

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

(281) 341-8608
Fax (281) 341-8609

September 30, 2016

Benjamin Tran - Thao Hoa Corporation
1106 Tuam Street
Houston, TX 77004

Reference: Account Number: 4240-03-000-0010-907
Tax Year 2015, Precinct 2

Dear Mr. and/or Mrs. Tran:

The County has received your request to waive penalty, interest, and collection fees on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District and Harris/Fort Bend Emergency Services District #100 which represents a total amount of \$2010.85 for penalties assessed on the referenced account for tax year 2015. The Tax Assessor's Office has conducted research on your account; a copy of the research is enclosed with this letter, and has also been provided to the Commissioners Court.

The information you provided, along with the Tax Office research, has been placed on the Agenda, becoming part of public record, for the Commissioners Court meeting on Tuesday, October 11, 2016 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2nd Floor, in Richmond, Texas.

You are not required to appear in order for the Court to consider your request. Action by the Court is governed by guidelines under Texas Tax Code, Chapter 33, Section 33.011*, Commissioners Court cannot waive penalty, interest and/or collection fees unless there is evidence of an error by the appraisal district or the County. However, if you have any new information showing proof of an error that was not researched by the Tax Assessor and wish to discuss, please contact your Commissioner, Grady Prestage, prior to October 11, 2016, at telephone 281-403-8000 or by email at james.prestage@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

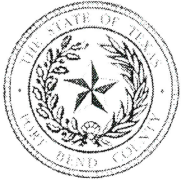
A handwritten signature in blue ink that reads "Robert E. Hebert".

Robert E. Hebert

Enclosure

Copy: Commissioner Grady Prestage, Precinct No. 2

*Section 33.011(a)(1) of the Texas Tax Code states, "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency."



COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, PCC
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

(281) 341-3710
Fax (281) 341-9267
Email: patsy.schultz@fortbendcountytexas.gov
www.fortbendcountytexas.gov

DATE: August 10, 2016

TO: County Judge Robert E. Hebert
Commissioner Richard Morrison
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner James Patterson
Roy Cordes, County Attorney

COUNTY JUDGE
RECEIVED

SEP 26 2016

FROM: Patsy Schultz *PS*
County Tax Assessor/Collector

Re: Waiver of Penalty, Interest and Attorney Fees – Benjamin Tran- Thao Hoa Corporation: Account# 4240-03-000-0010-907, 2015 Tax Year; Legal Description: Keegans Wood Sec 3, Acres 1.5, Reserve "A" (23% Land, 50% IMP in Ft. Bend County)

Precinct 2 ✓

Benjamin Tran of Thao Hoa Corporation is requesting a waiver of penalty, interest, and attorney's fees stating the statement was mailed to the previous owner.

Tax Office Records Indicate:

1. November 05, 2015 – 2015 Certified Owner Statement was mailed to: Regina Pacis Inc PO BOX 300 Bacliff Tx 77518-0300- **was not returned by the Post Office.**
2. February 18, 2016 – The 2015 Reminder Tax Statement was mailed out to Pacis Inc PO BOX 300 Bacliff Tx 77518-0300 –**this was returned by the Post Office 04/13/2016 as "Not Deliverable As Addressed"**
3. May 12, 2016- 33.07 Notice was mailed to Regina Pacis Inc PO BOX 300 Bacliff, Tx 77518-0300. –**was not returned by the Post Office.**
4. The Deed was not filed in Fort Bend County until August 3, 2016.
5. Fort Bend Independent School District and Harris F/B ESD#100 have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and

collection fees and allow the Fort Bend County Commissioners Court to make the determination based on 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 4240-03-000-0010-907:

2015 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$ 3,399.23	\$ 611.86	\$ 802.22	\$ 1,414.08
Harris F/B ESD #100	\$ 201.70	\$ 36.31	\$ 47.60	\$ 83.91
FBC	\$ 1,232.85	\$ 221.91	\$ 290.95	\$ 512.86
TOTAL	\$ 4,833.78	\$ 870.08	\$ 1,140.77	\$ 2,010.85

Total Penalty & Interest: \$ 2,010.85

I **do not** recommend waiver of penalty, interest and collection fees. Property Tax Code Section 33.011 (a) (1). "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."



