

#4  
~ HERNANDEZ & ASSOCIATES LAW FIRM ~

508 West Concho  
San Angelo, Texas 76903



Office Phone Number  
(325) 658-5309

Fax Number  
(325) 653-1064

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September 12, 2013

Tom Green County Bail Bond Board  
112 W. Beauregard Ave.  
San Angelo, Texas 76903

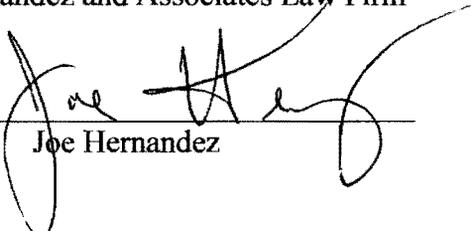
Re: Ray Zapata, dba Zapta Bail Bonds  
Substitution of properties

Dear Board Members:

Please take notice that Zapata bail bonds hereby requests that he be permitted to substitute the following real properties: Fort Concho Addition, Block 70, Lot 18, Block 51, Subd: LOVES S/D LTS 1-6 & S2.55 of 7 & S11.55 of E88.80FLT7 & 10x152.55 of Alley and T.J.A.K. Addition (Amended) 1.7220 Acres-being 75.003 S F of Tract CR/P Portion of TRA-2 for the real properties being presently held by the Tom Green County Bail Bond Board as collateral for bonds posted by Zapata Bail Bonds, to wit: Block 67, Lots 1 & 2, MILES ADDITION, San Angelo, Tom Green County, Texas and Block 6, Lot 14, BEN FICKLIN ADDITION NO.1, San Angelo, Tom Green County, Texas.

Thanking you in advance for your consideration in this matter,

Sincerely,  
Hernandez and Associates Law Firm

By:   
Joe Hernandez



## RELEASE OF LIEN

**DATE:** August 22, 2013

**Note:**           Date:           January 10, 2012  
                  Maker:          Ray Zapata  
                  Payee:          Tom Green County Bail Bond Board

**Holder of Note and Lien:**   TOM GREEN COUNTY BAIL BOND BOARD

**Holder's Mailing Address:**  112 West Beauregard Avenue, San Angelo, Texas 76903

**Note and Lien are Described in the Following Documents, Recorded In:**

A Deed of Trust dated January 10, 2012, recorded in Vol. \_\_\_\_, Page \_\_\_\_, Official Public Records of Tom Green County, Texas.

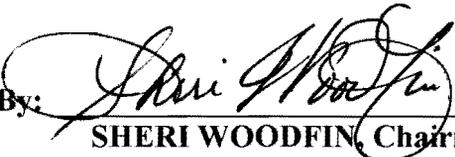
**Property (including any improvements) to be released from lien:**

Block 67, Lots 1 & 2, MILES ADDITION, San Angelo, Tom Green County, Texas.  
Appraised at \$7,000.00 by the Tom Green County Appraisal District.

Holder of the note acknowledges its payment and releases the property from and all liens securing the payment of the note.

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

**TOM GREEN COUNTY BAIL  
BOND BOARD**

By:   
SHERI WOODFIN, Chairman

THE STATE OF TEXAS

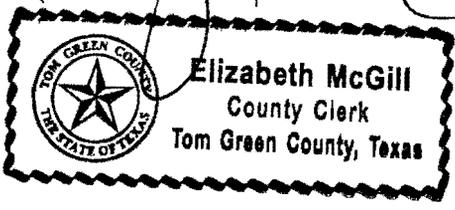
\*  
\*  
\*  
\*

COUNTY OF TOM GREEN

This instrument was acknowledged before me this 12 day of September, 2013, by SHERI WOODFIN, as Chairman of the TOM GREEN COUNTY BAIL BOND BOARD, in the capacity therein stated.



*Elizabeth McGill*  
Notary Public, State of Texas



**CERTIFIED FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Elizabeth McGill*

Elizabeth McGill, County Clerk  
Tom Green County TEXAS

September 12, 2013 03:12:50 PM

FEE: \$0.00 743779





## RELEASE OF LIEN

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                  Maker:          Ray Zapata  
                  Payee:          Tom Green County Bail Bond Board

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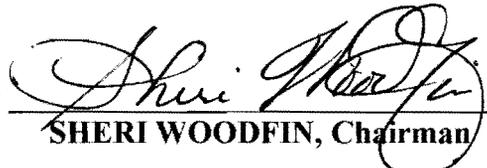
**Property (including any improvements) to be released from lien:**

Block 6, Lot 14, BEN FICKLIN ADDITION NO. 1, San Angelo, Tom Green County, Texas. Appraised at \$2,500.00 by the Tom Green County Appraisal District

Holder of the note acknowledges its payment and releases the property from and all liens securing the payment of the note.

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

**TOM GREEN COUNTY BAIL  
BOND BOARD**

By:   
SHERI WOODFIN, Chairman

THE STATE OF TEXAS

\*  
\*  
\*  
\*

COUNTY OF TOM GREEN

This instrument was acknowledged before me this 12 day of September 2013, by SHERI WOODFIN, as Chairman of the TOM GREEN COUNTY BAIL BOND BOARD, in the capacity therein stated.



*Elizabeth McGill*  
Notary Public, State of Texas  
Elizabeth McGill  
County Clerk  
Tom Green County, Texas

CERTIFIED FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Elizabeth McGill*

Elizabeth McGill, County Clerk

Tom Green County TEXAS

September 12, 2013 03:12:50 PM

FEE: \$0.00

743780





**DEED OF TRUST**

STATE OF TEXAS \*  
\* KNOW ALL MEN BY THESE PRESENTS  
\*  
COUNTY OF TOM GREEN \*

THAT, RAY ZAPATA of Tom Green County, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the benefits conferred on Grantors pursuant to Title 10, Chapter 1704, Vernon’s Annotated Statues and Codes, as amended, hereinafter referred to as “Texas Occupations Code”, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto SHERI WOODFIN , CHAIR OF THE TOM GREEN COUNTY BAIL BOND BOARD, TRUSTEE, 112 West Beauregard Avenue, San Angelo, Tom Green County, Texas, and his successors or substitutes as hereinafter defined, hereinafter referred to as “Trustee”, all of the following described property situated in TOM GREEN County, Texas, to-wit:

1.7220 Acres, Being 75,003 S.F. of Tract C R/P Portion of TR A-2, T.J.A.K. ADDITION (AMENDED), San Angelo, Tom Green County, Texas. Appraised at \$147,300.00 by the Tom Green County Appraisal District.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Trustee, his successors and assigns forever, Grantors do hereby bind themselves, their successors and assigns to WARRANT and FOREVER DEFEND all and singular the said premises unto said Trustee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance, however, is made in TRUST and given pursuant to the terms and provisions of Section 1704.159 and Section 1704.160, Texas Occupation Code, as amended, said Trust being made on the condition that the herein described property may

be sold by the Trustee herein named, or his duly appointed successors or substitutes as hereinafter provided, to satisfy any final judgment forfeiture(s) that may be made in bonds on which RAY ZAPATA is surety, as such final judgment is defined by the Texas Code of Criminal Procedure, 1965, as amended. Said final judgment(s) may be payable to either the State of Texas or the County of Tom Green, and the amount secured hereby shall be the total amount of such judgment or judgments, together with all expenses, costs and interest as allowed by applicable law. This trust is for the benefit of the TOM GREEN COUNTY BAIL BOND BOARD, hereinafter referred to as "Beneficiary", as provided in Section 1704.159, Section 1704.160, Section 1704.203, Section 1704.160, Section 1704.204, and Section 1704.206, Texas Occupations Code, as amended.

