

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: December 2, 2004

GRANTORS: TELESFORO LOPEZ RUIZ
MAILING ADDRESS: 6030 Fitzhugh, Houston, Texas 77028

GRANTEE: JUAN L. GAMEZ
GRANTEE'S MAILING ADDRESS: 9013 Highland, Houston, Texas 77078

CONSIDERATION: Thirteen thousand and No/100 (\$13,000.00) Dollars, payable as follows: One Thousand and No/100 (\$1,000.00) dollars down payment, the receipt of which is hereby acknowledged and the balance of \$12,000.00 evidenced by a real estate note not bearing interest, executed by Grantee payable to the order of Grantor herein in monthly installments of not less than \$500.00 per month with the first installments being due and payable on the 1st day of February 1, 2005, and a like payment being due and payable on the 1st day of each month thereafter until paid in full. Makers having the privilege of paying on the principal without incurring penalty. Said note is secured by a deed of trust of even date.

PROPERTY (including any improvements):

All that certain tract or parcel of land situated in Block 59 of the EAST HOUSTON, a subdivision out of the J.L. Stanley Survey, in Harris County, Texas, according to the Revised Plat thereof recorded in volume 3, Page 18, Deed Records of Harris County, Texas, described as follows: All that remaining portion of Lots 9 and 10 in Block 59 of EAST HOUSTON which lies immediately adjoining and Northwardly from the present right of way of the Southern Pacific Railroad and East of the New cut-off link of the East-Houston-Dyersdale County Road sometimes known and designated as Main Street.

RESERVATIONS AND EXCEPTIONS TO CONVEYANCE: Property is sold "AS IS" condition subject to any environmental conditions that might still exist on said property and any and all reservations and exceptions legally of record.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance warrants that there are no liens on said property and by these premises warrants, 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, his heirs, executors, administrators, successors, or assigns forever. Grantor binds himself, his heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee, his heirs, executors, administrators, 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.

But it is expressly agreed the vendor's Lien, as well as superior title in to said property is retained against the above property and improvements thereon until the above note and all.

interest thereon are fully paid according to the face and tenor, when this deed shall become absolute.

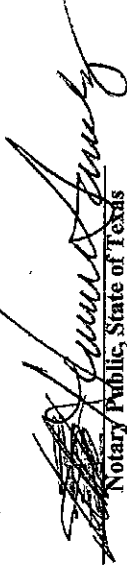
When the context requires, singular nouns and pronouns include the plural.

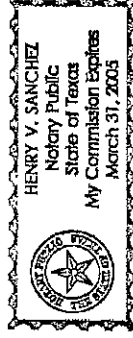
1012

TELESFORO LOPEZ RUIZ

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me by TELESFORO LOPEZ RUIZ, on this the 2nd day of December, 2004.


Notary Public, State of Texas



After filing Return to:
JUAN L. GAMEZ
9013 RICHLAND
HOUSTON, TEXAS 77078

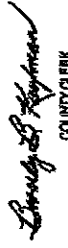
2004 DEC -7 AM 8:27


COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PERSON HEREIN WHOSE SIGNATURE IS REQUIRED BY THE STATE OF TEXAS SHALL SIGN IN WITNESS OF THE SIGNATURE OF THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the number Sequence on the day and in the day and year as shown herein and was duly RECORDED in the Official Public Records of Harris County, Texas at

DEC - 7 2004




COUNTY CLERK
HARRIS COUNTY, TEXAS

Page 320, of the Deed Records of Harris County, Texas; and,

Whereas, in said instrument the Vendor's Lien was retained against the land and premises, described therein, to secure the payment of two (2), certain promissory notes, of even date with said deed, executed by John L. White, payable to order of Guardian Trust Company, One (1) note being for Three Hundred and no/100 (\$300.00) Dollars, due on or before thirty (30) days after date, and one (1) for Three Thousand and no/100 (\$3,000.00) Dollars, due on or before six (6) months after date, which notes are more fully described in said deed, reference to which is here made; and,

