

**C-1-PB-18-000408**

CAUSE NO. C-1-PB-18-\_\_\_\_\_

ESTATE OF	§	IN THE PROBATE COURT
EULALIO EDUARDO RENDON,	§	NUMBER ONE
DECEASED	§	TRAVIS COUNTY, TEXAS

**APPLICATION FOR PROBATE  
OF WILL PRODUCED IN COURT AND FOR  
ISSUANCE OF LETTERS TESTAMENTARY**

TO THE HONORABLE JUDGE OF SAID COURT:

Elisa R. Montoya, Applicant, for the purpose of probating the written Will of Eulalio Eduardo Rendon, Deceased, and for issuance of Letters Testamentary, furnishes the following information to the Court:

1. Applicant is an individual domiciled in and residing at 2008 Haskell St., Austin, Texas 78702 where process may be served. Applicant's last three digits of her Social Security number are xxx-xx-x631. Applicant's last three digits of her Texas Driver's License number is xxxxx860.

2. Decedent died on or about February 4, 2018 in Austin, Travis County, Texas at the age of ninety-one (91) years. Decedent's last three digits of his Social Security number are xxx-xx-x292. Decedent's last three digits of his Texas Driver's License is xxxxxx613. Decedent's death certificate is attached hereto.

3. This Court has jurisdiction and venue because the Decedent was domiciled and had a fixed place of residence in Travis County located at 1705 Haskell, Austin, Texas 78702.

4. The Decedent's Estate consists solely of a separate property which includes real property, Decedent's residence, located in Travis County, Texas, and household furnishings, and pending claims against Rose Rubio with a value in excess of \$10,000.00.

5. Decedent left a valid, unrevoked, written Will bearing Decedent's signature and dated December 4, 2017. A copy of the original of said Will is attached hereto. The Decedent's original Last Will and Testament will be delivered to the Clerk of the Court.

6. Decedent's Will was self-proved in the manner prescribed by Texas law. The subscribing witnesses to the Will are Carol Stall and Phillip Thomas.

7. Decedent's Will names Applicant as Executor without bond. The Decedent's Will directs that there be an independent administration of his estate free of court supervision and grants the Executor broad independent powers.

8. Applicant requests that she be appointed as Independent Executor of the Estate without bond.

9. Applicant is not disqualified by law from accepting Letters Testamentary.

10. Decedent, at the time of executing the Will was over eighteen years of age and was qualified to make the Will at the time it was made.

11. The Decedent had no children, born, adopted or deceased after the Will was made.

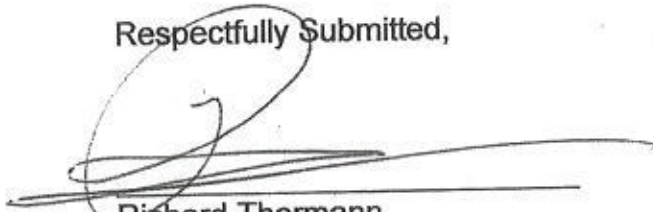
12. The Decedent was unmarried at time of death. The Decedent did not have any marriages that were dissolved after the Will was made.

13. The State of Texas or governmental agency of the state or a charitable organization is not named as a devisee of Decedent's Will.

PRAYER

WHEREFORE, Applicant requests that the Will be admitted to probate, that Letters Testamentary be issued to Elisa R. Montoya as Independent Executor and that such other and further orders be made as the Court deems proper.

Respectfully Submitted,



Richard Thormann  
SBN: 19963500

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**ATTORNEY FOR APPLICANT**

**C-1-PB-18-000408**

**WILL OF EULALIO EDUARDO RENDON**

STATE OF TEXAS  
COUNTY OF TRAVIS

I, EULALIO EDUARDO RENDON a resident of Austin in Travis County, Texas, publish and declare this to be my Will; and by executing this Will, I revoke all wills and codicils I have made previously.

**ARTICLE 1 IDENTIFICATION OF BENEFICIARIES**

I am an unmarried man, having survived my spouse and I have children now living or deceased, either natural born or adopted. As used in this Will, the term "issue" means all of the lineal blood descendants of the person or persons designated in this Will, and includes any legally adopted children of such person or persons.