Grantors covenant and agree to pay when due all taxes and assessments now existing or hereafter levied or assessed upon said property, to preserve and maintain the lien hereby created as a first and prior lien on said property including any improvements hereafter made a part of the realty, to commit or permit no waste of the said property, and to keep all improvements situated thereon insured against damage or destruction in the full amount of the current appraised value thereof. Grantors further covenant and agree to provide the Tom Green County Bail Bond Board with copies of tax receipts no later than January 31 of each year, evidencing the full payment of all real estate taxes assessed against the property. Grantors further covenant to provide a certificate of insurance for fire and extended coverage on the property, naming the Tom Green County Bail Bond Board as loss payee, together with a receipt showing the annual premium has been fully paid one year in advance.

Grantors have agreed to execute this Deed of Trust as security for the payment of any and all bail bonds issued by the licensee named hereinabove as surety. Default in the terms of this Deed of Trust shall be deemed to occur if said licensee fails to satisfy a final judgment of forfeiture in full within thirty (30) days following the entry thereof or if said licensee fails to comply with any other covenant contained herein. Upon the occurrence of this default, Beneficiary may request the Trustee herein named to enforce the trust, or

Beneficiary may for any reason appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee named herein.

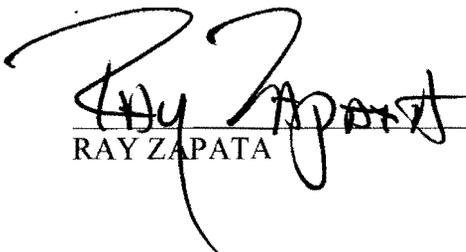
The original, substitute or successor Trustee shall have the following duties and responsibilities: (1) to give, or cause to be given, notice of the foreclosure, as required by the Texas Property Code; (2) to sell at public sale in accordance with the provisions of the Texas Property Code, all or part of the Property described herein to the highest bidder for cash; (3) to execute a general warranty deed binding Grantors herein and to deliver the same to the successful purchaser; and (4) to deliver the proceeds of such sale to the Tom Green County Bail Bond Board, such proceeds to be applied first to the payment of any reasonable expenses and costs incident to the sale under this deed of trust, and then to the payment of any final judgments for bond forfeitures then due and owing plus all reasonable expenses for which licensee may be liable under applicable law.

In the event of foreclosure of this lien by judicial or non-judicial sale, Grantors agree to surrender immediate possession to the purchaser. If Grantors fail to do so, Grantors shall become tenants at sufferance of the purchaser, subject to an action for forcible detainer.

This Deed of Trust shall bind, insure to the benefit of, and be exercised by successors in interest of all parties.

Grantors warrant that the herein described property constitutes no part of either the business or residential homestead of any of the undersigned, each of whom own other real property in the State of Texas sufficient to satisfy a homestead claim.

Executed this 22<sup>nd</sup> day of August, 2013

  
RAY ZAPATA

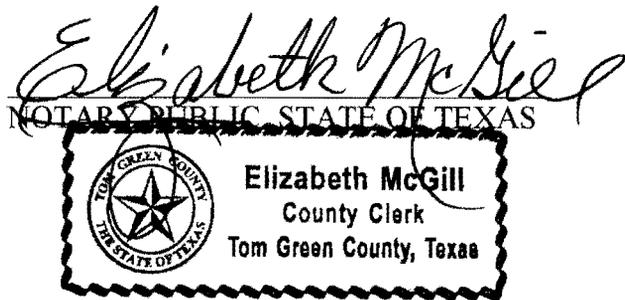
STATE OF TEXAS

STATE OF TEXAS

\*  
\*  
\*  
\*

COUNTY OF TOM GREEN

This instrument was acknowledged before me on this the 22<sup>nd</sup> day of August, 2013, by RAY ZAPATA.



**AFTER RECORDING RETURN ORIGINAL TO:**

Tom Green County Bail Bond Board  
Attention: Sheri Woodfin,  
Tom Green County Bail Bond Board Chair Person  
112 W. Beauregard Ave.  
San Angelo, Texas 76903

**CERTIFIED FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Elizabeth McGill*

Elizabeth McGill, County Clerk

Tom Green County TEXAS

September 12, 2013 03:12:50 PM

FEE: \$0.00

743781



Receipt # **166764**  
 Operator CAROLYN  
 Posting Date 8/20/2013  
 Pay Batch DRAWER 1(1602)

# TOM GREEN APPRAISAL DISTRICT

## DUPLICATE RECEIPT

Receipt Date 8/20/2013

**TOM GREEN APPRAISAL DISTRICT**  
**P.O. BOX 3307**  
**SAN ANGELO, TX 76902**  
**PHONE: (325)658-5575**  
**FAX: (325)657-8197**  
**EMAIL: TGCAD1@WCC.NET**

Tendered Detail	Amount
Check received (Ck# 5855)	5,397.43
	0.00

Transaction Summary	Amount
Total Amount Due	5,397.43
Total Received Amount	5,397.43

PAID BY **ZAPATA ENTERPRISES INC**  
**PO BOX 132**  
**CHRISTOVAL, TX 76935-0132**

**AMOUNT PAID IN FULL**

\* Compute Date: 8/20/2013

Property Owner as of Payment

**ZAPATA RAY & JULIE**

Identification	Legal Information
PROP ID: R000002550 GEO ID: 25-46025-0000-002-55	LEGAL: SUBD: T.J.A.K. ADDITION (AMENDED), 1.7220 ACRES - BEING 75,003 SF OF TRACT C R/P PORTION OF TR A-2 SITUS: 650 KNICKERBOCKER

Year	Taxing Entities	Taxable Value	Tax Rate Per \$100	Base Tax Paid	P & I	Atty Fees	Late Fees	+/-	Total Paid
2012	CR-TOM GREEN COUNTY	147,300	0.525	773.32	146.93	184.05	0.00	0.00	1,104.30
2012	CT-CITY OF SAN ANGELO	147,300	0.781	1,150.41	218.58	273.80	0.00	0.00	1,642.79
2012	SA-SAN ANGELO ISD	147,300	1.26	1,855.98	352.64	441.72	0.00	0.00	2,650.34
			2.566	3,779.71	718.15	899.57	0.00	0.00	5,397.43

<b>Total Paid</b>	<b>5,397.43</b>
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Quick Link:



Property Summary

Property Year 2013
[F6] Calculate
[F10] Save
[F11] Save & Exit
[F12] Exit

GeoID-25-46025-0000-002-55 Taxpayer-ZAPATA RAY JULIE

Identification	Taxpayer Information	Images / Sketch																								
Geographic ID: 25-46025-0000-002-55 Alternate: _____ X-Ref: _____ Mineral Conversion: _____	<b>ZAPATA RAY &amp; JULIE</b> PO BOX 132 CHRISTOVAL, TX 76935-0132 OWNER INTEREST 1.0																									
Property Coding	Exemptions / Deed Information																									
Distribution: <input type="checkbox"/> Entities CR,CT,SA Neighborhood: MULT1 Miscellaneous: _____	Volume: 1168 Pages: 738 Deed Date: 1/4/2005 Instrument: 583531																									
Legal Description	Situs Information	Valuation Information																								
Legal: Subdi: T.J.A.K. ADDITION (AMENDED), 1.7220 ACRES - BEING 75,003 SF OF TRACT C R/P PORTION OF TR A-2	Situs: 650 KNICKERBOCKER Map Number: 2012	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Improvement</td><td>F1</td><td>34,800</td></tr> <tr><td>Land</td><td>F1</td><td>112,500</td></tr> <tr><td>Production Mkt</td><td></td><td>0</td></tr> <tr><td>Production</td><td></td><td>0</td></tr> <tr><td>Per / Min / Comm</td><td></td><td>0</td></tr> <tr><td><b>Total Market Value</b></td><td></td><td><b>147,300</b></td></tr> <tr><td>Production Loss</td><td></td><td>0</td></tr> <tr><td><b>Assessed Value</b></td><td></td><td><b>147,300</b></td></tr> </table>	Improvement	F1	34,800	Land	F1	112,500	Production Mkt		0	Production		0	Per / Min / Comm		0	<b>Total Market Value</b>		<b>147,300</b>	Production Loss		0	<b>Assessed Value</b>		<b>147,300</b>
Improvement	F1	34,800																								
Land	F1	112,500																								
Production Mkt		0																								
Production		0																								
Per / Min / Comm		0																								
<b>Total Market Value</b>		<b>147,300</b>																								
Production Loss		0																								
<b>Assessed Value</b>		<b>147,300</b>																								
Taxing Entities																										
<a href="#">Edit</a>																										
Code	Description	Deductions	Ceiling Yr/Amt	Txbl Value	Tax Rate	Tax																				
CR	TOM GREEN C...	0		147,300	0.0052500	773.32																				
CT	CITY OF SAN...	0		147,300	0.0078100	1,150.41																				
SA	SAN ANGELO I...	0		147,300	0.0126000	1,855.98																				