Whereas, a release from the liens, created and retained in the above named deed, of the land and premises, hereinafter particularly described, is desired, and request has been made of Guardian Trust Company, for such release;

Now, Therefore, Know all Men by these Presents: That Guardian Trust Company, a corporation, duly organized and existing under and by virtue of the laws of the State of Texas, with its principal place of business in the City of Houston, Harris County, Texas, the present owner and holder of the notes described in the hereinabove mentioned deed, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to it in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, does hereby remise, release, and discharge any and all liens, of any kind and character owned or held by it against the property hereinafter specifically described, and does hereby quit claim unto the said John L. White, his heirs, and assigns, that certain lot, tract or parcel of land situate, lying and being on the South Side of Buffalo Bayou, in the City of Houston, Harris County, Texas, more particularly described as all of Lot Ten (10) in Block Thirty-four (34), in Riverside Terrace, Fifth Section, an addition to the City of Houston, Harris County, Texas, according to an amended plat of said addition recorded in Volume 8, Page 59, of the Map Records of Harris County, Texas.

It is expressly understood, however, that this is only a partial release and shall not be construed to release any property other than that herein specifically described; all other property not herein nor heretofore specifically released remaining as security for the payment of and subject to the unpaid balance of the indebtedness and the liens securing same, according to the original terms and provisions and conditions thereof, as set out in the deed hereinabove referred to.

In Testimony Whereof, Guardian Trust Company, has caused this instrument to be signed by its President, attested by its Secretary, and its corporate seal to be hereunto affixed on this the 4th day of April, A.D. 1936.

Guardian Trust Company, By C. M. Malone, President.

Attest: Lee M. Duggan, Secretary. (Seal)

State of Texas: County of Harris:

Before me, the undersigned authority, on this day personally appeared C. M. Malone, President, of Guardian Trust Company, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this the 4th day of April, A. D. 1936.

Fred R. Warr, Notary Public, in and for Harris County, Texas. (Seal)

Filed for record Apr 8, 1936 at 9:45 o'clock A. M. Recorded Apr 15, 1936 at 3:00 o'clock P. M.
Henry M. Duggan Clerk County Court Harris County Texas. By *Myself* Deputy

No. 56355

J. W. Brown et al

To

County of Harris

Deed

State of Texas: County of Harris:

Know all Men by these Presents:

That we, J. W. Brown, and Henry W. Dodd, of the County of Victoria, and State of Texas, for and

in consideration of the sum of Forty (\$40.00) Dollars, to us in hand paid by the County of Harris, in the State of Texas, the receipt of which is hereby acknowledged; and the further consideration of establishing and maintaining, a Public, Read over and across, the land hereinafter described, have remised, released and quit claimed, and by these presents do remise, release, and quit claim, unto the said County, of Harris, the Right of Way over and cross 0.051, acres of the J. L. Stanley Survey, Abstract #700, situated in said County of Harris, said Right of Way, to cross said land as follows, to-wit:

This tract of 0.051, acres, more or less is a portion of Lots #9, and #10, Block #59, according to the official Map of East Houston, Texas, recorded in Vol. #3, Page #18, of the Map Records of Harris County, Texas, and was conveyed to J. W. Brown, and Henry W. Dodd, by W. J. French, and Charles Fay, by deed under date of March, 18th, 1910, and recorded in Vol. #247, Page #275, of the Deed Records of Harris County, Texas. This 0.051 acre tract is more particularly described as follows: Beginning at a stake driven where the present Northwest Right of Way line of the Old Liberty Road, based on 60 feet in width, and is at present fenced intersects the Northwest Right of Way line of the T. & N. O. R.R. based on a 100 foot Right of Way line at this point;

Thence North 65° 04' East 25 feet, more or less, along the Northwest Right of Way line of the T. & N. O. R. R. to a stake for a corner;

