

1385299

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: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: September 24, 2004

Grantor: MAURO L. REYNA, III, owning, occupying, and claiming other property as homestead

Grantor's Mailing Address:

MAURO L. REYNA, III  
P. O. Box 969  
Penitas, Texas 78596  
HIDALGO County

Grantee: PAULA C. REYNA, as CUSTODIAN for NICOLAS E. REYNA, minor, under the TEXAS UNIFORM TRANSFERS TO MINORS ACT

Grantee's Mailing Address:

2502 Ponderosa  
Mission, Texas 78572  
HIDALGO County

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

Tract I: LOS EJIDOS DE REYNOSAVEIJO GRANT, 8AC-8.89 AC EXC @90'-W460'-S484'-N494.5' LOT 331 7.0 AC, Hidalgo County, Texas, , recorded in VOL. 7, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS (PROPERTY TAX ID#L6050-00-000-0331-05);

Tract II: LOS EJIDOS DE REYNOSA VEIJO GRANT, BNG AN IRR TR S 215.39'-W427.27' LOT, Hidalgo County, Texas, recorded in VOL. 7, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS (PROPERTY TAX ID#L6050-00-000-0329-10)



OPY

Tract III: LOS EJIDOS DE REYNOSA VIEJO GRANT, LOT 327 40.12AC NET, Hidalgo County, Texas, recorded in VOL. 7, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS (PROPERTY TAX ID#L-6050-00-000-0327-00)

Tract IV: LOS EJIDOS DE REYNOSA VIEJO GRANT, LOT 328, 6.5AC NET, Hidalgo County, Texas, recorded in VOL. 7, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS (PROPERTY TAX ID#L-6050-00-000-0328-00)

**Reservations from Conveyance:**

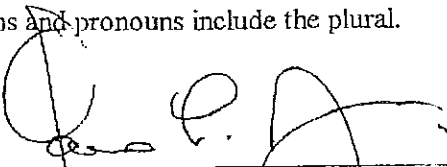
None

**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



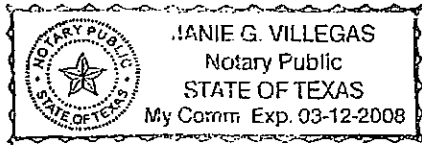
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MAURO L. REYNA, III

STATE OF TEXAS )

COUNTY OF HIDALGO )

This instrument was acknowledged before me on September 24, 2004, by MAURO L. REYNA, III.



*Janie G. Villegas*  
 \_\_\_\_\_  
 Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

LAW OFFICE OF MAURO L. REYNA, III  
 P. O. Box 969  
 Penitas, Texas 78576  
 Tel: 956/584-7822  
 Fax: 956/584-8718

AFTER RECORDING RETURN TO:

LAW OFFICE OF MAURO L. REYNA, III  
 P. O. Box 969  
 Penitas, Texas 78576  
 Tel: 956/584-7822  
 Fax: 956/584-8718

Filed for Record in:  
 Hidalgo County  
 by J. S. Williams III  
 County Clerk

On: Sep 24, 2004 at 01:22P  
 HS & RECORDING

Document Number: 1385285  
 Total Fees: 15.00

Receipt Number - 618790  
 By:  
 Marylou Cantu, Deputy

File No. 06-884

# Triple "R" Realty & Appraisal Services, Inc.

121 West Samano Street, Edinburg, Texas 78539

Tele: (956) 380-0397 Fax: (956) 380-0410 E-mail: Ramon@TripleRRealty.Com

Rapid - Reasonable - Reliable

February 9, 2007

Client: The City of Penuitas  
c/o Mr. Raul Flores, City Engineer  
FM 1427 Road  
Penuitas, Texas 78576

Land Owner: Mr. Mauro L. Reyna, III

RE: The Partial Taking of a 0.1315 Acre Tract Out of a Certain 6.50 Acre Tract of Lot 328,  
Los Ejidos De Reynosa Subdivision, being Within the City Limits of the City of Penuitas,  
Hidalgo County, Texas.

Mr. Flores:

I have inspected and appraised the property described above in accordance with your request. The purpose of this appraisal is to estimate the current "Market Value" of the fee simple interest of the property legally described above.

For the purpose of this appraisal, "Market Value" is defined by the Uniform Standards of Professional appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation and also defined in Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) as follows: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.  
(Standard Rule 2-2(a)(v))

The report that follows includes a full discussion of value, the approaches to value used, my analysis, a discussion of the factors considered, and all pertinent data for the property being appraised. To the best of our knowledge, the property appraised herein has no natural, historical, scientific, cultural or recreational value.

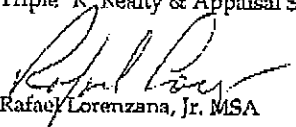
Based on my inspection and research, it is my opinion that the current "Market Value" of the "partial taking" of subject property, as of February 9, 2007, is:

TWENTY-SEVEN THOUSAND FOUR HUNDRED FIFTY DOLLARS

\$27,450.00

The estimate of value is subject to the Certification and Limitations that are a part of this appraisal report. Thank you for the opportunity to provide this service for you.