Total Estimated Tax 3,779.71

Notes



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
8/22/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>West Texas Pride Ins Services LLC</b> P.O. Box 1007 Sterling City, Tx 76951	CONTACT NAME		
	PHONE (A/C No. Ext.)	<b>325-378-3070</b>	FAX (A/C, No.) <b>325-378-3704</b>
	E-MAIL ADDRESS		
INSURER(B) AFFORDING COVERAGE		NAIC#	
	INSURER A:	<b>Century Surety Company</b>	
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

INSURED  
**Zapata Enterprises**  
El Mejor  
PO Box 132  
Christoval, Tx 76935  
3252123151

COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADBL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$
	POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N					E.L. EACH ACCIDENT \$
			N/A				E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Property			CCP809056	3/22/13	3/22/14	1911 S. Bryant Blvd San Angelo, Tx 76903

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
**See attached list of buildings on Policy**

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

# Century Surety Company

## COMMERCIAL PROPERTY COVERAGE PART DECLARATIONS

Policy No.: CCP 809056

Effective Date: 03-22-2013 \*\*  
12:01 AM Standard Time

NAMED INSURED: El Mejor

DESCRIPTION OF PREMISES:								
PREM	BLDG NO	LOCATION ADDRESS	CITY	ST	ZIP	CONST	OCCUPANCY	PC
1	1	1911 S. Bryant Blvd.	San Angelo	TX	76903	Joisted Masonry	Special Events Hall	PC - 4
1	2	1911 S. Bryant Blvd.	San Angelo	TX	76903	Frame	Warehouse, Storage	PC - 4
1	3	1911 S. Bryant Blvd.	San Angelo	TX	76903	Frame	Storage	PC - 4

COVERAGES PROVIDED - Insurance at the described premises applies only for which a limit of insurance is shown.								
PREM	BLOG NO	CODE	COVERAGE	LIMIT INSURED	VALUATION	COVERED CAUSES OF LOSS	COINS	RATE
1	1	0843	Building	\$ 500,000	ACV	Special Form including theft	80%	0.47900
1	1	0843	Business Personal Property	\$ 50,000	ACV	Special Form including theft	80%	0.47900
1	2	0843	Building	\$ 65,000	RC	Special Form excluding theft	80%	0.57000
1	3	0843	Building	\$ 13,000	RC	Special Form excluding theft	80%	0.57000

RC means Replacement Cost; ACV means Actual Cash Value; MP means Minimum Premium; AV means Agreed Value

OPTIONAL COVERAGES - Applicable only when entries are made in the schedule below								
PREM	BLOG NO	CODE	COVERAGE	LIMIT INSURED	COVERED CAUSES OF LOSS	COINS	RATE	
1	1-3	0843	Equipment Breakdown Premium - \$119	Included	Equipment Breakdown	N/A	0.01880	

EB means Equipment Breakdown; BI means Business Income; EE means Extra Expense

PREM	BLOG NO	MONTHLY LIMIT OF INDEMNITY	MAXIMUM PERIOD OF INDEMNITY	EXTENDED PERIOD OF INDEMNITY

MORTGAGE HOLDERS	
PREM	BLOG MORTGAGE HOLDER NAME AND MAILING ADDRESS

DEDUCTIBLE	
See Attached Form CCF 1512 or CCF 0321 or DIC 1512	

FORMS AND ENDORSEMENTS	
Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue: See Attached Schedule of Forms, CIL 15 008 0202	

PREMIUM			
Subtotal for this Coverage Part:	\$	3,199	Minimum Premium for this Coverage Part: \$ 300
TRIA Coverage:	\$	0	
Premium for this Coverage Part:	\$	3,199	

**THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAMED INSURED AND THE POLICY PERIOD**

**TOM GREEN APPRAISAL DISTRICT (2013)**

Property ID : R000022174

Geo ID : 12-23200-0070-016-00

1/1

**Ownership**  
**ZAPATA RAY**  
 PO BOX 132  
 CHRISTOVAL, TX 76935-0132  
 OWNER INTEREST 1.0

**Exemptions/Deed**  
 INST: 738590  
 DATE: 6/14/2013

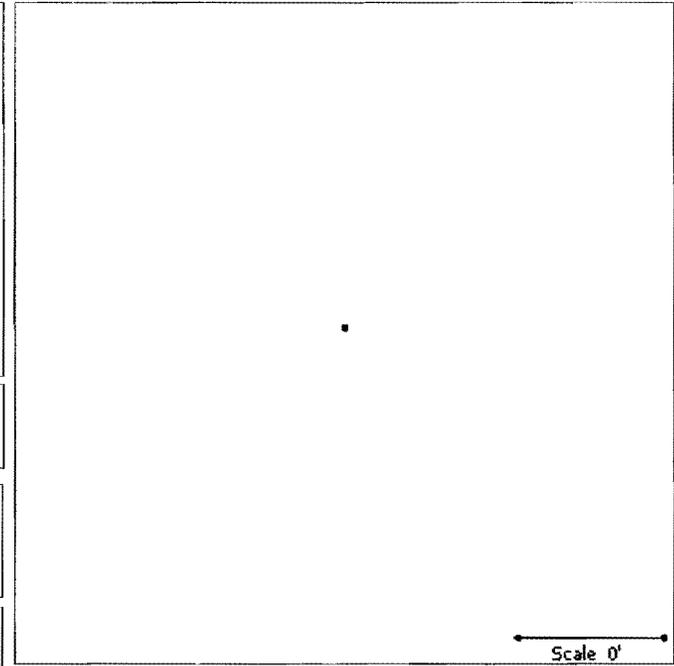
**METES AND BOUNDS**  
 0400 ()  
 0510 ()

**Legal Information**  
 LEGAL: SUBD: FORT CONCHO ADDITION, BLK: 70, LOT: 18  
 SITUS: 126 W AVENUE B

**Appraisal Coding**  
 Appr By \_\_\_\_\_ Check By \_\_\_\_\_  
 Appr Dt 01/01/00 Check Dt 1/1/1900

Sale Dt	Type	Vol	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	Grantor
6/14/13				738590	6/14/13	+++++	67,200	ZAPATA RAY	ZAPATA JESSE R & LUCY

Agent	Mortgage	Geo Quad	Aerial	Map Id	Use
		2			



Building Code	Hs	Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Depreciation %	Condition	%	Fn%	Ec%	Cpl%	Loc%	Net Adj%	Value
0400-HOUSE		1940/NA	*RF06	1,827	42.50	77,648	0	-25%		0%	0%	0%	100%	0%	-25.0% *	58,236
0510-DETCHD/GAR		1940/NA	*FLV	440	12.00	5,280	0	-25%		0%	0%	0%	100%	0%	-25.0% *	3,960
				===== 2,267		===== 82,928	===== 0									===== 62,196

SQFT SB: 1827 MKT CSF SB: 36.782 CSF IMPR : 34.043

Feature Code	Cpsf / Value

Land Code	Units / Alt Units	Cpu	Cpu Cd	Mkt Cpu	Adjustment Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd Prd	Prod Code	Prod Use	Yr Grant	Units	Cpu Spec Value
0200	50.0 FF/50.0 RF/120.0 DF RSDNTL LOT	100.0		100.00		0%	*		5,000	0					===== 5,000