THAO HOA CORPORATION

1106 Tuam Street • Houston, Texas 77004
Cell: 713-885-1119 • Office: 713-650-1475
Email: bbtran247@gmail.com

Account Number: 4240-03-000-0010-907

Tuesday, August 2, 2016

COUNTY JUDGE
RECEIVED

AUG 03 2016

Luisa Bowers
Administrative Assistant
401 Jackson
Richmond, Texas 77469-3110

To whom it may concern,

We are writing to you in regards of an internal problem when mailing out the **Fort Bend Tax Statement**. When we purchased **Keegan Wood**, we were not notified that the property lies on both Harris County and Fort Bend County, so we only paid the Harris County and Alief School Tax on time (As shown in the Tax Receipt). We had already transferred the ownership of Keegan Wood on 6/5/2015 (As shown in the General Warranty Deed) to **Thao Hoa Corporation** (1415 South Loop West, Suite 250, Houston, Texas, 77008), yet the Tax Statement was still delivered to the address of the previous owner **Regina Pacis Incorporated** (PO Box 300 Bacliff, Texas 77518-0300). After we received the **Notice of Tax Lien** on 7/19/2016 with no prior warnings, we paid in full within 10 days, including the P&I and Coll Fee. Because of this error, we were not notified of the Tax Statement in due time and were unable to pay the proper amount, leading to a total of \$2,010.85 in fines, thus we are requesting a waiver for the three(3) penalty, interest, and collection fees.

Best Regards,

Benjamin Tran,
President of Thao Hoa Corporation

Perdue Brandon Fielder Collins & Mott, LLP

ATTORNEYS AT LAW

1235 North Loop West
Suite 600
Houston, TX 77008

Tel: (713) 802-8949 Espanol: (800) 994-0678
Fax: (713) 862-1429
www.pbfc.com

FORT BEND
281 341 - 3710
HARRIS
713-368-2000
7/8/2016

#BWBBPZ
#T/0892/063601/15# 3119 1 AT 0.389*****AUTO**3-DIGIT 770 3DG 2 FT 15
THAO HOA CORPORATION
1106 TUAM ST
HOUSTON TX 77004-2710

ID# T/0892/063601/1

R76880



NOTICE OF TAX LIEN

I am writing to call your attention to the fact that this delinquency exists. If you are currently in a payment agreement, in litigation or involved in a bankruptcy, you or your attorney should notify our office.

The tax years and amounts due on the property assessed in your name are provided on the back of this letter. **PLEASE BE AWARE THAT YOU MAY OWE TAXES TO OTHER ENTITIES ON THIS PROPERTY AS WELL.**

If you are not the current owner of the property or if your mortgage company is responsible for this payment, please notify our office. If you are not the current owner, you should notify the appraisal district so that they can update the tax rolls.

Credit/debit cards are accepted at all Fort Bend County Tax Office locations and via the internet by visiting <http://www.fortbendcountytexas.gov> (a convenience fee is charged by the vendor).

Your prompt attention to this matter will be appreciated.

Sincerely yours,
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.

IF THESE TAXES HAVE BEEN PAID SINCE JULY 1, 2016, PLEASE DISREGARD THIS NOTICE. YOU CAN ALSO PAY BY E-CHECK AT WWW.FORTBENDCOUNTYTX.GOV WITHOUT A CONVENIENCE FEE.

Yolanda M. Humphrey

SEE REVERSE SIDE FOR TAX DETAIL

(Remove this portion and return it with your payment in the envelope provided)

T/0892/063601/1
THAO HOA CORPORATION
1106 TUAM ST
HOUSTON TX 77004-2710

TOTAL IF PAID BY:	7/31/2016	8/31/2016
PAYMENT DUE:	\$4,813.31	\$4,854.10

<i>Property Accounts</i>	
4240030000010907	

MAKE PAYMENT TO:

FORT BEND COUNTY TAX OFFICE
1317 EUGENE HEIMANN CIRCLE
RICHMOND TX 77469-3623

Apply to Perdue, Brandon, Fielder, Collins & Mott, L.L.P. Account

(281) 341-3710

TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:
REGINA PACIS INC
PO BOX 300
BACLIFF, TX 77518-0300