Thence in a general Northwesterly direction following a curve whose radius is 250 feet, and whose included angle is 21° 30' more or less, a distance of 93.8 feet, more or less to a stake for a corner, said stake also being in the East line of the 12 foot alley laid out in Block #59 of the City Plat of East Houston hereintofores referred to; Thence Due South along the East line of the 12 foot alley above referred to, a distance of 35.5 feet more or less, to a stake for a corner, said stake also being in the Northwest line of the Right of Way of the Old Liberty Road, based on a 60 feet width, and recorded in the official Map of East Houston hereintofores referred to;

Thence North 65° 04' East, a distance of 5 feet, more or less to a stake for a corner, said stake being set at the intersection of the Northeast line of the Right of Way of the portion of the Old Liberty Road, that crosses to T. & N. O. R. R. at this point and the Northwest line of the Right of Way of that portion that parallels it on the North side at this point both based on a 60 foot width and as the first mentioned portion is now fenced;

Thence South 24° 56' East, a distance of 60 feet, more or less, to place of beginning, enclosing an area of 0.051 more or less, acres. To Have and to Hold, the aforesaid Right of Way, unto the said County of Harris, to be used a Public Road forever.

Witness our hands this 18th day of January, A. D. 1936.

J. W. Brown, Henry W. Dodd.

State of Iowa: County of Black Hawk: ss: Before me, the undersigned authority, in and for Black Hawk, County, Iowa, on this day personally appeared J. W. Brown, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office at Cedar Falls Iowa, this 18th day of January A. D. 1936. J. B. Newman, Notary Public, in and for Black Hawk County, Iowa. (Seal)

State of Texas: County of Victoria: Before me, the undersigned authority, in and for Victoria County, Texas, on this day personally appeared Henry W. Dodd, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, at Victoria Texas, this 28th day of February, A. D. 1936. J. T. Linebaugh, Notary Public, in and for Victoria County, Texas. (Seal)

Filed for record Apr 8, 1936 at 10:30 o'clock A. M. Recorded Apr 15, 1936 at 3:30 o'clock P. M.

Henry W. Dodd, Clerk County Court Harris County Texas. By *Henry W. Dodd* Deputy



City Of Houston

Houston Police Department

Dorothy Edwards, Assistant Chief
P.O. Box 1562, Houston, Texas 77251-1562
www.cityofhouston.gov

Bill White

Mayor

Tuesday, July 29, 2008

20080329409
07/31/2008 RP2 \$20.00

2 Notice

NOTICE OF PUBLIC HEARING

THE CITY OF HOUSTON'S BUILDING AND STANDARDS COMMISSION will hold a public hearing on 8/13/2008 at 9:30 AM at 2636 South Loop West, Suite 150, Houston, Texas 77054. The Commission will hear and consider testimony and evidence concerning alleged violation(s) of the City of Houston's Code of Ordinances pertaining to the following property:

Property Address

08602 FIELDS ST (77028) BAR/LOUNGE

Proj #: 146846

Legal Description

Lots 1 and 2, in Block 59 of East Houston, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 3132, Page 153 of the Deed Records of Harris County, Texas.

OWNER(S) LIEN HOLDER(S) AND INTERESTED PARTIES: (SEE ATTACHMENT - B)

THE FILING OF THIS NOTICE IS BINDING ON SUBSEQUENT GRANTEES, LIENHOLDERS, OR OTHER TRANSFEREES OF AN INTEREST IN THE PROPERTY WHO ACQUIRE SUCH INTEREST AFTER THE FILING OF THIS NOTICE AND CONSTITUTES NOTICE OF THE PROCEEDING ON ANY SUBSEQUENT RECIPIENT OF ANY INTEREST IN THE PROPERTY WHO ACQUIRES SUCH INTEREST AFTER THE FILING OF THIS NOTICE.