**Comments**

MOD:2013HOLD	2013	Ptd	Change +/-	Prior	2012	Ptd
Impr Homesite +	62,200	A1	0	62,200	A1	
Land Homesite +	5,000	A1	0	5,000	A1	
Total Market =	67,200		0	67,200		
Assessed =	67,200		0	67,200		

Entity / Description	Exemption	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy
CR TOM GREEN COUNTY	0	67,200	.0052500		352.80
CT CITY OF SAN ANGELO	0	67,200	.0078100		524.83
SA SAN ANGELO ISD	0	67,200	.0126000		846.72
** ESTIMATED TOTAL					===== 1,724.35

Nbh Coding	Misc Coding



[F1] Maintenance

- Property Summary
- Tax Summary**
- Coding
- Exemptions
- Improvements
- Land
- Legal
- Notations
- Ownership
- Personal
- Sales Information
- Valuation
- Orbiter
- ARB Protest
- Map
- Photos
- Documents
- EZ Docs

[F2] Printing

[F3] Email

[F4] Tool Box

[F5] Auditing

**Fn Tax Summary** Property Year 2012 [F9] Calculate [F10] Save [F11] Save & Exit [F12] Exit

GeoID-12-23200-0070-016-00 Taxpayer-ZAPATA JESSER LUCY

Identification	Taxpayer Information	Valuation Information
Geographic ID 12-23200-0070-016-00	(Current Ownership) <b>ZAPATA RAY</b> PO BOX 132 CHRISTOVAL, TX 76935-0132 OWNER INTEREST 1.0	Improvement: 62,200 Land: 5,000
Alternate X-Ref Mineral	(Certified Ownership)	Total Market Value: 67,200
<b>Legal / Situs Information</b>	<b>Exemptions / Deed Information</b>	Assessed Value: 67,200
Legal: Subd: FORT CONCHO ADDITION, Blk: 70, Lot: 18 (SECONDARY ADDR-516 S HILL) Acres: 0.000 Situs: 126 W AVENUE B	Volume: Page: Deed Date: 1/1/1900	

Tax Bills*	Misc Billing	Suits	Deferrals	Bankruptcy	Agreements	Flags	Notes	Manual Tax Adjustment	
<b>Tax Bill Information</b>								Total Tax:	1,724.35
Code	Description	Exemptions	Taxable	Tax Rate	Tax	Paid	Late Fees	Due	Locke
CR	TOM GREENCOU...	0	67,200	0.005250	352.80	352.80	0.00	0.00	
CT	CITY OF SAN AN..	0	67,200	0.007810	524.83	524.83	0.00	0.00	
SA	SAN ANGELO ISD	0	67,200	0.012600	846.72	846.72	0.00	0.00	
								Total Paid:	1,724.35
								Total Due:	0.00

Property Summary Tax Summary

Notes

# Dwelling/Property Application

## Insurance Binder



### Policy Information

Policy Number	7-600-6725113	Policy Type	GFM DWELLING
Transaction Effective Date	07/22/2013	Company	GERMANIA FARM MUTUAL INS ASSN
Term Dates	07/22/2013— 07/22/2014		

### Personal Information

Client ID	000048618011	Client Type	Individuals (up to 2)
Insured Name	RAY ZAPATA	Prior Carrier	NO PRIOR CARRIER
Second Named Insured	JULIE ZAPATA	Prior Carrier Expiration Date	
Primary Address	PO BOX 132	Residence is	Owned
City/State/Zip	CHRISTOVAL, TX 76935-0132	Years at Current Residence	20
County	TOM GREEN		
Phone Number(s)			
Email Address			

### Agent Information

Agent	WEST TEXAS PRIDE INS SVCS LLC	Agency	0345
Address	PO BOX 1007	Phone Number(s)	(325) 378 - 3070
City/State/Zip	STERLING CITY TX 76951-1007		

### Policy Billing Information

Bill To	Insured	Annual Premium	\$895.00
Co-Bill	No	Premium	\$0.00
Pay Plan	DB20/5 PAYMENTS	Collected	

### Location #1 Details

Location Address	126 W AVENUE B SAN ANGELO, TX 76903	Rural or City	Rural
		Protected	Yes
		Protected Town	
County	TOM GREEN		
Territory	15N		

### Coverage A - Dwelling

Location Address	126 W AVENUE B SAN ANGELO, TX 76903	Roof 1 Type/Year Installed	COMP SHINGLES / 2006
Occupancy Type	Tenant/Laborer	Exclude Cosmetic Damage to Roof	No
Occupancy Status	Occupied	Condition of Roof	Entire Roof Approved
Residence Code	Duplex	Type of Roof Discount	

Year of Construction	1960	Other Structure Roof Condition	
Construction Type	Stucco	Roof Restriction - Dwelling/Other Structures	
Number of Stories	1.0	Restrict other Structures?	No
Total Living Area	1100	Other Structures Restrictions?	
Open Porch	0	Purchased Other Structures	\$0.00
Attached Garage	0	Total Other Structures	\$11,100.00
Carport	0	Claims Free Years	0
Balcony/Deck	0	Valuation ID	1746072 / 1
Central Heat and Air	No		
Fireplace	No		

### Coverages/Discounts

Coverage	Deductible	Insurance Amount
DRC - DRC-STAND COV W/REPL COST-14 PERILS-RC		\$111,000.00
061 - NEW OTHER STRUCTURES		
CL1 - DEDUCTIBLE CLAUSE 1	\$1,110.00	
CL2 - DEDUCTIBLE CLAUSE 2	\$1,110.00	

### Attachments

Attachment Description	Attachment	Description
Dwelling	603	603 ADDN EXTENDED PERILS COVER

### Underwriting Info

Prior Carrier	NO PRIOR CARRIER	Has any insurer cancelled or refused to issue any similar insurance to you?	No
List and explain all of your property insurance related losses in the last five years		Have you applied for membership or been a Germania member before?	Yes - CURRENT
Is any part of the dwelling or other buildings insured being used for business purposes?	No	Has the wiring and plumbing been updated in the last 30 years?	Yes - 2010 ELECTRIC PLUMBING
Risk Inspected?	Yes		
Photos of risk attached?	No		

### Credit Disclosure Statement

To provide you with the most accurate premium quote for your insurance, we use information from consumer reporting agencies including your driving record, claims history with other insurers, and credit-based insurance score which is based on information contained in your credit report developed by a third party.

Coverage IS BOUND as of 12:01 AM standard time, on the effective date shown and is subject to the terms, conditions and exclusions of the policy for which applied. This Binder terminates on the earliest of (1) Thirty days from commencement, (2) Immediately on notice of rejection (3) Effective date of policy issued.

I hereby declare the foregoing statements to be true to the best of my knowledge and belief. I authorize the Germania companies to order consumer reports for the purpose of underwriting my application for insurance.

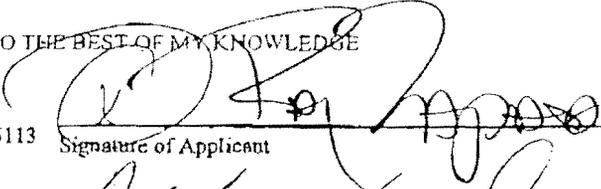
I, THE UNDERSIGNED, HEREBY APPLY FOR OR REAFFIRM MEMBERSHIP IN THE GERMANIA FARM MUTUAL INSURANCE ASSOCIATION AND CERTIFY THAT I WILL FAITHFULLY DISCHARGE ALL THE DUTIES IMPOSED UPON ME BY THE ASSOCIATION. I HEREBY AUTHORIZE GERMANIA FARM MUTUAL INSURANCE ASSOCIATION TO INSURE MY PROPERTY, AND MAKE APPLICATION FOR INSURANCE ON THE HEREIN DESCRIBED PROPERTY.