Legal Description:
KEEGANS WOOD SEC 3, ACRES 1.5, RESERVE
"A" (23% LAND, 50% IMP IN FT BEND
COUNTY)

Parcel Address: 14165 BISSONNET ST
Legal Acres: 1.5000

Remit Seq No: 32537611
Receipt Date: 07/29/2016
Deposit Date: 07/29/2016
Print Date: 07/29/2016 01:31 PM
Printed By: AREYES

Deposit No: O160729AZI
Validation No: 900000047138839
Account No: 4240-03-000-0010-907
Operator Code: AREYES

Table with 9 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include 2015 Fort Bend Isd, Harris F/B Esd #100, Fort Bend Co Drainage, Fort Bend Co Gen Fnd.

Check Number(s):
1058

PAYMENT TYPE:
Checks: \$6,844.63

Exemptions on this property:

Total Applied: \$6,844.63
Total Tended: \$6,844.63
Change Paid: \$0.00

PAYER:
THAO HOA CORPORATION
1106 TUAM ST
HOUSTON, TX 77004-2710

ACCOUNT PAID IN FULL

DELINQUENT TAX STATEMENT DETAIL



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
(281) 341-3710

Mall To:
 REGINA PACIS INC
 PO BOX 300
 BACLIFF, TX 77518-0300

Legal Description:
 KEEGANS WOOD SEC 3, ACRES 1.5, RESERVE
 "A" (23% LAND, 50% IMP IN FT BEND
 COUNTY)

Account No: 4240-03-000-0010-907 **2015 Value: \$253,674** **Legal Acres: 1.5000**
As of Date: 07/19/2016 **Appr. Dist. No.: R76888** **Parcel Address: 14165 BISSONNET ST**
Print Date: 07/19/2016 **Printed By: IVANG**

Year	Rec Type	Receipt	Tax Units	Delinq. Date MM/YY	Remaining Levy	IF PAID BY July 31, 2016		IF PAID BY August 31, 2016		IF PAID BY September 30, 2016	
						Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2015	TL		1	02/16	\$3,399.23	\$1,414.08	\$4,813.31	\$1,454.87	\$4,854.10	\$1,495.67	\$4,894.90
	TL		48	02/16	\$201.70	\$83.91	\$285.61	\$86.32	\$288.02	\$88.75	\$290.45
	TL		78	02/16	\$53.27	\$22.16	\$75.43	\$22.80	\$76.07	\$23.43	\$76.70
	TL		79	02/16	\$1,179.58	\$490.70	\$1,670.28	\$504.86	\$1,684.44	\$519.02	\$1,698.60
Subtotals for 2015 :					\$4,833.78	\$2,010.85	\$6,844.63	\$2,068.85	\$6,902.63	\$2,126.87	\$6,960.65
TOTAL AMOUNT DUE:					\$4,833.78	\$2,010.85	\$6,844.63	\$2,068.85	\$6,902.63	\$2,126.87	\$6,960.65

Tax Unit Codes:

1 FORT BEND ISD 48 HARRIS F/B ESD #100 78 FORT BEND CO DRAINAGE 79 FORT BEND CO GEN FND

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. NO FEE CHARGED FOR E-CHECK.

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

Print Date: 07/19/2016 PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT. 32.1.22

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PATSY SCHULTZ, PCC
 FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
 PO BOX 1028 - PAYMENT PROCESSING DEPT
 SUGAR LAND, TX 77487-1028
 (281) 341-3710

Appr. Dist. No.: R76888



4240-03-000-0010-907

REGINA PACIS INC
 PO BOX 300
 BACLIFF, TX 77518-0300

If Paid By	Amount Due
July 31, 2016	\$6,844.63
August 31, 2016	\$6,902.63
September 30, 2016	\$6,960.65
Amount Paid: \$	_____

