

PROPERTY ACCEPTANCE LETTER

DATE: DECEMBER 20th, 2021
BORROWER: HYG HOMES, LLC
ADDRESS: 8880 HEATH CIRCLE DR.
CITY/STATE/ZIP: SAN ANTONIO, TEXAS 78250

PROPERTY DESCRIPTION:

SEE ATTACHED "EXHIBIT A"

In consideration of Falcon International Bank agreeing to process my (our) loan application of even date herewith, the undersigned hereby agree to accept the property offered as security for the requested loan as is and all faults as of the date the promissory note required by Falcon International Bank is executed, and do further agree that Falcon International Bank has no duty or obligation to inquire into, inspect or investigate the structural soundness or condition of said property or it's fitness for any purpose, and the undersigned do hereby release Falcon International Bank from all obligations, claims and liabilities in any manner arising out of, caused by or emanating from any defect whatsoever in or to said property, whether such defect is latent or obvious, whether known or unknown, and whether disclosed or undisclosed to the undersigned.

The undersigned further agree that Falcon International Bank is acting solely in the capacity of a lender and not as an agent or fiduciary of the undersigned, and that Falcon International Bank makes no warranty or representation as to the soundness or conditions of such property or it's fitness for any purpose, or any other warranty or representation whatsoever as to said property, and no warranty or representation (expressed or implied) concerning said property shall ever be binding on Falcon International Bank.

The undersigned further agree that any disagreement between any of the undersigned and seller(s) of the property offered as security for the requested loan, or the refusal or failure of such seller(s) to perform any agreements with the undersigned or others, or any misrepresentation by the seller(s) or be any other person or party shall not in any manner affect or impair any of the instruments, documents or other writings now hereafter executed by us in connection with the requested loan.

Borrower:
HYG Homes LLC,
a Texas limited liability company

By: Constructora HYG del Bajío SAPI de CV,
Member/Manager

By: 
Carlos Eduardo Garza Herrera,
Administrador Unico

EXHIBIT A

Being 0.574 acres of land, more or less, out of the M.G. DE LOS SANTOS SURVEY No. 82, Abstract 664, County Block 4446, Bexar County, Texas, and being that same property described in Warranty Deed with Vendor's Lien recorded in Volume 11827, Page 688, Official Public Records of Bexar County, Texas, said 0.574 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found (monument of record dignity) for the southwest corner of this 0.574 acres, same being the lower northwest corner of the Sheila D. McLean tract (Document No. 20120211629), and on the East boundary of the Norma I. Plata 4.110 acres (Document No. 20120017537), same also being the POINT OF BEGINNING;

THENCE along the line common to this 0.574 acres and said Plata 4.110 acres, North 00 degrees 38 minutes 00 seconds West (bearing basis), at a distance of 268.71 feet pass a 1/2-inch iron rod found on the South boundary of said 22-foot Ingress/Egress Easement, and continuing for a total distance of 279.72 feet (called 65.37-feet) to a point for the northwest corner of this 0.574 acres, same being the northeast corner of said Plata 4.110 acres, and a point in the centerline of said 22-foot Ingress/Egress Easement, same also being on the South boundary of the remainder of the KB Home Lone Star LP 25.99 acres (Volume 10127, Page 676);

THENCE along the line common to this 0.574 acres and the remainder of said KB Home Lone Star 25.99 acres, North 89 degrees 17 minutes 24 seconds East (called North 89 degrees 22 minutes 00 seconds East), a distance of 89.45 feet (called 89.44 feet) to a point for the northeast corner of this 0.574 acres, same being the upper northwest corner of said McLean tract, and the northwest corner of said 20-foot Ingress/Egress Easement;

THENCE along the lines common to this 0.574 acres and said McLean tract, the following courses and distances;

South 00 degrees 38 minutes 00 seconds East, a distance of 279.72 feet to a 1/2-inch iron rod found for the southeast corner of this 0.574 acres;

South 89 degrees 17 minutes 24 seconds West (called South 89 degrees 22 minutes 00 seconds West), a distance of 89.45 feet (called 89.44 feet) to the POINT OF BEGINNING, and containing 0.574 acres of land more or less.