

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 158078	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input checked="" type="checkbox"/> Cash Sale.					

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower Hidalgo County Administration Building 100 E. Cano, 2nd Floor Edinburg, TX 78539	E. Name & Address of Seller MSEY Limited Partnership 1201 East Nolana Avenue McAllen, TX 78504	F. Name & Address of Lender
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G. Property Location Alamo Land And Sugar Company, Lot 11, Block 56, I.10ac., Hidalgo County S. Alamo Road Parcel 1 Edinburg, TX 78539	H. Settlement Agent Name Valley Land Title Co. 6013 N. 10th Street McAllen, TX 78504 Tax ID: 20-4064406 Underwritten By: WFG National Title Insurance Company	I. Settlement Date 7/22/2019 Fund:
	Place of Settlement Valley Land Title Company 217 W. Cano Edinburg, TX 78539	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$24,310.00	401. Contract Sales Price	\$24,310.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$1,445.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. Annual assessments		408. Annual assessments	
109. School property taxes		409. School property taxes	
110. Water District Taxes		410. Water District Taxes	
111. HOA Dues		411. HOA Dues	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$25,755.00	420. Gross Amount Due to Seller	\$24,310.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. Annual assessments		512. Annual assessments	
213. School property taxes		513. School property taxes	
214. Water District Taxes		514. Water District Taxes	
215. HOA Dues		515. HOA Dues	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$0.00
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$25,755.00	601. Gross Amount due to seller (line 420)	\$24,310.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amt. due seller (line 520)	\$0.00
303. Cash From Borrower	\$25,755.00	603. Cash To Seller	\$24,310.00

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$24,310.00	@ % = \$0.00	Borrower's Funds at Settlement	Seller's Funds at Settlement
Division of Commission (line 700) as follows:					
701.	to				
702.	to				
703.	Commission Paid at Settlement			\$0.00	\$0.00
704.	The following persons, firms or	to			
705.	corporations received a portion	to			
706.	of the real estate commission amount	to			
707.	shown above:	to			
800. Items Payable in Connection with Loan					
801.	Loan Origination Fee %	to			
802.	Loan Discount %	to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Insurance Application	to			
807.	Assumption Fee	to			
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from 7/22/2019 to 8/1/2019 @ \$0/day				
902.	Mortgage Insurance Premium for months	to			
903.	Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender					
1001.	Hazard insurance	months @	per month		
1002.	Mortgage insurance	months @	per month		
1003.	City property taxes	months @	per month		
1004.	County property taxes	months @	per month		
1005.	Annual assessments	months @	per month		
1006.	School property taxes	months @	per month		
1007.	Water District taxes	months @	per month		
1008.	HOA Dues	months @	per month		
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to			
1103.	Title examination	to			
1104.	Title insurance binder	to			
1105.	Document preparation	to L.G. "Jerry" Canales		\$300.00	
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers:)					
1108.	Title insurance	to Valley Land Title Company		\$340.00	
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$24,310.00/\$340.00			
1111.	Escrow fee	to Valley Land Title Company		\$700.00	
1112.	Guaranty Fee	to Valley Land Title Company Guaranty Fee Escrow Account		\$2.00	
1113.	Tax Service Fee	to Hidalgo County Property Tax Service		\$55.00	
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$48.00 ; Mortgage ; Rel	to Valley Land Title Company	\$48.00	
1202.	City/county tax/stamps	Deed ; Mortgage	to		
1203.	State tax/stamps	Deed ; Mortgage	to		
1204.		to			
1300. Additional Settlement Charges					
1301.	Survey	to			
1302.	Pest Inspection	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$1,445.00	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

Hidalgo County

MSEY Limited Partnership, a Texas Limited Partnership

By: Valde Guerra, Executive Officer

By: RGS1 Enterprises, L.L.C., a Texas Limited Liability Company
Its: General Partner