0000000R76888 047 0000684463 0000690263 0000696065 0000000000 3

THAO HOA CORPORATION
1106 TUAM ST
HOUSTON TX 77004-2710

RENN ROAD M.U.D.
2015 TAX STATEMENT

Account Number
191 0103-000-0300
CAD Number
1156140010032
Mortgage Code

Bob Leared, Tax Assessor/Collector
11111 Katy Fwy #725 Houston TX 77079
MONDAY - THURSDAY 8:30 AM TO 4:30 PM

www.bli-tax.com
Phone 713-932-9011

Property Description	
RES A1 BLK 1 (HC* L 77% & I 50%) KEEGANS WOOD SEC 3 14165 BISSONNET ST 77083 1.1623 Acres	
LAND	354,414
IMPROVEMENTS	282,444
Total Market	636,858
Total Assessed	636,858
Total Taxable	636,858

Tax Summary	
2015 Taxes Due by January 31, 2016	4,776.44
Total Due	\$ 4,776.44

2015 Tax Rate: .750000 ASSESSMENT RATIO 100%

Penalties for Paying Late	Rate	Pen/Int	Tax	Total
Postmarked by February 29, 2016	7%	334.35	4,776.44	5,110.79
Postmarked by March 31, 2016	9%	429.88	4,776.44	5,206.32
Postmarked by April 30, 2016	11%	525.41	4,776.44	5,301.85

IF PAYING IN CASH, PLEASE HAVE EXACT AMOUNT.

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.

IF YOUR MORTGAGE COMPANY IS ACCRUING FUNDS FOR TAXES, PLEASE FORWARD THIS STATEMENT TO THEM WITH YOUR LOAN NUMBER.

For Name / Address or Valuation Concerns Contact: HARRIS CAD AT 713-957-7800
Mailing address change

Comparison of the current tax year to the last five years.

Year	Appraised	Taxable	Rate	Tax	% of Change
2015	636,858	636,858	.75000	4,776.44	15.00
2014	541,014	541,014	.75000	4,057.61	14.00
2013	458,266	458,266	.76000	3,482.82	4.00
2012	438,261	438,261	.76000	3,330.78	9.00
2011	437,413	437,413	.69000	3,018.15	5.00
2010	430,894	430,894	.66500	2,865.45	13.00

% of change between 2010 and 2015

Appraised	Taxable	Rate	Tax
~ 32.00	32.00	11.33	40.00

RENN ROAD M.U.D.
11111 KATY FREEWAY #725
HOUSTON, TX 77079-2197
713-932-9011

TEMPORARY RECEIPT

1/29/2016

191 ACT# 0103-000-0300

TAX YEAR: 2015 TAX RATE: .750000 PAID: 1/29/2016
TAXABLE VALUE: 636,858 TOTAL DUE: 4,776.44

TOTAL PAID: 4,776.44

RES A1 BLK 1
(HC* L 77% & I 50%)
KEEGANS WOOD SEC 3

14165 BISSONNET ST 77083
CAD1156140010032
none

THAO HOA CORPORATION

1106 TUAM ST
HOUSTON TX 77004-2710

RETURN TOP PORTION WITH YOUR PAYMENT:

FOR ANY QUESTIONS RELATING TO PROPERTY VALUES, EXEMPTIONS, OR CHANGE IN OWNERSHIP, CONTACT THE HARRIS COUNTY APPRAISAL DISTRICT (713) 987-7800.

PROPERTY DESCRIPTION	PROPERTY VALUES	EXEMPTIONS	
RES A1 BLK 1 (HC* L 77% & I 50%) KEEGANS WOOD SEC 3 ACRES: 1.1623 PROPERTY ADDRESS: 14165 BISSONNET ST	LAND	354,414	
	IMPROVEMENTS	282,444	
	PERSONAL PROPERTY		
	MARKET VALUE	636,858	
	APPRAISED	636,858	ASSESSMENT RATIO 100%
	TAXABLE VALUE	636,858	TAX RATE: 1.280000
	TAX LEVY	8,151.78	

Comparison of the current tax year to last five years.

Year	Appraised	Taxable	Rate	Tax	% of change
2015	636,858	636,858	1.280000	8,151.78	17.716
2014	541,014	541,014	1.280000	6,924.98	17.142
2013	458,266	458,266	1.250000	5,911.63	2.188
2012	438,261	438,261	1.320000	5,785.05	0.659
2011	437,413	437,413	1.330000	5,817.59	0.755
2010	430,894	430,894	1.340000	5,773.98	0.000

Tax Rate Components

Year	Maintenance	Debt	Total Rate
2015	1.130000	0.160000	1.280000
2014	1.130000	0.160000	1.280000

To pay by Credit Card, Visa Debit, and ACH
www.a11ofhd.net
 There will be a nominal fee charged for this service.