Paul H. Thompson
Authorized Representative
Houston Police Department

RETURN TO:

City of Houston
Hearing Support
2636 South Loop West
4th Floor
Houston, TX 77054

THE STATE OF TEXAS §
COUNTY OF HARRIS

This instrument was acknowledged before me on the 30th, day of July, 2008.

Doris O. Foreman
Notary Public for the State of Texas



ATTACHMENT - B

HCAD: 0122320000002

Legal Description: Lots 1 and 2, in Block 59 of East Houston, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 3132, Page 153 of the Deed Records of Harris County, Texas.

Project Violation Address(es)

146846 08602 FIELDS ST (77028) BAR/LOUNGE

Owner(s), Lien Holder(s) and Interested Parties

Recipient	Mailing Address	City/State/Zip
Owner		
Ted Dwayne Stevens	10727 Bowden Chase Dr.	Spring TX, 77379
Sharon Raeen Stevens	5511 Havenwoods Dr.	Houston TX, 77066
Ted Dwayne Stevens	5511 Havenwoods Dr.	Houston TX, 77066
Sharon Raeen Stevens	8602 Fields St.	Houston TX, 77028
Ted Dwayne Stevens	8602 Fields St.	Houston TX, 77028
Interested Party		
Occupant	8602 Fields St.	Houston TX, 77028

22

RP 058-71-1194

UNOFFICIAL COPY

FILED

2008 JUL 31 AM 11:22

Beverly B. Hopman
COUNTY CLERK
HARRIS COUNTY, TEXAS

ANY PERSON HEREIN WHOSE RIGHTS IN THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS IMPEDED OR IMPEDIBLE UNDER FEDERAL LAW, THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the number designated on the date and at the place shown herein by me and was duly RECORDED in the Official Public Records of said County of Harris County, Texas on

JUL 31 2008



Beverly B. Hopman
COUNTY CLERK
HARRIS COUNTY, TEXAS

CITY OF HOUSTON
TEXAS§ BUILDING AND STANDARDS COMMISSION
§ ORDER20080429021
08/15/2008 RP3 \$20.00

On August 13, 2008, the City of Houston Building and Standards Commission ("Commission") held a public hearing pursuant to subchapter C of Chapter 54 of the Tex. Loc. Gov't Code and Chapter 10 of the Code of Ordinances, Houston, Texas. Based on the evidence presented, the Commission enters the following fact findings:

The property which was the subject of this hearing is described as: **Lots One (1) and Two (2), in Block Fifty-Nine (59) of East Houston, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 3132, Page 153 of the Deed Records of Harris County, Texas.**

and has/have the street address (es) of 8602 Fields St. - Bar/Lounge (77028), in Houston, Harris County, Texas.

Project Number: 146846

The improvement (s) on the property is/are described as: **Commercial one story wood framed building on concrete slab.**

The owner (s) of the property, as shown by the official public records in the county in which the property is located, and certain other persons having or claiming an interest in the property is/are: **Ted Dwayne Stevens and Sharon Raean Stevens**

The holder (s) of lien (s) against the property, as shown by the official public records in the county in which the property is located is/are: **NONE**

Notice of the proceeding was properly given pursuant to Section 54.035 of the Tex. Loc. Gov't Code.

The owner (s) or the owner's representative with control over the premises, were actually notified of the provisions of Section 10-361, Section 10-341, Section 10-343, Section 10-344, and Section 10-451 of the City's Code of Ordinances.

The structure (s) situated on the property is/are dangerous within the terms of **Section 10-361 (a) (3, 5, 8, 11), (b) (2) of the City of Houston's Code of Ordinances.**

The structure (s) situated on the property is/are substandard within the terms of **Section 10-341 (c), (d), (e) and Section 10-343 (b) (3), (c) (1, 4, 5, 9), (e) (3, 4) of the City of Houston's Code of Ordinances.**

The property is in violation of the terms of Section 10-361 (a) (3, 5, 8, 11), (b) (2), and **Section 10-341 (c), (d), (e), and Section (b) (3), (c) (1, 4, 5, 9), (e) (3, 4), and Section 10-344 of the City of Houston's Code of Ordinances.**

Based on these fact findings, the Commission hereby ORDERS the following action.