Respectfully submitted,  
Triple "R" Realty & Appraisal Services

  
Rafael Lorenzana, Jr. MSA

Enclosed: Appraisal Report No. 06-884

# LAND APPRAISAL REPORT

Keyna, Mauro L. III  
File No. 06007

**Borrower** City of Penitas  
**Property Address** Parcel Taking Along Encino Street  
 Consist Tract 212.02 Map Reference RGV A88 24107  
**City** Penitas **County** Brewster **State** Texas **Zip Code** 78876  
**Legal Description** Taking 0.1316 Acres Out of a Certain 0.50 Acre Tract Out of Lot 328, Los Frijoles De Reynosa Subdivision  
**Sale Price** \$ Price Per Acre \_\_\_\_\_ Date of Sale n/a  
**Actual Real Estate Taxes** \$ 110.0 (yr) Loan Term n/a yrs.  Fee  Leasehold  On Minimis PUD  
**Lender/Client** Penitas, City of **Appraiser** Rafael Lorenzana Jr, MSA **Address** FM 1427 Road, Penitas, TX 78876  
**Occupant** Mauro L. Reyna III **Instructions to Appraiser** Appraise for Market Value

**Location**  Urban  Suburban  Rural  
**Built Up**  Over 75%  25% to 75%  Under 25%  
**Growth Rate**  Rapid  Steady  Slow  
**Property Values**  Increasing  Stable  Declining  
**Demand/Supply**  Shortage  In Balance  Oversupply  
**Marketing Time**  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
**Present Land Use** \_\_\_ % 1 Family \_\_\_ % 2-4 Family \_\_\_ % Apts. \_\_\_ % Condo \_\_\_ % Commercial  
 \_\_\_ % Industrial \_\_\_ % Vacant \_\_\_ %  
**Change in Present Land Use**  Not Likely  Likely (\*)  Taking Place (\*)  
 (\*) From \_\_\_\_\_ To \_\_\_\_\_  
**Predominant Occupancy**  Owner  Tenant  Vacant  
**Single Family Price Range** \$ N/A to \$ N/A **Predominant Value** \$ N/A  
**Single Family Age** N/A yrs. to N/A yrs. **Predominant Age** N/A yrs.

**Employment Stability** Good Avg. Fair Poor  
 Convenience to Employment      
 Convenience to Shopping      
 Convenience to Schools      
 Adequacy of Public Transportation      
 Recreational Facilities      
 Adequacy of Utilities      
 Property Compatibility      
 Protection from Detrimental Conditions      
 Police and Fire Protection      
 General Appearance of Properties      
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): There are no present adverse factors which should affect the marketability. The subject is located in southern sector of the City of Penitas, Texas. The site is composed of conforming single-family residences with open lands directly south. The subject is close proximity to all support facilities including schools and employment. The street leading to subject property, Buena Vista Street provides easy access to all points of the city and surrounding areas.

**Dimensions** (Subject to Survey) \_\_\_\_\_ sq. Ft. or Acres  Corner Lot  
**Zoning classification** Single-Family Residential Present Improvements  do  do not conform to zoning regulations  
**Highest and best use**  Present use  Other (specify) \_\_\_\_\_  
**Site**  Public  Other (Describe) \_\_\_\_\_  
**Elec.**  **Gas**  **Water**  **San. Sewer**   
**OFF SITE IMPROVEMENTS**  Public  Private  
**Street Access**  **Surface** Asphalt **Maintenance**  Public  Private  
**Storm Sewer**  **Sidewalk**  **Street Lights**   
**Topo** Appears Level **Size** 0.50 Acres  
**Shape** Appears Rectangular **View** Suburban  
**Drainage** Appears Adequate  
 Is the property located in a HUD Identified Special Flood Hazard Area?  No  Yes  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Community Plan No. 480334 0375 U. Map revised January 2, 1991. The flood zone designation for the subject property is in Zone "C".

The undersigned has reviewed three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a plus or minus adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a plus (+) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a minus (-) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Parcel Taking Along Encino Street, Penitas, Texas 78876	3 Mile North La Homa Road, Mission, Texas	West Mile 1 North Road, Mission, Texas	1 Mile South Holland Avenue, Mission, Texas
Proximity to Subject	0.1316 Acres	8 Miles East-Northeast	8 Miles East	7 Miles East-Northeast
Sales Price	\$ _____	\$ 22,750	\$ 13,000	\$ 10,000
Price 30ft sq. ft. wide	\$ _____	\$ 205,000	\$ 130,000	\$ 65,000
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust	DESCRIPTION +(-) \$ Adjust
Location	Arterial / Suburban Traffic	Summit / Major Traffic -5%	Summit / Major Traffic -5%	Superior / Major Traffic -2%
Site View	Average / Residential Dev.	Equal / Residential Dev.	Equal / Residential Dev.	Equal / Residential Dev.
Road Access	Yes	Equal / Yes	Equal / Yes	Equal / Yes
Size	0.50 Acres	Equal / 0.89 Acres	Inferior / 10 Acres +20%	Equal / 4.72 Acres
Size Plotted	No	Equal / No	Equal / No	Equal / No
Sales or Financing Concessions	n/a	Cash To Buyer	Conventional Financing	Cash To Buyer
Net Adj. (Total)		\$ -1,163	\$ 1,950	\$ -900
Indicated Value of Subject		\$ 28,285	\$ 14,950	\$ 17,100

Comments on Market Data: Several comparables were taken into consideration. The three displayed were found to be the most comparable and favorable to the subject property.

Comments and Conditions of Appraisal: The comparable sales presented in this report represent the best comparable sales available to this appraiser. The most weight is given to the Mean of the three adjusted sales price of the comparables. The indicated value is \$20,100, or \$20,100 per acre.