CONFIRMATION OF PAYMENT

DATE: 01/29/2016

ATN - ATNA0129

ALIEF I.S.D.

P.O. BOX 368
ALIEF, TX 77411

46220252000
PROPERTY DESCRIPTION
1156140010032
RES A1 BLK 1
(HC* L 77% & I 50%)
KEEGANS WOOD SEC 3

ENTITY	TAX RATE	NET VALUE	AMT PAID
008	1.280000	636,858	8,151.78

THAO HOA CORPORATION
1106 TUAM ST
HOUSTON, TX 77004-2710

YEAR PAID : 2015
TAXES PAID:8,151.78
INTEREST : 0.00
PENALTY : 0.00
ATTY FEES : 0.00
OTHER: 0.00

AMT PAID :8,151.78

CHECK NO:

PAYER: THAO HOA CORPORATION

MIKE SULLIVAN
 Tax Assessor-Collector
 P.O. Box 3547
 Houston, Texas 77253-3547



2015 Property Tax Statement

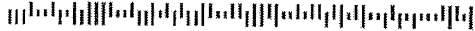
e-Bill Code 4539657115



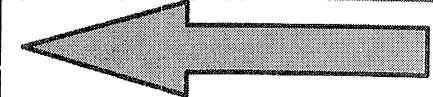
Statement Date	November 22, 2015
Account Number	115-614-001-0032

NAME/ADDRESS CHANGE 02

*0000012 A
 THAO HOA CORPORATION
 1106 TUAM ST BISSONNET ST
 HOUSTON TX 77004



Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
Harris County	0	636,858	.4192300	\$2,669.90	14165 BISSONNET ST 77083
Harris County Flood Control Dist	0	636,858	.0273300	\$174.05	RES A1 BLK 1
Port of Houston Authority	0	636,858	.0134200	\$85.47	(HC* L 77% & I 50%)
Harris County Hospital District	0	636,858	.1700000	\$1,082.66	KEEGANS WOOD SEC 3
Harris County Dept. of Education	0	636,858	.0054220	\$34.53	1.1623 AC
Houston Community College System	0	636,858	.1019420	\$649.23	
Emergency Serv Dist #100-EMS/Fire	0	636,858	.0795100	\$506.37	
Total 2015 Taxes Due By January 31, 2016				\$5,202.21	
Payments Applied To 2015 Taxes				(\$0.00)	
Total Current Taxes Due (Including Penalties)				\$5,202.21	
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00	
Total Amount Due By January 31, 2016				\$5,202.21	
Penalty and Interest for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total	
By February 29, 2016	7%	\$5,566.37	\$0.00	\$5,566.37	
By March 31, 2016	9%	\$5,670.40	\$0.00	\$5,670.40	
By April 30, 2016	11%	\$5,774.46	\$0.00	\$5,774.46	
By May 31, 2016	13%	\$5,878.51	\$0.00	\$5,878.51	
By June 30, 2016	15%	\$5,982.55	\$0.00	\$5,982.55	



Tax Bill Increase (Decrease) from 2010 to 2015: Appr Value 48% Taxable Value 48% Tax Rate 0% Tax Bill 47%



MIKE SULLIVAN
 Tax Assessor-Collector
 www.hctax.net



Receipt No. 1185186
 Payment Type: Tax Payment
 1/29/2016 1:16PM

Receipt

Receipt of Cash:	\$0.00
Receipt of Check:	\$5,202.21
Receipt of Credit Card:	\$0.00
Change:	\$0.00
<hr/>	
Total Receipt:	\$5,202.21

Check Number:

Accounts
 1156140010032

Notes



Scarsdale - HCTOSCARWIN4 - baguilar

WD
ETC
N

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Chicago Title
REF# CTT15051234

THE STATE OF TEXAS

COUNTY OF HARRIS

}
}
} Know All Men By These Presents :

