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DESTINATION: The Woodlands–Lakes at Creekside

by Antonio Gastelum

Since we opened the Texas office a little more than 9 months ago, we have been going and coming between San Diego and Houston, a few days at a time, staying overnight at hotels with uncomfortable pillows, struggling with services that generally take longer than 24 hours to get, and without really knowing and establishing relationships with the natives and neighbors of the place.

But this is about to change! We announce the arrival of The Gastelums to Mexican lands handed over by Santa Anna, and colonized by Sam Houston's disciples.

That's correct, starting March 1st, with dogs in tow, we are spending more time and living for longer stretches of time in The Woodlands. For it, we have leased a house in which we will be able to live in comfortably, not in a hotel, that will allow us to keep our standard of living and have access to everything we like without hurry, and above all, it will allow us to meet and get to know

the locals, and start to integrate with the community. Instead of travelling from San Diego to Houston, we will now do the opposite but without any of the previous problems because we are keeping our house and office in San Diego.

This has been a significant effort, not only financial but time-consuming, which has been made possible in good measure by the advice and assistance that we continue to receive from Zaira Gonzalez, an expert real estate agent in The Woodlands. Zaira's support has been key not only to

find the ideal house for us, but she continues to guide us to acquire and contract utilities and services, taking delivery of furniture, and continues to have our backs regarding numerous other needs that every newcomer has. It also wasn't a hindrance that Zaira and I grew up in Baja California, she in Mexicali and I in Ensenada, and that we have many friends and acquaintances in common. If any of you, or any of your friends, now or in the future, have the need to buy, sell, or rent property in Texas, *Zaira is the one*. You may contact Zaira at (936) 697-5684. 🐾



Starting March 1st, with dogs in tow, we are spending more time and living for longer stretches of time in The Woodlands, Texas.

5 WAYS YOUR INTERNATIONAL ESTATE PLAN CAN BE PULVERIZED BY A LAWYER WITH NO INTERNATIONAL EXPERIENCE



America may be known as the land of opportunity, but this doesn't mean the typical American estate planning attorney is best equipped to handle your complex legal and financial needs. As a wealthy Latin American or Mexican investor with a global business presence, you need someone with the specialized skills necessary to navigate the challenges posed by your family, business, and investment ties to the United States.

The Wrong Attorney Can Put Everything You've Worked for at Risk. In *5 Ways Your International Estate Plan Can Be Pulverized by a Lawyer With No International Experience*, Antonio and Maria Gastelum draw on their experience as licensed attorneys in Mexico and the U.S. (Texas and California, respectively) to explain how typical American estate planning attorneys do their wealthy foreign clients a disservice.

Download this essential guide today to protect your assets tomorrow. Go to en.megastelum.com/reports or call (800) 694-6604.



5 ESSENTIAL TIPS for BUYING A HOUSE in The Woodlands, Texas

By Zaira Gonzalez

As a realtor in The Woodlands, Texas, I have seen everything in this little corner of the real estate market. I have been a witness to, and starred in, a virgin and stable market that became a real estate boom never seen before, only to subsequently see the bubble burst, to now being in a burgeoning market in constant transformation.


During all my years as a resident and a real estate agent in The Woodlands, I have seen first-hand the mistakes people make that end up in wasted time when buying, selling, or renting real estate, which inevitably ends up costing more or obtaining a lesser price, and sometimes concluding in transactions that close just to get them out of the way rather than obtaining the ideal price or property.

To avoid these mistakes and to pay a good price, I have put together a list of what I consider to be the 5 essential tips to buy a house in The Woodlands.

- 1 Reason or Motivation.** You need to determine why you are moving, or why do you want or need an investment property. Depending on the motive, I will focus the search so that your property is ideal and/or profitable. If what you are looking for is a vacation home, then you will need to determine what type of amenities it must have or the area of town where it should be located.
- 2 How Much Time Do You Have?** The available time to the search for your next home is vital to determine if we can go after properties that are not listed, or if you have enough time to wait for properties that are not in the market yet.
- 3 What is Your Tax/Immigration Status?** This is a very important factor because there is information that foreign or nonresident clients need to know before buying a property, such as that when you sell it the law requires the future buyer to withhold 10% to 15% (depending on the value of the property) of the total selling price as a preliminary income tax payment,

as well as other relevant and additional information to determine your credit risk in case you want to finance the purchase price or prefer to rent at first.