Final Reconciliation: The market data analysis is considered to be the best indicator of value as it reflects the actions of buyers and sellers in the market place. Indicated value for the land is \$20,100 per acre. Therefore, the Partial Taking of 0.1316 of an Acre @ \$20,100 per acre = \$2,653.16, less \$2,650.00, Plus Cash-to-Cure value of \$24,800 equals final taking value of \$27,450.00.

FINANCIAL OF THE SUBJECT AND COMPARABLES IS CONSIDERED EQUAL WITH NO ADJUSTMENTS WARRANTED.  
 I ESTIMATE THE MARKET VALUE AS DEFINED, OF SUBJECT PROPERTY AS OF 02/01/2007 to be \$ 27,450.00  
 Rafael Lorenzana Jr, MSA  
 Appraiser(s)  Did  Did Not Physically Inspect Property

## METES & BOUNDS DESCRIPTION

**Mauro L. Reyna, III**  
**0.49 Acre Tract**

**A 0.49 Acre Tract of land being the North 40.5 feet of a 1.854 acre tract of land, said 1.854 acre tract of land being the South 215.39 feet of the West 427.27 feet of Tract 329 of Los Ejidos de Reynosa Viejo Grant, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 7, Page 5, Map records of Hidalgo County, Texas; said 0.49 acre tract of land being more particularly described as follows:**

**BEGINNING** at an old iron rod found for the Northwest Corner of said Tract 329, same being the southwest corner of Colonia Martinez, as recorded in Volume 24, page 186 B, Map records of Hidalgo County, Texas, said **POINT OF BEGINNING** also being the **NORTHWEST CORNER** of the herein described tract of land;

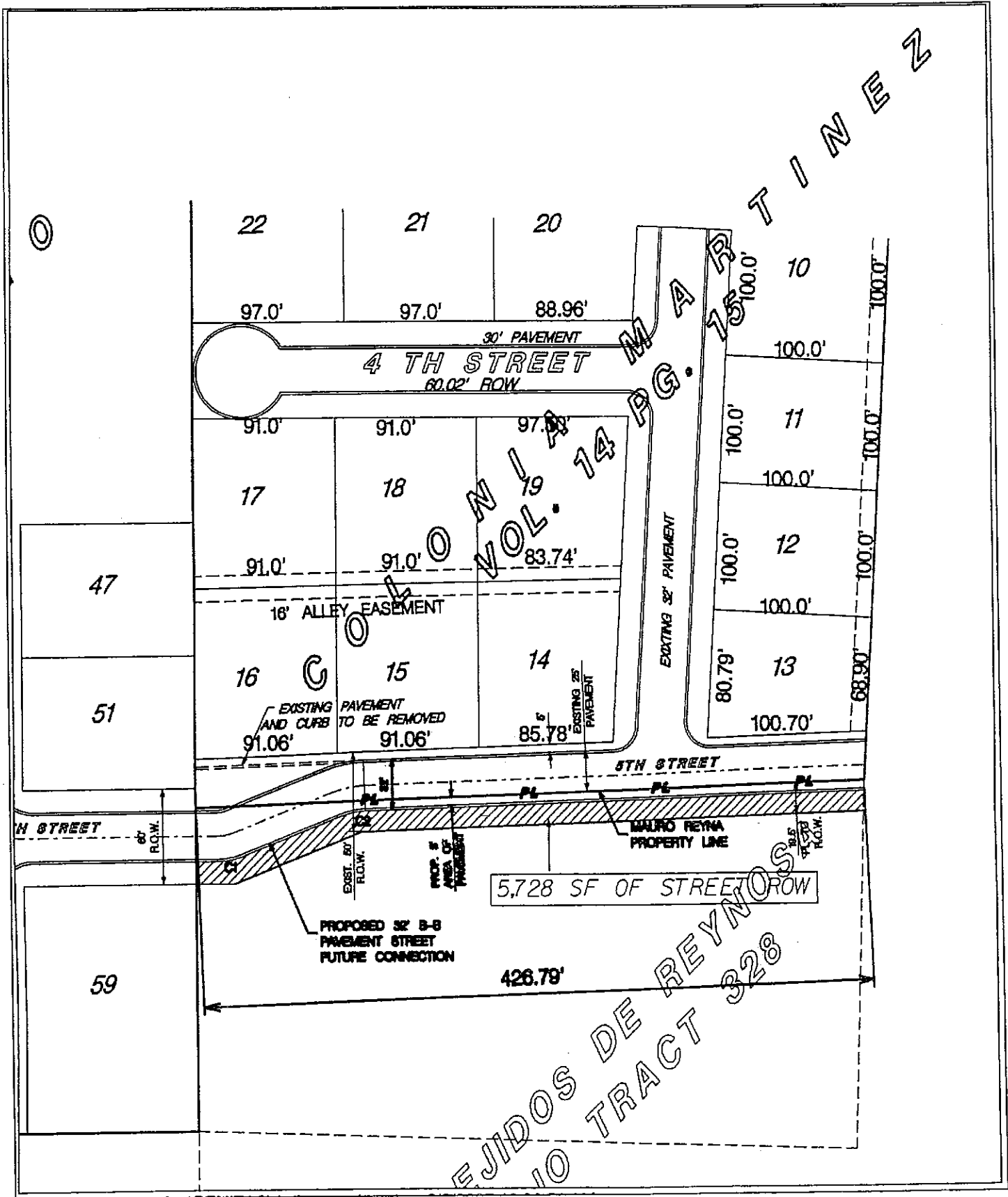
**THENCE**, North 87° 58' 10" East, along the South line of said recorded Colonia Martinez Subdivision, a total distance of 427.27 feet to an iron rod set on the east line of said Tract 329 for the **NORTHEAST CORNER** of the herein described tract of land;

**THENCE**, South 04° 42' 56" East, along the East line of said Tract 329, a distance of 40.50 feet to an iron rod set for the **SOUTHWEST CORNER** of the herein described tract of land;

**THENCE**, South 87° 58' 10" West, and parallel to the said South line Colonia Martinez, a distance of 427.27 feet to an iron pin set for the southwest corner of this tract;

**THENCE**, North 04° 42' 56" West, along the West line of said Tract 329, a distance of 40.50 feet to the **POINT OF BEGINNING**, and containing 0.49 acres of land, more or less.