THIS IS TO CERTIFY THAT I AM THE SOLE AND UNCONDITIONAL OWNER OF THE PROPERTY HEREIN DESCRIBED, THAT THERE IS NO ADDITIONAL INSURANCE ON THIS PROPERTY, OTHER THAN LISTED ABOVE, AND THE INFORMATION LISTED

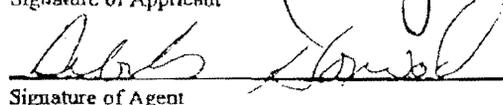
HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Policy Number 7-600-6725113

Transaction Effective Date 07/22/2013

  
Signature of Applicant

Date Signed

  
Signature of Agent

7-23-13  
Date Signed

A completed Application and Binder with the Insured's signature must be retained in the Local Chapter files.



**DEED OF TRUST**

STATE OF TEXAS \*  
\* KNOW ALL MEN BY THESE PRESENTS  
\*  
COUNTY OF TOM GREEN \*

THAT, RAY ZAPATA of Tom Green County, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the benefits conferred on Grantors pursuant to Title 10, Chapter 1704, Vernon’s Annotated Statues and Codes, as amended, hereinafter referred to as “Texas Occupations Code”, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto SHERI WOODFIN , CHAIR OF THE TOM GREEN COUNTY BAIL BOND BOARD, TRUSTEE, 112 West Beauregard Avenue, San Angelo, Tom Green County, Texas, and his successors or substitutes as hereinafter defined, hereinafter referred to as “Trustee”, all of the following described property situated in TOM GREEN County, Texas, to-wit:

Block 51, Lots 1 – 6 & S2.55’ of W51.2’ of 7 & S11.55 of E88.8’ of Lot 7 & 10x152.55’ of Alley, LOVES SUBDIVISION, San Angelo, Tom Green County, Texas. Appraised at \$92,300.00 by the Tom Green County Appraisal District.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Trustee, his successors and assigns forever, Grantors do hereby bind themselves, their successors and assigns to WARRANT and FOREVER DEFEND all and singular the said premises unto said Trustee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance, however, is made in TRUST and given pursuant to the terms and provisions of Section 1704.159 and Section 1704.160, Texas Occupation Code, as amended, said Trust being made on the condition that the herein described property may be sold by the Trustee herein named, or his duly appointed successors or substitutes as

hereinafter provided, to satisfy any final judgment forfeiture(s) that may be made in bonds on which RAY ZAPATA is surety, as such final judgment is defined by the Texas Code of Criminal Procedure, 1965, as amended. Said final judgment(s) may be payable to either the State of Texas or the County of Tom Green, and the amount secured hereby shall be the total amount of such judgment or judgments, together with all expenses, costs and interest as allowed by applicable law. This trust is for the benefit of the TOM GREEN COUNTY BAIL BOND BOARD, hereinafter referred to as "Beneficiary", as provided in Section 1704.159, Section 1704.160, Section 1704.203, Section 1704.160, Section 1704.204, and Section 1704.206, Texas Occupations Code, as amended.

Grantors covenant and agree to pay when due all taxes and assessments now existing or hereafter levied or assessed upon said property, to preserve and maintain the lien hereby created as a first and prior lien on said property including any improvements hereafter made a part of the realty, to commit or permit no waste of the said property, and to keep all improvements situated thereon insured against damage or destruction in the full amount of the current appraised value thereof. Grantors further covenant and agree to provide the Tom Green County Bail Bond Board with copies of tax receipts no later than January 31 of each year, evidencing the full payment of all real estate taxes assessed against the property. Grantors further covenant to provide a certificate of insurance for fire and extended coverage on the property, naming the Tom Green County Bail Bond Board as loss payee, together with a receipt showing the annual premium has been fully paid one year in advance.

Grantors have agreed to execute this Deed of Trust as security for the payment of any and all bail bonds issued by the licensee named hereinabove as surety. Default in the terms of this Deed of Trust shall be deemed to occur if said licensee fails to satisfy a final judgment of forfeiture in full within thirty (30) days following the entry thereof or if said licensee fails to comply with any other covenant contained herein. Upon the occurrence of this default, Beneficiary may request the Trustee herein named to enforce the trust, or Beneficiary may for any reason appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee named herein.

The original, substitute or successor Trustee shall have the following duties and responsibilities: (1) to give, or cause to be given, notice of the foreclosure, as required by the Texas Property Code; (2) to sell at public sale in accordance with the provisions of the Texas Property Code, all or part of the Property described herein to the highest bidder for cash; (3) to execute a general warranty deed binding Grantors herein and to deliver the same to the successful purchaser; and (4) to deliver the proceeds of such sale to the Tom Green County Bail Bond Board, such proceeds to be applied first to the payment of any reasonable expenses and costs incident to the sale under this deed of trust, and then to the payment of any final judgments for bond forfeitures then due and owing plus all reasonable expenses for which licensee may be liable under applicable law.

In the event of foreclosure of this lien by judicial or non-judicial sale, Grantors agree to surrender immediate possession to the purchaser. If Grantors fail to do so, Grantors shall become tenants at sufferance of the purchaser, subject to an action for forcible detainer.

This Deed of Trust shall bind, insure to the benefit of, and be exercised by successors in interest of all parties.

Grantors warrant that the herein described property constitutes no part of either the business or residential homestead of any of the undersigned, each of whom own other real property in the State of Texas sufficient to satisfy a homestead claim.

Executed this 22<sup>nd</sup> day of August, 2013

  
RAY ZAPATA

STATE OF TEXAS

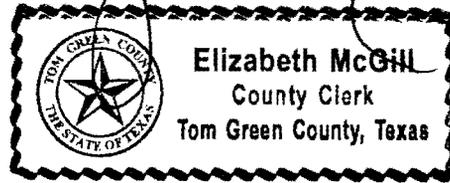
\*  
\*  
\*  
\*

COUNTY OF TOM GREEN

This instrument was acknowledged before me on this the 22<sup>nd</sup> day of August, 2013, by RAY ZAPATA.



*Elizabeth McGill*  
NOTARY PUBLIC, STATE OF TEXAS



**AFTER RECORDING RETURN ORIGINAL TO:**

Tom Green County Bail Bond Board  
Attention: Sheri Woodfin,  
Tom Green County Bail Bond Board Chair Person  
112 W. Beauregard Ave.  
San Angelo, Texas 76903

**CERTIFIED FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Elizabeth McGill*

Elizabeth McGill, County Clerk

Tom Green County TEXAS

September 12, 2013 03:12:50 PM

FEE: \$0.00

743782



Receipt # 153133  
 Operator CAROLYN  
 Posting Date 2/27/2013  
 Pay Batch DONNA(941)

# TOM GREEN APPRAISAL DISTRICT

## DUPLICATE RECEIPT

Receipt Date 2/27/2013

Property Owner as of Payment

**ZAPATA RAY**

Identification	Legal Information
PROP ID: R000014540 GEO ID: 17-31900-0051-001-00	LEGAL: SUBD: LOVES S/D, BLK: 51, LTS 1-6& S2.55'OF W51.2'OF7& S11.55 OF E88.8'OF LT7& 10X152.55'OF ALLEY SITUS: 455 S OAKES

Year	Taxing Entities	Taxable Value	Tax Rate Per \$100	Base Tax Paid	P & I	Atty Fees	Late Fees	+/-	Total Paid
2012	CR-TOM GREEN COUNTY	92,300	0.525	484.58	33.92	0.00	0.00	0.00	518.50
2012	CT-CITY OF SAN ANGELO	79,496	0.781	620.86	43.46	0.00	0.00	0.00	664.32
2012	SA-SAN ANGELO ISD	92,300	1.26	1,162.98	81.41	0.00	0.00	0.00	1,244.39
				2,566	2,268.42	158.79	0.00	0.00	2,427.21

Quick Link: 

**Total Paid 2,427.21**

Identification	Legal Information
PROP ID: R000064690 GEO ID: 52-05561-0008-050-00 HOMESTEAD	LEGAL: ABST: A-5561 S-1101, SURVEY: HE&WT RR CO IOLG, LOCATED ON 12.43 ACRES *LAND # 51-05561-0008-050-00 SITUS: S HWY 277 US