That, REGINA PACIS, INC., a Texas corporation, (herein called "Grantor", whether one or more), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by THAO HOA CORPORATION, a Texas corporation, (herein called "Grantee"), the receipt of which is hereby acknowledged; and the further consideration of the execution and delivery of that one certain promissory note of even date herewith, in the original principal sum of One Million Thirty-Two Thousand Five Hundred and No/100 Dollars (\$1,032,500.00), executed by Grantee, as Maker, and payable to the order of Golden Bank National Association, its successors and/or assigns, (9315 Bellaire Blvd., Houston, Texas 77036) and being due and payable according to the terms and conditions stated therein; the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Dan W. McCrary, Trustee; have GRANTED, SOLD, AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto Grantee, whose address is 1106 Tuam St. Bissonnet St., Houston, Texas 77004, all of the following described real property in Harris County, Texas, to wit :

1EE

The property more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes

This conveyance is made and accepted subject to all and singular any easements and rights-of-way of record and all presently recorded liens, restrictions, reservations, exceptions, covenants, conditions, set-backs, oil and gas leases, mineral severances and governmental regulations that are valid and affect the property, recorded in the Official Public Records of Real

EK U/U-33-0694

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Chicago File:

CTT 5051234

THE STATE OF TEXAS }

COUNTY OF HARRIS }

Know All Men By These Presents :

That, REGINA PACIS, INC., a Texas corporation, (herein called "Grantor", whether one or more), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by THAO HOA CORPORATION, a Texas corporation, (herein called "Grantee"), the receipt of which is hereby acknowledged; and the further consideration of the execution and delivery of that one certain promissory note of even date herewith, in the original principal sum of One Million Thirty-Two Thousand Five Hundred and No/100 Dollars (\$1,032,500.00), executed by Grantee, as Maker, and payable to the order of Golden Bank, National Association, its successors and/or assigns, (9315 Bellaire Blvd., Houston, Texas 77036) and being due and payable according to the terms and conditions stated therein; the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to Dan W. McCrary, Trustee; have GRANTED, SOLD, AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto Grantee, whose address is 1106 Tuam St. Bissonnet St., Houston, Texas 77004, all of the following described real property in Harris County, Texas, to wit :

The property more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes

This conveyance is made and accepted subject to all and singular any easements and rights-of-way of record and all presently recorded liens, restrictions, reservations, exceptions, covenants, conditions, set-backs, oil and gas leases, mineral severances and governmental regulations that are valid and affect the property, recorded in the Official Public Records of Real

Property of Harris County, Texas and any and all matters that would be shown by a current survey and all of these matters are excluded from the warranty of title herein contained.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee above named, its heirs, successors or assigns, forever; and Grantor does hereby bind Grantor, Grantors' successors, heirs, assigns, executors and administrators to Warrant and Forever defend all and singular the said property unto the said Grantee, its heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

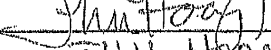
But it is expressly agreed that a Vendor's Lien, as well as the Superior Title in and to the above described property, is retained against the above described property, premises and improvements until the above described note to Golden Bank, National Association and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

The Vendor's Lien retained herein is hereby assigned and transferred unto Golden Bank, National Association, its successors and/or assigns, without recourse.

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

EXECUTED effective this 5th day of JUNE, 2015.

REGINA PACIS, INC.
a Texas corporation

By: 
Name: THU HOANA LE
Title: president.

STATE OF TEXAS

COUNTY OF WARRIOR

This instrument was acknowledged before me, the undersigned Notary Public, on the 5th day of June, 2015 by THU HOANG LE, the PRESIDENT/CEO of REGINA PACIS, INC., a Texas corporation, for the purposes and consideration and in the capacities therein expressed.