REGISTRATION  
VOL. 14 P. 14  
EJIDOS DE REYNOSO  
10 TRACT 328



COLONIA CAMARGO

PEDRO FUENTES  
17

DAVID LOYA  
18

VIDAL LOYA  
19

91.0'

91.0'

83.74'

100.0'

DIANA AURELIANO RAMIREZ  
12

100.0'

100.0'

EDUARDO LOYA  
13

100.70'

80.79'

100.0'

68.90'

PEDRO FUENTES  
16

ELIGIO PILAR FLORES  
15

MANUEL RAMOS  
14

91.06'

91.06'

85.78'

60.0'

51  
SOUTHWEST CORNER  
COLONIA MARTINEZ  
VOLUME 27 PAGE 188 B

POB

COLONIA MARTINEZ

5TH STREET

PL

19.5

MAURO REYNA  
PROPERTY LINE

60.0

19.5

426.79'

40.5

1.854 TRACT  
TRACT 329  
LOS EJIDOS DE REYNOSA

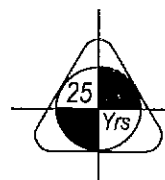
59

LOS EJIDOS DE REYNOSA  
VIEJO TRACT 324

LOS EJIDOS DE REYNOSA  
VIEJO TRACT 329

PLAT SHOWING

0.49 ACRES OUT OF TRACT 329, LOS EJIDOS DE REYNOSA GRANT, AS RECORDED IN VOLUME 7, PAGE 5, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS



**FLORES ENGINEERS**

519 W. UNIVERSITY DRIVE, EDINBURG, TX 78539

Tel: 956-287-7100

Fax: 956-287-7108

email: floresengineers@yahoo.com

FROM :

FAX NO. :9565838833

Sep. 07 2007 03:27PM P1

Peñitas

§ STATE OF TEXAS  
§ COUNTY OF HIDALGO  
§ CITY OF PEÑITAS

## LETTER OF AGREEMENT

This Agreement entered into this 4<sup>th</sup> day of April, 2007 by and between Mauro Reyna, (herein called the "Owner"), and the City of Peñitas, Hidalgo County, Texas (herein called the "City"), represented by Servando Ramirez acting in his official capacity as the Mayor.

### WITNESSETH

That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the **OWNER**, the **CITY** hereby agrees with the **OWNER** to the following:

**OWNER** will convey to the **CITY** a thirty foot strip of land as per attached Exhibit I in order to allow the City to complete the construction of Fifth Street.

**OWNER** will convey to the **CITY** a twenty foot easement to the **CITY** as per attached Exhibit II in order to allow the City to complete the construction of a drainage swale that will provide drainage for Colonia Martinez and Colonia Camargo.

**OWNER** will convey to the **CITY** a twenty foot access Easement as per attached Exhibit II to the City in order to allow the City to access the proposed detention pond.

**OWNER** will convey to the **CITY** an easement approximately four acres in size as per attached Exhibit II in order to allow the City to drain the drainage system and swale servicing Colonia Martinez and Colonia Camargo into said Detention Pond.

The **CITY** through the Urban County Program will compensate the **OWNER** in the amount of \$ 27,000.00 in accordance with the appraisal prepared by TRIPLE "R" REALTY of Edinburg, Texas.

The **CITY** will place crushed asphalt salvaged from Colonia Camargo and Colonia Martinez on the access road to the Detention Pond to provide an all weather road;

The **CITY** will maintain all Drainage Facilities, Access Road, Drainage Swale and Detention Pond.

The **CITY** will relocate existing barbed wire fence to new ROW line and will demolish masonry fence for relocation by **OWNER**.

FROM :

FAX NO. :9565838833

Sep. 07 2007 03:28PM P2

It is hereby agreed that upon abandonment of use by the CITY of the specified use of the drainage easement the property will automatically revert to the OWNER.

This agreement will serve the purpose intended until formal documents are filed. By this agreement the OWNER allows construction to begin immediately and binds himself to the terms outlined in this agreement.

Agreed to this 1<sup>st</sup> June day of ~~April~~ 2007.