Year	Taxing Entities	Taxable Value	Tax Rate Per \$100	Base Tax Paid	P & I	Atty Fees	Late Fees	+/-	Total Paid
2012	CH-CHRISTOVAL ISD	133,480	1.236	1,649.81	115.49	0.00	0.00	0.00	1,765.30
2012	CR-TOM GREEN COUNTY	148,480	0.525	779.52	54.57	0.00	0.00	0.00	834.09
2012	LK-LIPAN KICKAPOO WATER	185,600	0.012	22.27	1.56	0.00	0.00	0.00	23.83
				1,773	2,451.60	171.62	0.00	0.00	2,623.22

Quick Link: 

**Total Paid 2,623.22**

# Property Summary

GeoID: 17-31900-0051-001-00 Taxpayer: ZAPATA RAY

Property Year 2013

[F5] Calculate

[F10] Save

[F11] Save & Exit

[F12] Exit



- [F1] Maintenance
- Property Summary
- Tax Summary
- Coding
- Estimations
- Improvements
- Land
- Legal
- Notations
- Ownership
- Personal
- Sales Information
- Valuation
- Order
- ARE Dates
- Map
- Photos
- Documents
- EC Docs

Identification	Taxpayer Information	Images / Sketch
Geographic ID: 17-31900-0051-001-00 Alternate X-Ref Mineral Conveyson	ZAPATA RAY PO BOX 132 CHRISTOVAL, TX 76925-0132 OWNER INTEREST 1.0	

Property Coding	Exemptions / Assess Information
Distribution: <input type="checkbox"/> Entices CR, CT, SA Neighborhood: MULTI Miscellaneous: HISTORIC	Volumes Page: Deed Date: 1/12/2012 Instrument: 713268

Legal Description	Situs Information	Valuation Information
Legal: Subd: LOVES S/D, Blk: 51, LTS 1-6& S2.55' OF W51.2' OF 7& S11.55' OF E88.8' OF LT7& 10X152.55' OF ALLEY	Situs: 455 S OAKES	Improvement F1 70,200 Land F1 22,100 Production Mkt: 0 Production 0 Per / Min / Comm 0 Total Market Value 92,300 Production Loss 0 Assessed Value 92,300

### Taxing Entities Edit

Code	Description	Deductions	Ceiling Yr/Amt	Txbl value	Tax Rate	Tax
CR	TOM GREEN C...	0		92,300	0.0052500	484.58
CT	CITY OF SAN...	12,604		79,496	0.0078100	620.66
SA	SAN ANGELO I...	0		92,300	0.0126000	1,162.98

Total Estimated Tax: 2,268.42

Property Summary

Notes

# Property Summary

Property Year 2013

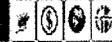
[F6] Calculate

[F10] Save

[F11] Save & Exit

[F12] Exit

GeoID-12-23200-0070-016-00 Taxpayer-ZAPATA RAY



- [F1] Maintenance
- Property Summary
- Tax Summary
- Coding
- Exemptions
- Improvements
- Land
- Legal
- Notations
- Ownership
- Personal
- Sales Information
- Valuation
- Order
- ARB Protest
- Map
- Photos
- Documents
- EC Docs

- [F2] Printing
- [F3] Email
- [F4] Tool Box
- [F5] Auditing

Identification	Taxpayer Information	Images / Sketch
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Geographic ID: 12-23200-0070-016-00 Alternate X-Ref Mineral Conversion	ZAPATA RAY PO BOX 132 CHRISTOVAL, TX 76935-0132 OWNER INTEREST 1.0	
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Property Coding	Exemptions / Dead Information
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Distribution: <input type="checkbox"/> Entires CR,CT,SA Neighborhood Miscellaneous	Volume: Page: Deed Date: 6/14/2013 Instrument: 738590
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Legal Description	Site Information	Valuation Information
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Legal: Subd: FORT CONCHO ADDITION, Blk: 70, Lot: 1B Acres: 0.000	Situs: 126 W AVENUE B	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Improvement</td> <td>A1</td> <td>62,200</td> </tr> <tr> <td>Land</td> <td>A1</td> <td>5,000</td> </tr> <tr> <td>Production Mkt</td> <td></td> <td>0</td> </tr> <tr> <td>Production</td> <td></td> <td>0</td> </tr> <tr> <td>Per. Mkt. Comm</td> <td></td> <td>0</td> </tr> <tr> <td>Total Market Value</td> <td></td> <td>67,200</td> </tr> <tr> <td>Production Loss</td> <td></td> <td>0</td> </tr> <tr> <td>Assessed Value</td> <td></td> <td>67,200</td> </tr> </table>	Improvement	A1	62,200	Land	A1	5,000	Production Mkt		0	Production		0	Per. Mkt. Comm		0	Total Market Value		67,200	Production Loss		0	Assessed Value		67,200
Improvement	A1	62,200																								
Land	A1	5,000																								
Production Mkt		0																								
Production		0																								
Per. Mkt. Comm		0																								
Total Market Value		67,200																								
Production Loss		0																								
Assessed Value		67,200																								

### Taxing Entities

Code	Description	Deductions	Ceiling Yr/Amt	Txb'l Value	Tax Rate	Tax
CR	TOM GREEN C..	0		67,200	0.0052500	352.80
CT	CITY OF SAN	0		67,200	0.0078100	524.63
SA	SAN ANGELO L.	0		67,200	0.0126000	846.72

Edo

Total Estimated Tax: 1,724.35

Property Summary

Notes

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER <b>West Texas Pride Ins Services LLC</b> P.O. Box 1007 Sterling City, Tx 76951	CONTACT NAME:	
	PHONE (A/C, No, Ext):	325-378-3070
	FAX (A/C, No):	325-378-3704
	E-MAIL ADDRESS:	

INSURED <b>Zapata, Ray</b> <b>Zapata, Julie</b> PO Box 123 Christoval, Tx 76935 325-947-7772	INSURER(S) AFFORDING COVERAGE	NAIC#
	INSURER A:	<b>Certain Uws Lloyds</b>
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

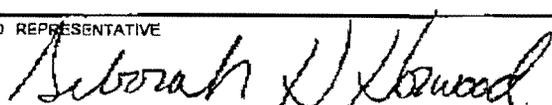
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INBR LTR	TYPE OF INSURANCE	ADDL INBR	SUBR WORD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$
	POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>						GENERAL AGGREGATE \$
	AUTOMOBILE LIABILITY						PRODUCTS - COMPROP AGG \$
	ANY AUTO						
	ALL OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
	HIRED AUTOS						BODILY INJURY (Per person) \$
	SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						
	EXCESS LIAB						EACH OCCURRENCE \$
	DED RETENTION \$						AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						WG STATUTORY LIMITS
	If yes, describe under DESCRIPTION OF OPERATIONS below						OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

<b>A Building</b>	<b>Binder</b>	<b>8/22/13</b>	<b>8/22/14</b>	<b>455 So Oakes</b>
<b>San Angelo, Tx 76905</b>				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
**Building Insured at \$92,300**

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
	

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**DEED OF TRUST**

STATE OF TEXAS	*	
	*	KNOW ALL MEN BY THESE PRESENTS
	*	
COUNTY OF TOM GREEN	*	

THAT, RAY ZAPATA of Tom Green County, hereinafter called Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the benefits conferred on Grantor pursuant to Title 10, Chapter 1704, Vernon's Annotated Statutes and Codes, as amended, hereinafter referred to as "Texas Occupations Code", have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto SHERI WOODFIN , CHAIR OF THE TOM GREEN COUNTY BAIL BOND BOARD, TRUSTEE, 112 West Beauregard Avenue, San Angelo, Tom Green County, Texas, and her successors or substitutes as hereinafter defined, hereinafter referred to as "Trustee", all of the following described Grantor's separate property situated in TOM GREEN County, Texas, to-wit:

Tract 1:        LOT 18, BLOCK 70, FORT CONCHO ADDITION, SAN ANGELO,  
                  TOM GREEN COUNTY, TEXAS

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Trustee, his successors and assigns forever, Grantor do hereby bind themselves, their successors and assigns to WARRANT and FOREVER DEFEND all and singular the said premises unto said Trustee, her successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance, however, is made in TRUST and given pursuant to the terms and provisions of Section 1704.159 and Section 1704.160, Texas Occupation Code, as amended, said Trust being made on the condition that the herein described property may be sold by the Trustee herein named, or her duly appointed successors or substitutes as hereinafter provided, to satisfy any final judgment forfeiture(s) that may be made in bonds on which RAY ZAPATA is surety, as such final judgment is defined by the Texas Code of Criminal Procedure, 1965, as amended. Said final judgment(s) may be payable to

either the State of Texas or the County of Tom Green, and the amount secured hereby shall be the total amount of such judgment or judgments, together with all expenses, costs and interest as allowed by applicable law. This trust is for the benefit of the TOM GREEN COUNTY BAIL BOND BOARD, hereinafter referred to as "Beneficiary", as provided in Section 1704.159, Section 1704.160, Section 1704.203, Section 1704.204, and Section 1704.206, Texas Occupation Code, as amended.