- Within 10 days from the date of this Order the owner or lienholder shall not use the building or property for open storage of any dead trees, trash, or refuse, or of any glass or building material, or of any inoperable icebox, refrigerator, stove, motor vehicle or boat, or any similar items as defined by City Ordinance **Section 10-341(e), and**

This Building must be Repaired**Repair:**

- Within 10 days from the date of this Order the owner or lienholder must obtain City building repair permits, which may be issued subject to conditions placed thereon by the City's Building Official, and
- Within 30 days from the date of this Order the owner or lienholder must repair the deficiencies which make this/these structure(s) dangerous as defined by City Ordinance Section 10-361 (a) (3, 5, 8, 11), (b) (2). Said repairs are to be completed in conformity with the currently adopted Building Code specifications. (The time limitations set forth in this Order shall control notwithstanding any time limitation specified in the building permit.)

The Commission further ORDERS that any City of Houston Marshal shall enforce and carry out this ORDER.

August 13, 2008

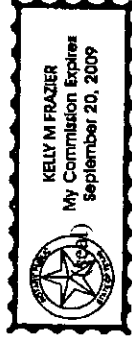
Date

Larry Lee
Larry Lee, Panel #2, Chair
Building and Standards Commission

THE STATE OF TEXAS, COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Larry Lee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes therein expressed.

Given under my hand and seal of office, this 13th day of August, 2008.



Kelly M. Frazier
Notary Public in and for the State of Texas

UPON THE EARLIEST DATE OF ANY FAILURE BY THE OWNERS OR LIENHOLDERS TO TIMELY COMPLY WITH THIS ORDER, THE CITY OF HOUSTON SHALL BE AUTHORIZED TO REMEDY, ALLEVIATE, OR REMOVE ANY SUBSTANDARD OR DANGEROUS BUILDING IN ACCORDANCE WITH SECTIONS 10-351 AND 10-370 OF THE CITY'S CODE OF ORDINANCES. PURSUANT TO SECTIONS 10-351 AND 10-395 OF THE CITY'S CODE OF ORDINANCES A PRIVILEGED LIEN, INFERIOR ONLY TO TAX LIENS AND LIENS FOR STREET IMPROVEMENTS, MAY BE PLACED UPON THE LAND DESCRIBED HEREIN, PLUS TEN PERCENT (10%) INTEREST PER ANNUM UNTIL PAID.

I UNDERSTAND THAT UNLESS A JUDICIAL REVIEW PETITION IS TIMELY FILED AS PROVIDED IN SECTION 54.039 OF THE TEX. LOC. GOV'T CODE, THE ORDERS OF THIS ORDER SHALL IN ALL THINGS BE FINAL AND BINDING AFTER THIRTY (30) DAYS FROM THE DATE OF THIS ORDER. I HAVE RECEIVED A COPY OF THE ORDER DATED AUGUST 13, 2008, REGARDING PROPERTY LOCATED AT 8602 Fields St. - Bar/Lounge (77028).

Signature

MS

Printed Name

Signature

MS

Printed Name

FILED
2008 AUG 15 AM 11:03
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

UNOFFICIAL

COPY

RP 059-16-2427

ANY PERSON WHOSE NAME IS LISTED IN THE SALE BEYOND OR USE OF THE DISCOUNTED
PROPERTY BECAUSE OF COLOR OR RACE SHALL BE UNLAWFUL UNDER FEDERAL LAW
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the Public Records of the State of Texas
on August 15, 2008 at 1:00 PM in the County of Harris, Texas.
County: Harris

AUG 15 2008



Barbara L. Kasper
COUNTY CLERK
HARRIS COUNTY, TEXAS