**CITY OF PEÑITAS**

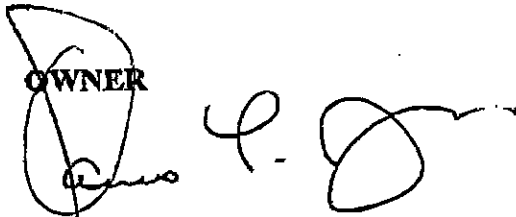
  
SERVANDO RAMIREZ, MAYOR

4-4-07  
DATE

ATTEST:

  
DINA GARCIA, CITY SECRETARY

4-4-07  
DATE

**OWNER**  
  
MAURO REYNA, OWNER

6/1/07  
DATE

**TITLE REPORT  
GF# 003719****PREPARED FOR:**

Mauro L Reyna, III  
P.O. Box 969  
Pecos, TX 78576

**DESCRIPTION:**

A 0.49 acre tract of land being the North 40.5 feet of a 1.854 acre tract of land, said 1.854 acre tract of land being the South 215.39 feet of the West 427.27 feet of Tract 329, LOS EJIDOS DE REYNOSA VIEJO GRANT, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 5, Map Records, Hidalgo County, Texas; said 0.49 acre tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of Colonia Martinez, as recorded in Volume 14, Page 15, Map Records, Hidalgo County, Texas, said POINT OF BEGINNING also being the Northwest corner of the herein described tract of land;

THENCE, North 87 degrees 58 minutes 10 seconds East, along the South line of said recorded Colonia Martinez Subdivision, a total distance of 427.27 feet to an iron rod set on the East line of said Tract 329 for the Northeast corner of the herein described tract of land;

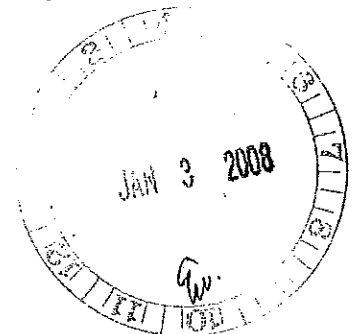
THENCE, South 04 degrees 42 minutes 56 seconds East, along the East line of said Tract 329, a distance of 40.50 feet to an iron rod set for the Southwest corner of the herein described tract of land;

THENCE, South 87 degrees 58 minutes 10 seconds West, and parallel to the said South line Colonia Martinez, a distance of 427.27 feet to an iron pin set for the Southwest corner of this tract;

THENCE, North 04 degrees 42 minutes 56 seconds West, along the West line of said Tract 329, a distance of 40.50 feet to the POINT OF BEGINNING.

**RECORD TITLE OWNER:**

Paula C. Reyna, as Custodian for Nicolas E. Reyna, minor, under the Texas Uniform Transfers to Minors Act by virtue of deed from Mauro L. Reyna, III, dated September 24, 2004, filed September 24, 2004 under Document Number 1385299, Official Records of Hidalgo County, Texas.



**BUILDING RESTRICTIONS:****EXCEPTIONS:**

- A. Easement reserved in deed dated December 11, 1944, recorded in Volume 544, Page 350, Deed Records of Hidalgo County, Texas.
- B. Right of way grant in favor of Texas Eastern Transmission Corp., as shown by instrument dated March 15, 1957, recorded in Volume 885, Page 383, Deed Records of Hidalgo County, Texas.
- C. Right of way easement in favor of Central Power and Light Co., as shown by instrument dated July 18, 1957, recorded in Volume 897, Page 123, Deed Records of Hidalgo County, Texas.
- D. Easement and right of way in favor of Central Power and Light Co. as shown by instrument dated March 13, 1967, recorded in Volume 1176, Page 786, Deed Records of Hidalgo County, Texas.
- E. Right of way easement in favor of Atlantic Richfield Company, as shown by instrument dated May 3, 1985, recorded in Volume 2189, Page 27, Official Records of Hidalgo County, Texas.
- F. Right of way easement agreement in favor of Valero Transmission L.P., as shown by instrument dated February 17, 1989, recorded in Volume 2720, Page 292, Official Records of Hidalgo County, Texas.
- G. Right of way easement in favor of Teco Pipeline Company, as shown by instrument dated July 23, 1992, recorded in Volume 3408, Page 714, Official Records of Hidalgo County, Texas.
- H. Water Contract by and between Hidalgo County Water Control and Improvement District No. 1 and T. B. Hoffer and Adolfo De La Garza as shown by instrument dated November 6, 1943, recorded in Volume 11, Page 159, Deed Records of Hidalgo County, Texas.
- I. Conveyance of water rights in favor of Mauro L. Reyna, Jr., dated April 11, 1977, recorded in Volume 2, Page 135, Water Rights Records of Hidalgo County, Texas.
- J. Terms, stipulations and conditions contained in Oil, Gas and Mineral Leases dated July 22, 1952, recorded in Volume 131, Page 544; dated July 22, 1956, recorded in Volume 197, Page 523; dated July 22, 1956, recorded in Volume 202, Page 91 and dated December 30, 1940, recorded in Volume 478, Page 336, Oil and Gas Records of Hidalgo County, Texas.

- K. Terms, stipulations and conditions contained in Memorandum of Geophysical Permit and Lease Option Agreement dated July 12, 2004, filed September 16, 2004 under Document Number 1382393, Official Records of Hidalgo County, Texas.
- L. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated June 25, 1957, recorded in Volume 202, Page 6, Oil and Gas Records of Hidalgo County, Texas.
- M. All oil, gas and other minerals have been heretofore reserved by prior grantors as set forth in Deed dated August 6, 1938, recorded in Volume 446, Page 600 and dated January 22, 1965, recorded in Volume 1118, Page 915, Deed Records of Hidalgo County, Texas.
- Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.
- N. Rights of parties in possession.
- O. Visible and apparent easements on or across the property herein described.
- P. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulation of the City in which the property may be located or holding extra-territorial jurisdiction of said property.

**LIENS:**

- A. We find the following 3 liens which may be against the proposed Mauro Reyna. (see attached sheets)

These liens should be released or we should be furnished with satisfactory evidence that the defendant(s) named in these liens are not the same person.