Grantor covenant and agree to pay when due all taxes and assessments now existing or hereafter levied or assessed upon said property, to preserve and maintain the lien hereby created as a first and prior lien on said property including any improvements hereafter made a part of the realty, to commit or permit no waste of the said property, and to keep all improvements situated thereon insured against damage or destruction in the full amount of the current appraised value thereof. Grantor further covenants and agrees to provide the Tom Green County Bail Bond Board with copies of tax receipts no later than January 31 of each year, evidencing the full payment of all real estate taxes assessed against the property. Grantor further covenants to provide a certificate of insurance for fire and extended coverage on the property, naming the Tom Green County Bail Bond Board as loss payee, together with a receipt showing the annual premium has been fully paid one year in advance.

Grantor has agreed to execute this Deed of Trust as security for the payment of any and all bail bonds issued by the licensee named hereinabove as surety. Default in the terms of this Deed of Trust shall be deemed to occur if said licensee fails to satisfy a final judgment of forfeiture in full within thirty (30) days following the entry thereof or if said licensee fails to comply with any other covenant contained herein. Upon the occurrence of this default, Beneficiary may request the Trustee herein named to enforce the trust, or Beneficiary may for any reason appoint in writing a substitute or successor trustee, succeeding to all rights and responsibilities of Trustee named herein.

The original, substitute or successor Trustee shall have the following duties and responsibilities: (1) to give, or cause to be given, notice of the foreclosure, as required by the Texas Property Code; (2) to sell at public sale in accordance with the provisions of the Texas Property Code, all or part of the Property described herein to the highest bidder

for cash; (3) to execute a general warranty deed binding Grantor herein and to deliver the same to the successful purchaser; and (4) to deliver the proceeds of such sale to the Tom Green County Bail Bond Board, such proceeds to be applied first to the payment of any reasonable expenses and costs incident to the sale under this deed of trust, and then to the payment of any final judgments for bond forfeitures then due and owing plus all reasonable expenses for which licensee may be liable under applicable law.

In the event of foreclosure of this lien by judicial or non-judicial sale, Grantor agrees to surrender immediate possession to the purchaser. If Grantor fails to do so, Grantor shall become tenants at sufferance of the purchaser, subject to an action for forcible detainer.

This Deed of Trust shall bind, insure to the benefit of, and be exercised by successors in interest of all parties.

Grantor warrants that the herein described property constitutes no part of either the business or residential homestead of any of the undersigned, each of whom own other real property in the State of Texas sufficient to satisfy a homestead claim.

Executed this 22<sup>nd</sup> day of July, 2013.

  
RAY ZAPATA

STATE OF TEXAS

\*

\*

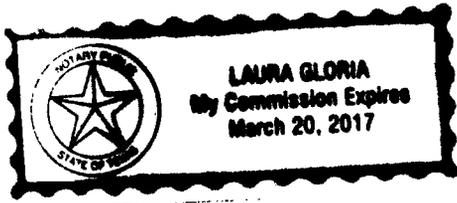
\*

\*

COUNTY OF TOM GREEN

This instrument was acknowledged before me on this the 22<sup>nd</sup> day of July, 2013,  
by RAY ZAPATA.

*Laura Gloria*  
NOTARY PUBLIC, STATE OF TEXAS



**AFTER RECORDING RETURN ORIGINAL TO:**

Tom Green County Bail Bond Board  
Attention: Dianna Speaker, County Treasurer  
122 W. Harris Avenue  
San Angelo, Texas 76903

**CERTIFIED FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Elizabeth McGill*

Elizabeth McGill, County Clerk

Tom Green County TEXAS

September 12, 2013 03:12:50 PM

FEE: \$0.00

743783



**TOM GREEN APPRAISAL DISTRICT (2013)**

Property ID : R000022174

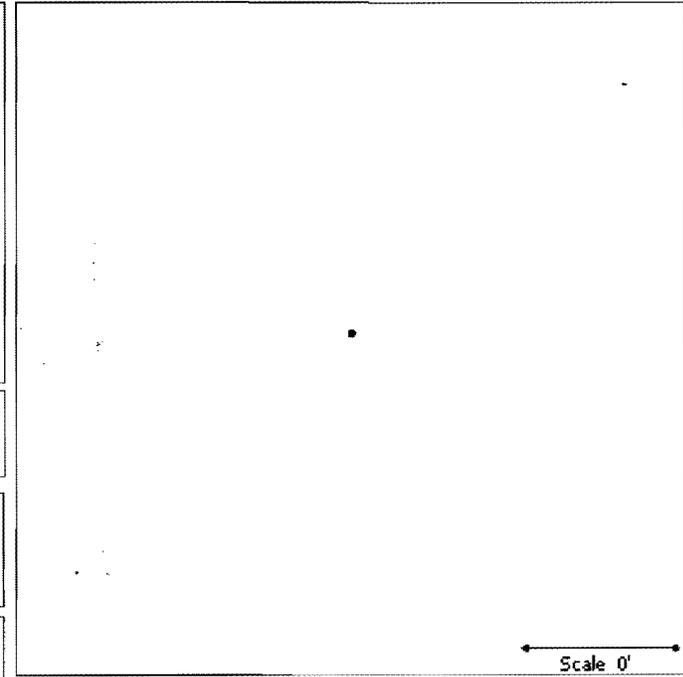
Geo ID : 12-23200-0070-016-00

1/1

**Ownership**  
**ZAPATA RAY**  
 PO BOX 132  
 CHRISTOVAL, TX 76935-0132  
 OWNER INTEREST 1.0

**Exemptions/Deed**  
 INST: 738590  
 DATE: 6/14/2013

**METES AND BOUNDS**  
 0400 ()  
 0510 ()



**Legal Information**  
 LEGAL: SUBD: FORT CONCHO ADDITION, BLK: 70, LOT: 18  
 SITUS: 126 W AVENUE B

**Appraisal Coding**  
 Appr By                      Check By  
 Appr Dt 01/01/00              Check Dt 1/1/1900

Sale Dt	Type	Voi	Page	Inst	Deed Dt	Price	Value@Sale	Grantee	Grantor
6/14/13	D-			738590	6/14/13		67,200	ZAPATA RAY	ZAPATA JESSE R & LUCY

Agent	Mortgage	Geo Quad	Aerial	Map Id	Use
		2			

Building Code	Hs Year/Eff Yr	Class	Sqft	Cpsf	Buildings	Features	Depreciation %	Condition %	Fn%	Ec%	Cpl%	Loc%	Net Adj%	Value	Feature Code	Cpsf / Value
0400-HOUSE	1940/NA	*RF06	1,827	42.50	77,648	0	-25%	0%	0%	0%	100%	0%	-25.0% *	58,236		
0510-DETHD/GAR	1940/NA	*FLV	440	12.00	5,280	0	-25%	0%	0%	0%	100%	0%	-25.0% *	3,960		
			=====		=====	=====								=====		
			2,267		82,928	0								62,196		