NOTARY PUBLIC, STATE OF TEXAS

After recordation return to:

EXHIBIT "A"
Legal Description

A TRACT OR PARCEL OF LAND CONTAINING 1.5095 ACRE (65,752 SQUARE FEET) SITUATED IN THE H.K. STAFFORD SURVEY, ABSTRACT No. 1370, HARRIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF UNRESTRICTED RESERVE "A", KEEGANS WOOD, SECTION 3, RECORDED IN VOLUME 316, PAGE 146, AND AMENDED IN VOLUME 325, PAGE 74, MAP RECORDS HARRIS COUNTY, TEXAS (M.R.H.C.T.), AND UNDER SLIDE No. 711-A, PLAT RECORDS FORT BEND COUNTY, TEXAS, (P.R.F.B.C.T.), AND BEING THAT SAME TRACT CONVEYED TO REGINA PACIS, INC., RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) X889842, OFFICIAL PUBLIC RECORDS HARRIS COUNTY, TEXAS (O.P.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. X889842 M.R.H.C.T.)

BEGINNING at a found iron rod for Northeast corner of herein described Tract, in the south right-of-way (ROW.) line of Blissonnet Street (100' R.O.W.), same point being the northwest corner of Lot 28, Block 1, Keegans Wood, Section 3, and the northeast corner of said Restricted Reserve "A", of said Keegans Wood, Section 3;

THENCE S 00°04'56" W, 250.01', departing the south R.O.W. line of said Blissonnet Street and along the common line of said Lot 28, Block 1 and Restricted Reserve "A", and the East line of herein described Tract, to a point for the Southeast corner of herein described Tract, in the west R.O.W. line of Spindlewood Drive (50' ROW.), same point being the northeast corner of Lot 24, Block 1, Keegans Wood, Section 3, from which a found iron rod Bears N56°06'06"W, 0.45';

THENCE S 89°32'25" W, 263.01', departing the west R.O.W. line of said Spindlewood Drive and along the South line of herein described Tract and the north line of said Lot 24, Block 1, and Lot 9, Block 2, Keegans Wood, Section 3, and the south line of said Restricted Reserve "A", to a point in the north line of said Lot 9, Block 2, for the Southwest corner of herein described Tract, same point being the southeast corner of a tract conveyed to Pravinchandra A. Shah and wife, Harsha P. Shah, recorded in C.C.F. No. 1999037679, Official Public Records Fort Bend County, Texas (O.P.R.F.B.C.T.), from which a found fence corner post Bears N53°04'02"W, 0.43';

THENCE N 00°04'56" E, 250.01', departing the north line of said Lot 9, Block 2 Keegans Wood, Section 3, and along the West line of herein described Tract, and the east line of said tract conveyed to Pravinchandra A. Shah and wife, Harsha P. Shah, and the east line of a tract conveyed to Ashita, LLC, recorded in C.C.F. No. 2008126859, O.P.R.F.B.C.T., to a found iron rod in the south R.O.W. line of said Blissonnet Street for the Northwest corner of herein described Tract, same point being the northeast corner of said tract conveyed to Ashita, LLC;

THENCE N 89°32'25" E, 263.01', along the south R.O.W. line of said Blissonnet Street and the North line of herein described Tract to the POINT OF BEGINNING containing 1.5095 acre (65,752 square feet) of land.

20150252429
Pages 5
06/11/2015 10:35 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

EX U/U-33-U090

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

REGINA PACIS INC
PO BOX 300
BACLIFF, TX 77518-0300

Legal Description:

KEEGANS WOOD SEC 3, ACRES 1.5, RESERVE
"A" (23% LAND, 50% IMP IN FT BEND
COUNTY)

Parcel Address: 14165 BISSONNET ST
Legal Acres: 1.5000

Remit Seq No: 32537611
Receipt Date: 07/29/2016
Deposit Date: 07/29/2016
Print Date: 08/17/2016 12:44 PM
Printed By: CANDACEC

Deposit No: O160729AZ1
Validation No: 900000047138839
Account No: 4240-03-000-0010-907
Operator Code: AREYES

Table with 8 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Fort Bend Isd, Harris F/B Esd #100, Fort Bend Co Drainage, Fort Bend Co Gen Fnd, and a summary row.

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- - <

Check Number(s):
1058

PAYMENT TYPE:

Checks: \$6,844.63

Exemptions on this property:

Total Applied: \$6,844.63

Change Paid: \$0.00

PAYER:
THAO HOA CORPORATION
1106 TUAM ST
HOUSTON, TX 77004-2710

ACCOUNT PAID IN FULL

(281) 341-3710