The foregoing information is based on the examination of records in the Office of Southern Star Title Co. and liability for any errors or omissions in the preparation of this Title Report shall be limited to the amount of the fee paid to SOUTHERN STAR TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of November 28, 2007 at 5:00 p.m.

SOUTHERN STAR TITLE CO.

By: Arturo Bustamante, Vice President

Southern Star Title Co.  
Post Office Box 3398  
Edinburg, Texas 78540  
(956) 393-2262  
(956) 393-2261 fax

December 20, 2007

Mauro L Reyna, III  
P.O. Box 969  
Pepitas, TX 78576

GF# 003719  
Invoice # 1065

---

PLEASE ENCLOSE WITH CHECK - CANCELLED CHECK IS RECEIPT

---

Title Report	\$250.00
Sales Tax	<u>\$20.63</u>
Total Amount Due	\$270.63

Description:

A 0.49 acre tract of land being the North 40.5 feet of a 1.854 acre tract of land, said 1.854 acre tract of land being the South 215.39 feet of the West 427.27 feet of Tract 329, LOS EJIDOS DE REYNOSA VIEJO GRANT, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page 5, Map Records, Hidalgo County, Texas; said 0.49 acre tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of Colonia Martinez, as recorded in Volume 14, Page 15, Map Records, Hidalgo County, Texas, said POINT OF BEGINNING also being the Northwest corner of the herein described tract of land;

THENCE, North 87 degrees 58 minutes 10-seconds East, along the South line of said recorded Colonia Martinez Subdivision, a total distance of 427.27 feet to an iron rod set on the East line of said Tract 329 for the Northeast corner of the herein described tract of land;

THENCE, South 04 degrees 42 minutes 56 seconds East, along the East line of said Tract 329, a distance of 40.50 feet to an iron rod set for the Southwest corner of the herein described tract of land;

THENCE, South 87 degrees 58 minutes 10 seconds West, and parallel to the said South line Colonia Martinez, a distance of 427.27 feet to an iron pin set for the Southwest corner of this tract;

THENCE, North 04 degrees 42 minutes 56 seconds West, along the West line of said Tract 329, a distance of 40.50 feet to the POINT OF BEGINNING.

Paula C. Reyna, as Custodian for Nicolas E. Reyna, minor, under the Texas Uniform Transfers to Minors Act by virtue of deed from Mauro L. Reyna, III, dated September 24, 2004, filed September 24, 2004 under Document Number 1385299, Official Records of Hidalgo County, Texas.

ORIGINAL INSTRUMENT

1-888188-2  
TWC Tax Account No.

NOTICE OF STATE TAX LIEN

30-004

Know all men by these presents, that the employing unit named below is subject to the provisions of the Texas Unemployment Compensation Act and is indebted to the State of Texas, through the Texas Workforce Commission, for Unemployment Taxes, Interest Taxes, and other charges, in the current amount of \$ 837.16 as scheduled below, plus any indebtedness of the same nature which may accrue or be incurred subsequent to the filing of this notice. The amounts shown below in the column headed "TAX" are tax exclusively and do not include penalty, interest, or any other charge.

MAURO L REYNA III  
CBA MAURO L REYNA III, ATTORNEY AT LAW  
PO BOX 757  
KENNEDY TX 76876-0757

898724

QUARTER OR DATE	TAX	OTHER CHARGES	QUARTER OR DATE	TAX	OTHER CHARGES
4-99		64.83			
1-00	548.96	114.37			
08-17-00	LEN FEE	9.00			

This indebtedness consists of unpaid contributions (taxes), interest and penalty and other charges which are delinquent under the terms of said Act (and Commission Rules) and for which a lien is established under the provisions of the Texas Unemployment Compensation Act, Labor Code, as amended (Chapter 201 et seq), and Subchapter A of Chapter 113, Tax Code. Notice of the attachment of said lien upon all property, both real and personal, belonging to such employing unit or to any individual so indebted is hereby made pursuant to the Texas Unemployment Compensation Act, Labor Code, as amended (Chapter 201 et seq), and Subchapter A of Chapter 113, Tax Code.

Given under my hand and official seal of the Texas Workforce Commission on the 17th day of AUGUST, 2000



TEXAS WORKFORCE COMMISSION by

*Steve Riley*  
Steve Riley, Tax Department

<p>Filed for Record in: Hidalgo County by Juan D. Salinas III County Clerk</p> <p>On: Aug 22, 2000 at 11:43A</p> <p>As a <u>Recording</u></p> <p>Document Number: 898724 Total Fees: 9.00</p> <p>Receipt Number - 299289 By: MaryLou Cantu</p>	
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101 E. 156th Street, Austin, TX 78778-0001

C118570898

1872  
 Department of the Treasury · Internal Revenue Service  
**Form 668 (Y)(c)** **1385424**  
 (Rev. February 2004) **Notice of Federal Tax Lien**

Area: **SMALL BUSINESS/SELF EMPLOYED AREA #10** Serial Number: **191466904**  
 Lien Unit Phone: (214) 767-5177

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Filed for Record in:  
 Hidalgo County  
 by J. D. Salinas, III  
 County Clerk

