



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Jul 03, 2025 11:38 AM Fee: \$29.00

2025074274

Electronically Recorded

Independence Title/GF# 252171 WLK/ JP

PROHIBITED USE OF PROPERTY TAX LENDERS

Loan No. 300809840

DATE: Effective June 27, 2025

LOAN: \$1,100,000.00

PROPERTY: **Lots 8, 18, 19, 22, 23, Block A, MADRONE CANYON, a Subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202100080 of the Official Public Records of Travis County, Texas.**

BORROWER: **A3 APRICUS, LLC, a Texas limited liability company**

LENDER: **KEYSTONE BANK**

The following terms are made a part of the above loan and the undersigned Borrower(s) agree thereto and acknowledge that he/she/they have read and understand the following:

- a) You are required to pay the taxes on the property securing the loan. You are prohibited from borrowing the money to pay such taxes. Using property tax lenders will violate your mortgage agreement.
- b) Property Tax Lenders. Using 3rd party property tax lenders places them in a first lien position on your Property, which is a violation of the terms of the Loan Documents. Violation of your Loan Documents may require full and immediate payment of your mortgage or result in other legal action. As your Lender, we do not allow tax lien transfers, property tax deferrals, or property tax payment plans.
- c) Escrow Account. Property tax lenders are legally required to notify mortgage companies when they provide a loan to pay taxes. Should Lender receive that notification, Lender may take appropriate steps to establish an escrow account for payment of future taxes. Lender will also contact you to make arrangements to pay off any loan(s) you have incurred with the Property Tax Lender.
- d) Contact Us First for Property Tax Payment Assistance. If you would like information or assistance with paying your property taxes, please contact us. We may be, but make no commitment to be, of assistance to you by: (i) Financing the payment of all taxes, including all applicable interest and penalties as allowed in your mortgage agreement; (ii) Establishing an interest-free escrow account to collect the past due taxes, as well as all future tax bills; (iii) Adjusting your monthly mortgage payment to begin collecting monthly deposits to escrow.
- e) You hereby assign to the mortgage holder all rights to purchase any tax lien on the property arising from your failure to pay taxes. The lien holder is also given an irrevocable power of attorney to sign and deliver all forms and agreements necessary to effectuate this assignment.

IN WITNESS WHEREOF, I/We have read and understand this requirement.

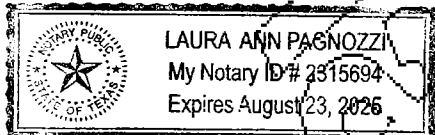
Borrower:
A3 APRICUS, LLC

BY: 
NAME: BRETT AMES
TITLE: MANAGER

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on June 21 2025 by BRETT AMES, MANAGER of A3 APRICUS, LLC, a Texas limited liability company on behalf of said company.




Notary Public, State of Texas

After recording, please return to:
KEYSTONE BANK
13715 E. LADERA BLVD.
BEE CAVE, TEXAS 78738

UNRECORDED