	Monica Babayan Canal y Jose Antonio Bandin	\$ 637,000.00
18 Shallowford Place	Harris	133-671-001-0023	Jose Antonio Bandin Ruiz	18 Shallowford PI LLC	\$ 542,000.00
8350 Ashlane Way Suite 8	Montgomery	R437314	Jose Antonio Bandin Ruiz	18 Shallowford PI LLC	\$ 277,000.00
163 S Arrow Canyon Circle	Harris	128-675-004-0005	Karime Macias Tubilla	Maria Virginia Yazmin Tubilla Letay	\$ 455,000.00
83 Birch Canoe Drive	Harris	131-429-001-0017	Karime Macias Tubilla	Monica Macias Tubilla	\$ 720,000.00
19 Pintuck Place	Harris	131-257-001-0046	Salomon Mansur Cohen	Salomon Mansur Cohen	\$ 412,000.00
99 W Jagged Ridge Circuit	Harris	131-265-008-0001	Salomon Mansur Cohen	Salomon Mansur Cohen	\$ 310,000.00
78 S Sawbridge Circuit	Harris	133-410-001-0020	Salomon Mansur Cohen	Salomon Mansur Cohen	\$ 366,000.00
154 Heartshire Circuit	Montgomery	O0446995	Salomon Mansur Cohen	Sergio Ortiz Tangassi (apoderado)	\$ 327,000.00
2 Handbridge Place	Harris	132-335-003-0027	Salvador Manzur	Claudia Manzur de Rosete y Jose Jaime Rosete Gonza	\$ 345,000.00

Faltan: Miami, Bilbao, Madrid, Maryland...



# proceso

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