On: Sep 29, 2004 at 09:47Z

As a Recording

Document Number: **1385424**  
 Total Fees: **16.00**

Name of Taxpayer: **MAURO L REYNA III**

Residence: **PO BOX 969  
 PENITAS, TX 78576-0969**

Receipt Number - **619681**  
 By:  
**Adriana Solis, Deputy**

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
940	12/31/1998	74-2065910	04/19/2004	05/19/2014	605.55
941	12/31/1998	74-2065910	04/12/2004	05/12/2014	1500.45
941	09/30/2000	74-2065910	04/12/2004	05/12/2014	4213.14
941	12/31/2000	74-2065910	04/09/2001	05/09/2011	
941	12/31/2000	74-2065910	01/05/2004	02/04/2014	
941	03/31/2001	74-2065910	07/23/2001	08/22/2011	
941	03/31/2001	74-2065910	04/19/2004	05/19/2014	10330.66
941	06/30/2001	74-2065910	04/05/2004	05/05/2014	5591.00
941	09/30/2001	74-2065910	04/05/2004	05/05/2014	3841.07
941	12/31/2001	74-2065910	04/05/2004	05/05/2014	2437.88
941	03/31/2003	74-2065910	02/02/2004	03/04/2014	2634.16
941	06/30/2003	74-2065910	02/02/2004	03/04/2014	2737.31
941	09/30/2003	74-2065910	02/02/2004	03/04/2014	2050.04
941	12/31/2003	74-2065910	03/22/2004	04/21/2014	2475.72
941	03/31/2004	74-2065910	07/19/2004	08/18/2014	1530.85

Place of Filing	Personal Property Hidalgo County Edinburg, TX 78540	Total \$	39988.42
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This notice was prepared and signed at DALLAS, TX, on this  
 the 13th day of September, 2004

Signature: Patty L. Haywood  
 FOR FRANK E. SALINAS  
 Title: REVENUE OFFICER  
 (956) 632-3320  
 30-16-3743

(NOTE) Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien  
 Rev. Rul. 21-466, 1971-2 C.B. 408  
 Part 1 - Kept By Recording Office  
 Form 668(Y)(c) (Rev. 2-2004)  
 CAT. NO 80025X



2. That on February 21, 2003, MAURO REYNA, III, and NATIONAL LOAN INVESTORS, L.P., entered into an enforceable settlement agreement, filed with Court, pursuant to Texas Rules of Civil Procedure, Rule 11;
3. That the February 21, 2003, settlement agreement between MAURO REYNA, III, and NATIONAL LOAN INVESTORS, L.P., was drafted by the counsel for NATIONAL LOAN INVESTORS, L.P.;
4. That MAURO REYNA, III, complied with all terms of the February 21, 2003, settlement agreement between MAURO REYNA, III, and NATIONAL LOAN INVESTORS, L.P.;
5. That thereafter NATIONAL LOAN INVESTORS, L.P., wrongfully breached the settlement agreement by filing a Lis Pendens on or about June 17, 2004, Hidalgo County Clerk file number 1347488, and by filing an application for writ of garnishment in Cause No. C-348-04-F National Loan Investors, L.P. vs. International Bank of McAllen, et al; in the 332<sup>nd</sup> Judicial District Court of Hidalgo County, Texas;
6. That MAURO REYNA, III, made the following payments to NATIONAL LOAN INVESTORS, L.P., pursuant to the settlement agreement dated February 21, 2003:

February 25, 2003:	\$ 2,500.00
May 1, 2003:	\$ 3,500.00
March 12, 2004:	\$10,000.00;
7. That \$9,000.00 is the amount remaining due by MAURO REYNA, III, to NATIONAL LOAN INVESTORS, L.P., pursuant to the settlement agreement dated February 21, 2003; and
8. That and additional \$5,000.00 is a reasonable amount to assess against MAURO REYNA, III, for attorney's fees for NATIONAL LOAN INVESTORS, L.P.

Therefore, the court:

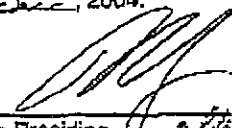
1. ORDERS That NATIONAL LOAN INVESTORS, L.P., recover from MAURO REYNA, III, the sum of \$9,000.00, without prejudgment interest, and an additional \$5,000.00 as attorney's fees, for a total of \$14,000.00. MAURO


REYNA, III, has this day paid all amounts required under this judgment to be paid to NATIONAL LOAN INVESTORS, L.P. Therefore, MAURO REYNA, III, is hereby RELEASED from this judgment. All liens arising from said Judgment are hereby RELEASED.

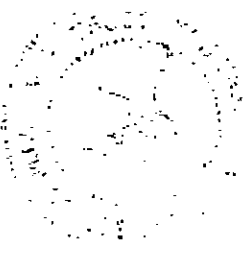
- 2. ORDERS THAT the judgment signed by the court on or about February 10, 1994, in cause number C-5445-92-F; National Loan Investors, L.P. vs. Mauro Reyna, III, in the 332<sup>nd</sup> Judicial District Court of Hidalgo County, Texas, and recorded under Volume 237, Page 371, in the records of the District Clerk of Hidalgo County, Texas, Document number 372591, is hereby VACATED and shall be and is NULL and VOID, and have no force or effect at law. All liens arising from said Judgment are hereby RELEASED.
- 3. ORDERS that the Notice of Lis Pendens, filed by the NATIONAL LOAN INVESTORS, L.P., on or about June 17, 2004, Hidalgo County Clerk file number 1347488, is in all things CANCELLED, and shall have no effect at law. All liens arising from said Lis Pendens are hereby RELEASED.
- 4. ORDERS that all previous writs of execution, entered by the court in cause number C-5445-92-F; National Loan Investors, L.P. vs. Mauro Reyna, III, in the 332<sup>nd</sup> Judicial District Court of Hidalgo County, Texas, are hereby VACATED and shall be and is NULL and VOID, and have no force or effect at law.
- 5. ORDERS that the Hidalgo County District Clerk refund the \$100.00 cash bond, less district clerk fees, to Thomas G. Reyfield.