**ARTICLE 2 PAYMENT FOR DISPOSITION OF REMAINS**

**Description of Expenses and Debts**

2.01. I authorize my Executor to pay:

- (a) All costs related to burial or cremation, e.g., all costs of a funeral and/or memorial service; the expenses of interment of my remains, including the costs of a gravesite, if necessary; the installation and inscription of a suitable marker at, and perpetual care of, the gravesite.
- (b) All of my debts that are allowed as claims against my estate.

**Source and Time of Payment**

2.02. The payments authorized in Paragraph 2.02 are to be made from the property that comprises my probated estate that is not specifically devised under Article 4 of this Will, and shall be made as soon after my death as possible. The payment of all other debts, obligations, and costs of administration of my estate is to be made within the sole and absolute discretion of my Executor.

**ARTICLE 3 PROPERTY DISPOSED UNDER THIS WILL**

It is my intention to dispose of by this Will all of the property that I have the power to dispose of at the time of my death. However, I do not intend to exercise any power of appointment that I now possess or that may be conferred on me, and no provision of this Will is to be construed as an exercise in whole or in part of any such power.

**ARTICLE 4 SPECIFIC DEVISES**

**Real Property**

4.01. I give all of the right, title, and interest that I may have at the time of my death in and to the real property located at 1705 Haskell Street Austin, Texas 78702 more fully described as follows: Lot 3 in the V.E. Taylor Subdivision OLT 59 in Division O in Travis County, Texas, if they survive me. This

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have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Malalie Rendon and his wife, Concha Rendon, the grantees herein, of the County of Travis, and in the State of Texas, all of that certain lot, tract or parcel of land lying and being situated in the City of Austin, and in Travis County, Texas, known and described as follows, to-wit:-

Lot No. Three (3), in the V. E. TAYLOR SUBDIVISION of Lots Nos. Five and Six (5 and 6), in Outlot No. Fifty-nine (59), in Division "O", in the City of Austin, and in Travis County, - Texas, according to the map or plat of said subdivision recorded in Vol. 470, Page 597, of the Travis County Deed Records, - and to which said map or plat, and the record thereof, reference is here made for further description of said land and premises, and for all pertinent purposes.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging unto the said grantees above named, their heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND the title to the said property unto the said grantees above named, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

BUT, it is expressly agreed and stipulated that the VENDOR'S LIEN is retained against the above described property, - premises and improvements, until the indebtedness above mentioned and described as evidenced by the hereinabove described note, and all interest thereon, is fully paid, according to its face and tenor, effect and reading, when this deed shall become absolute.

EXECUTED at Austin, in Travis County, Texas, on this the 10th day of September, A. D. 1961.

*Paul G. Lundell*  
Paul G. Lundell

*Edna L. Lundell*  
Edna Lundell

60  
U.S. INT. REV. STAMPS CANCELLED

JUL 14 2016  
J. GUERRA

Exhibit

**LETTERS TESTAMENTARY**

ESTATE OF  
**EULALIO EDUARDO RENDON**  
DECEASED

**C-1-PB-18-000408**  
IN PROBATE COURT NUMBER ONE  
TRAVIS COUNTY, TEXAS

**THE STATE OF TEXAS**      \*  
**COUNTY OF TRAVIS**        \*

I, the undersigned Clerk of the Probate Court No. 1 of Travis County Texas, do hereby certify that on **MARCH 22, 2018**, **ELISA R. MONTOYA** was duly granted by said Court, Letters Testamentary of the Estate of **EULALIO EDUARDO RENDON** Deceased, and that **she** qualified as **Independent Executor** without bond of said estate on **March 22, 2018** as the law requires, said appointment is still in full force and effect.

Given under my hand and seal of office at Austin, Texas, on **March 22, 2018**.

Dana DeBeauvoir

County Clerk, Travis County, Texas

P.O. Box 149325 Austin, Texas 78714-9325

By Deputy

**B. HICKS**