- 4 Family Dynamics.** In case there are children in your family, with or without special needs, that require a specific school or academic rigor, it is necessary to search for buying or renting options within the right school district. We supply all our clients with a copy of the current school rankings within the area so that they can do the research and decide on the needs and preferences of their family. It is always good to anticipate if you are going to need extra space to receive friends and guests in your new home, or if the property needs to be adapted for special-needs persons.
- 5 To Finance or Not to Finance?** If you want to preserve your capital, and prefer to finance part of the purchase price, it is vitally important to look at finance options and to seek credit as soon as possible. In addition to being quite unpredictable and commonly requiring a bigger down payment, the credit application process for foreigners generally takes longer than for citizens or residents with sufficient credit history in the U.S. So, while we search for the ideal property, the credit application should be processed and approved in time to be able to make a concrete and definitive offer that it is within budget and actionable.

Zaira González is a realtor in The Woodlands, TX. Zaira can be contacted via email at zairagglez@gmail.com or by phone at (936) 697-5684. Visit her website at www.ZairaGonzalezHomes.com 



ARIANNA'S KITCHEN

Follow Arianna on Instagram to see her delicious and stunning creations.

 @foodarig

Hot Chocolate in Paris

Recipe by Le Cordon Bleu Paris

INGREDIENTS:

Hot Chocolate

700g Milk
 200g Whipped Cream
 10g Vanilla Extract
 20g Muscovado Sugar
 200g Dark Couverture
 (Shavings)
 Chocolate 70%

Coffee Foam

250g Milk
 250g Cold Whipped
 Cream
 8g Instant coffee
 75g Egg Yolks
 75g Sugar

DIRECTIONS:

Hot Chocolate

- 1 Boil milk
- 2 Add chocolate
- 3 Turn off the burner and whisk a little bit then turn the burner back on
- 4 As you whisk consistently, the boiled mix should start to thicken
- 5 Add sugar and continue to whisk over heat
- 6 Add cream, continue to whisk, then turn off the heat
- 7 Add the vanilla, then fold and set aside to cool down

Foam

- 1 Heat pot at 140 (60 Celsius) degrees and add milk
- 2 Add sugar and whisk
- 3 Turn down heat to approximately 125 (52 Celsius) degrees and add yolks and continue whisking
- 4 Stir with spatula and turn the heat up to 185 (85 Celsius) degrees
- 5 Continue stirring and lower the heat to 167 (75 Celsius) degrees and add the coffee
- 6 After stirring, turn the heat back to 185 (85 Celsius) degrees
- 7 Add cold cream while mixing with a spatula
- 8 Put an ice bowl underneath the pot to cool the foam completely
- 9 Fill a cold siphon with the foam
- 10 Enjoy with your favorite ice cream, or chilled with freshly baked madeleines



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NEW Valuable Resource Available to La Matraca Legal Readers FREE

Antonio Gastelum has written an important guide that explains how you can lose your money and wealth across international borders if you don't know what you're doing. *Turn to page 1 for more information.*

WEIRD LEGAL NEWS

Unusual stories in the fields of estate planning, international transactions, licensing, business contracts, or tax planning



To Kill A Mockingbird

*Last fall, the young Atticus Finch started law school at the University of Texas to become a lawyer. Some of you may remember the book by Harper Lee, *To Kill A Mockingbird*, which Gregory Peck would later help to make famous in the 1962 movie with the same name. For those that haven't read the book or seen the movie, the plot is about the racial circumstances a young girl growing up in 1930s Alabama goes through while living with her younger brother, her father (Atticus Finch) who is a lawyer, and their black housekeeper.*

It turns out that a young 7 year-old Angus Finch read the book and was so impressed by the famous Atticus Finch's sense of equality and justice, that he asked his parents to change his name because he was tired of the kids at school making fun of, and abusing, him. Apparently, at the time, McDonald's was promoting its angus-beef burgers.

His parents, who are also lawyers, told him they would consider changing his name if he used it for one whole year without taking any legal action. Young Angus met his end of the bargain, and his parents did all the legal work for Angus to become Atticus. 🐾