SQFT SB: 1827 MKT CSF SB: 36.782 CSF IMPR : 34.043

Land Code	Units / Alt Units	Cpu	Cpu Cd	Mkt Cpu	Adjustment Codes	Adj%	Adj Amt	Hs	Mkt Value	Ptd Prd	Prod Code	Prod Use Yr	Grant	Units	Cpu	Spec Value
0200	50.0 FF/50.0 RF/120.0 DF RSDNTL LOT	100.0		100.00		0%		*	5,000	0						
									=====							=====
									5,000							0

**Comments**

MOD:2013HOLD	2013	Ptd	Change +/-	Prior	2012	Ptd	Entity / Description	Exemption	Txbl Value	Tax Rate	Frz Yr	Ext. Tax Levy	Nbh Coding	Misc Coding
Impr Homesite +	62,200	A1	0	62,200	A1		CR TOM GREEN COUNTY	0	67,200	.0052500		352.80		
Land Homesite +	5,000	A1	0	5,000	A1		CT CITY OF SAN ANGELO	0	67,200	.0078100		524.83		
Total Market =	67,200		0	67,200			SA SAN ANGELO ISD	0	67,200	.0126000		846.72		
Assessed =	67,200		0	67,200			** ESTIMATED TOTAL					=====		
												1,724.35		



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**Dwelling/Property Application**

**Insurance Binder**



**Policy Information**

<u>Policy Number</u>	7-600-6725113	<u>Policy Type</u>	GFM DWELLING
<u>Transaction Effective Date</u>	07/22/2013	<u>Company</u>	GERMANIA FARM MUTUAL INS ASSN
<u>Term Dates</u>	07/22/2013— 07/22/2014		

**Personal Information**

<u>Client ID</u>	000048618011	<u>Client Type</u>	Individuals (up to 2)
<u>Insured Name</u>	RAY ZAPATA	<u>Prior Carrier</u>	NO PRIOR CARRIER
<u>Second Named Insured</u>	JULIE ZAPATA	<u>Prior Carrier Expiration Date</u>	
<u>Primary Address</u>	PO BOX 132	<u>Residence is</u>	Owned
<u>City/State/Zip</u>	CHRISTOVAL, TX 76935-0132	<u>Years at Current Residence</u>	20
<u>County</u>	TOM GREEN		
<u>Phone Number(s)</u>			
<u>Email Address</u>			

**Agent Information**

<u>Agent</u>	WEST TEXAS PRIDE INS SVCS LLC	<u>Agency</u>	0345
<u>Address</u>	PO BOX 1007	<u>Phone Number(s)</u>	(325) 378 - 3070
<u>City/State/Zip</u>	STERLING CITY TX 76951-1007		

**Policy Billing Information**

<u>Bill To</u>	Insured	<u>Annual Premium</u>	\$895.00
<u>Co-Bill</u>	No	<u>Premium</u>	\$0.00
<u>Pay Plan</u>	DB20/5 PAYMENTS	<u>Collected</u>	

**Location #1 Details**

<u>Location Address</u>	126 W AVENUE B SAN ANGELO, TX 76903	<u>Rural or City</u>	Rural
		<u>Protected</u>	Yes
		<u>Protected Town</u>	
<u>County</u>	TOM GREEN		
<u>Territory</u>	15N		

**Coverage A - Dwelling**

<u>Location Address</u>	126 W AVENUE B SAN ANGELO, TX 76903	<u>Roof 1 Type/Year Installed</u>	COMP SHINGLES / 2006
<u>Occupancy Type</u>	Tenant/Laborer	<u>Exclude Cosmetic Damage to Roof</u>	No
<u>Occupancy Status</u>	Occupied	<u>Condition of Roof</u>	Entire Roof Approved
<u>Residence Code</u>	Duplex	<u>Type of Roof Discount</u>	

<u>Year of Construction</u>	1960	<u>Other Structure Roof Condition</u>	
<u>Construction Type</u>	Stucco	<u>Roof Restriction - Dwelling/Other Structures</u>	
<u>Number of Stories</u>	1.0	<u>Restrict other Structures?</u>	No
<u>Total Living Area</u>	1100	<u>Other Structures Restrictions?</u>	
<u>Open Porch</u>	0	<u>Purchased Other Structures</u>	\$0.00
<u>Attached Garage</u>	0	<u>Total Other Structures</u>	\$11,100.00
<u>Carport</u>	0	<u>Claims Free Years</u>	0
<u>Balcony/Deck</u>	0	<u>Valuation ID</u>	1746072 / 1
<u>Central Heat and Air</u>	No		
<u>Fireplace</u>	No		

**Coverages/Discounts**

Coverage	Deductible	Insurance Amount
DRC - DRC-STAND COV W/REPL COST-14 PERILS-RC		\$111,000.00
061 - NEW OTHER STRUCTURES		
CL1 - DEDUCTIBLE CLAUSE 1	\$1,110.00	
CL2 - DEDUCTIBLE CLAUSE 2	\$1,110.00	

**Attachments**

File Description	Attachment	Description
Dwelling	603	603 ADDN EXTENDED PERILS COVER

**Underwriting Info**

<u>Prior Carrier</u>	NO PRIOR CARRIER	<u>Has any insurer cancelled or refused to issue any similar insurance to you?</u>	No
<u>List and explain all of your property insurance related losses in the last five years</u>		<u>Have you applied for membership or been a Germania member before?</u>	Yes - CURRENT
<u>Is any part of the dwelling or other buildings insured being used for business purposes?</u>	No	<u>Has the wiring and plumbing been updated in the last 30 years?</u>	Yes - 2010 ELECTRIC PLUMBING
<u>Risk Inspected?</u>	Yes		
<u>Photos of risk attached?</u>	No		

**Credit Disclosure Statement**

To provide you with the most accurate premium quote for your insurance, we use information from consumer reporting agencies including your driving record, claims history with other insurers, and credit-based insurance score which is based on information contained in your credit report developed by a third party.

Coverage IS BOUND as of 12:01 AM standard time, on the effective date shown and is subject to the terms, conditions and exclusions of the policy for which applied. This Binder terminates on the earliest of (1) Thirty days from commencement, (2) Immediately on notice of rejection (3) Effective date of policy issued.

I hereby declare the foregoing statements to be true to the best of my knowledge and belief. I authorize the Germania companies to order consumer reports for the purpose of underwriting my application for insurance.

I, THE UNDERSIGNED, HEREBY APPLY FOR OR REAFFIRM MEMBERSHIP IN THE GERMANIA FARM MUTUAL INSURANCE ASSOCIATION AND CERTIFY THAT I WILL FAITHFULLY DISCHARGE ALL THE DUTIES IMPOSED UPON ME BY THE ASSOCIATION. I HEREBY AUTHORIZE GERMANIA FARM MUTUAL INSURANCE ASSOCIATION TO INSURE MY PROPERTY, AND MAKE APPLICATION FOR INSURANCE ON THE HEREIN DESCRIBED PROPERTY.

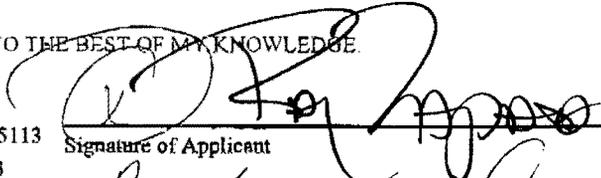
THIS IS TO CERTIFY THAT I AM THE SOLE AND UNCONDITIONAL OWNER OF THE PROPERTY HEREIN DESCRIBED, THAT THERE IS NO ADDITIONAL INSURANCE ON THIS PROPERTY, OTHER THAN LISTED ABOVE, AND THE INFORMATION LISTED

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HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Policy Number 7-600-6725113  
Transaction Effective Date 07/22/2013



Signature of Applicant

Date Signed



Signature of Agent

7-23-13  
Date Signed

A completed Application and Binder with the Insured's signature must be retained in the Local Chapter files.