This judgment disposes of all claims and parties, is appealable and is final, for which let no writ of execution issue.

Signed this 16<sup>th</sup> day of December, 2004.

  
 \_\_\_\_\_  
 Judge Presiding





Filed for Record in  
 Hidalgo County, NM  
 by  
 J. D. Salinas, III  
 County Clerk

On: Dec 16, 2004 at 10:58a

As a Recording

Document Number: 1414536  
 Total Fees: 10.00

Receipt Number - 630258  
 By,  
 Adriana Solis, Deputy

**COPY**

03-042

**PAID**  
FEB 09 2005  
BY: *[Signature]*

**IN THE DISTRICT COURT OF  
HIDALGO COUNTY, TEXAS**

National Loan Investors, L.P.  
Plaintiff

Cause Number C-5445-92-F

VS.

Mauro Reyna III,  
Defendant(s)

**SATISFACTION OF FINAL JUDGMENT**

**KNOW ALL PEOPLE BY THESE PRESENTS:**

Whereas, on February 20, 1994, in the District Court Of Hidalgo County, Texas, in a cause styled National Loan Investors, L.P. vs. Mauro Reyna III, Cause Number C-5445-92-F, National Loan Investors, L.P., the plaintiff against Mauro Reyna III, the defendant in execution, in the sum of \$58,814.90 plus interest, attorneys' fees and costs dated February 20, 1994, which judgment appears in the records of said court, and more fully described in Judgment of record in Doc. #372591, of Hidalgo County, Texas; and

WHEREAS, such judgment has been fully paid and satisfied to the undersigned, the party entitled to receive payment thereof:

NOW, THEREFORE, I, Paul G. Heafy, Managing General Partner of National Loan Investors, L.P., acknowledge payment of such judgment and release and discharge unto Mauro Reyna III, his/her heirs and assigns, all liens heretofore existing by reason of such judgment, upon any property of Mauro Reyna III whatsoever.

IN WITNESS, by my hand January 26, 2005.

Witness:

*[Signature]*  
M. Lisa Ertel, Manager,  
Documentation Division

National Loan Investors, L.P.

*[Signature]*  
Paul G. Heafy,  
Managing General Partner

THE STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF OKLAHOMA )

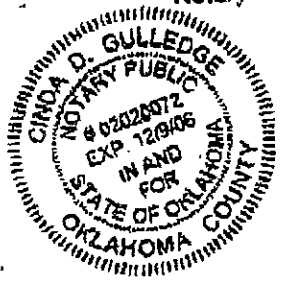
Personally appeared before me, Cinda D. Gulledge, a Notary Public, Paul G. Heafy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing General Partner of National Loan Investors, L.P., on behalf of said partnership.

Witness my hand, at office, this January 26, 2005.

My Commission Expires:  
12-9-06

*Cinda D. Gulledge*  
\_\_\_\_\_  
Notary Public

Prepared By & Return To:  
National Loan Investors, L.P.  
3030 N.W. Expressway, Suite 1313  
Oklahoma City, Oklahoma 73112  
Ann M. Bunce *Ann M. Bunce*



#5800040/NLI, ID#540

Form 668 (Z) (Rev. 10-2000) 1872 Department of the Treasury - Internal Revenue Service  
**Certificate of Release of Federal Tax Lien**

Area: SMALL BUSINESS/SELF EMPLOYED AREA #10  
 Lien Unit Phone: (800) 913-6050  
 Serial Number: 191466704

For Use by Recording Office  
**RECEIVED**  
 MAY 31 2005  
 BY: *[Signature]*

I certify that the following-named taxpayer, under the requirements of section 6325 of the Internal Revenue Code has satisfied the taxes listed below and all statutory additions. Therefore, the lien provided by Code section 6321 for these taxes and additions has been released. The proper officer in the office where the notice of internal revenue tax lien was filed on September 29, 2004, is authorized to note the books to show the release of this lien for these taxes and additions.

Name of Taxpayer: MAURO L REYNA III

Residence: PO BOX 969  
 PENITAS, TX 78576-0969

**COURT RECORDING INFORMATION:**

Liber Page UCC No. Serial No.  
 n/a n/a n/a 1386393

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
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941	03/31/2001	74-2065910	04/19/2004	05/19/2014	10330.66
941	06/30/2001	74-2065910	04/05/2004	05/05/2014	5591.00
941	09/30/2001	74-2065910	04/05/2004	05/05/2014	3841.07
941	12/31/2001	74-2065910	04/05/2004	05/05/2014	2437.88
941	03/31/2003	74-2065910	02/02/2004	03/04/2014	2634.16
941	06/30/2003	74-2065910	02/02/2004	03/04/2014	2737.31
941	09/30/2003	74-2065910	02/02/2004	03/04/2014	2050.04
941	12/31/2003	74-2065910	03/22/2004	04/21/2014	2475.72
941	03/31/2004	74-2065910	07/19/2004	08/18/2014	1530.85
				<b>Total</b>	<b>39988.42</b>

Place of Filing: REAL PROPERTY  
 HIDALGO COUNTY  
 EDINBURG, TX 78540

This notice was prepared and signed at DALLAS, TX, on this

the 18th day of May, 2005.

Signature: *[Signature]* Title: Director, Payment Compliance