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

By: Hector M. Maldonado, Member

Settlement Agent _____ Date _____

By: Criselda Maldonado, Member

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Parcel #1
RIGHT OF WAY DEED

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HIDALGO §

That, **MSEY LIMITED PARTNERSHIP**, a Texas limited partnership, 1201 E. Nolana Ave., McAllen, Hidalgo County, Texas 78504, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of **TWENTY-FOUR THOUSAND THREE HUNDRED TEN AND 00/100THS DOLLARS (\$24,310.00)** and other good and valuable consideration to Grantor in hand paid by the **HIDALGO COUNTY**, 100 E. Cano, Edinburg, Hidalgo County, Texas 78539, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Sell and Convey unto the **HIDALGO COUNTY**, all that certain tracts or parcels of land in Hidalgo County, Texas, being as follows:

A 1.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SET OUT ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

SUBJECT TO THE FOLLOWING:

1. Visible and apparent easements not appearing of record;
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show; and
3. Easements, rights of way, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.
4. Standby fees, taxes and assessments by any taxing authority for the year 2019, and subsequent years.

SAVE AND EXCEPT:

Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same, however, nothing in this reservation shall affect the title and rights of the Grantee to take and use all other minerals and materials thereon, therein and thereunder.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the Hidalgo County and its successors and/or assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the Hidalgo County and its successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2019.

MSEY LIMITED PARTNERSHIP,
a Texas limited partnership
By: RGSi ENTERPRISES, L.L.C.,
a Texas limited liability company
Its: General Partner

By: _____
HECTOR M. MALDONADO
Its Member

By: _____
CRISELDA MALDONADO
Its Member

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared HECTOR M M. MALDONADO, proved to me through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that HECTOR M. MALDONADO, executed the same as Member of RGSi ENTERPRISES, L.L.C., a Texas limited liability company, General Partner of MSEY LIMITED PARTNERSHIP, a Texas limited partnership, for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public, State of Texas
My commission expires: _____
Notary Public ID: _____

STATE OF TEXAS)

COUNTY OF HIDALGO)

Before me, the undersigned authority, on this day personally appeared CRISELDA MALDONADO, proved to me through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that CRISELDA MALDONADO, executed the same as Member of RGSi ENTERPRISES, L.L.C., a Texas limited liability company, General Partner of MSEY LIMITED PARTNERSHIP, a Texas limited partnership, for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public, State of Texas
My commission expires: _____
Notary Public ID: _____

PREPARED IN THE OFFICE OF:
L.G. "JERRY" CANALES
6013 N. 10th Street
McAllen, Texas 78504
File No. 158078

AFTER RECORDING RETURN TO:
HIDALGO COUNTY
100 E. Cano
Edinburg, Texas 78539

PARTNER'S CERTIFICATE
CERTIFICATE AND AUTHORIZATION
BY THE PARTNERS OF
MSEY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP

1. The undersigned hereby certify that: (a) the undersigned are all of the Partners **MSEY LIMITED PARTNERSHIP** (the "Limited Partnership"); (b) the Limited Partnership has not been dissolved or terminated and no proceedings for dissolution or termination are contemplated; (c) to the knowledge of the undersigned, no default or event which with the passage of time or the giving of notice would constitute a default under the Limited Partnership Agreement has occurred; and (d) each entity Partner has obtained all approvals and consents necessary for them to execute this Partner's Certificate.

2. The undersigned Partners hereby certify that **RGSI ENTERPRISES, L.L.C.**, a Texas **limited liability company** (the "Managing General Partner"), the Managing General Partner of the Limited Partnership, is authorized under the terms of the Partnership Agreement to take any and all actions for and on behalf of the Partnership in its capacity as Managing General Partner, including without limitation the right to make, execute, acknowledge, amend, modify and deliver in the name of the Limited Partnership any and all instruments, agreements and documents as it may deem appropriate, in the best interest of the Partnership.

3. **RESOLVED**, that **RGSI ENTERPRISES, L.L.C.**, a Texas **limited liability company**, the Managing General Partner is authorized to execute the Right of Way Deed and convey the property, owned by the Limited Partnership on behalf of the Limited Partnership, more particularly described on Exhibit "A" attached hereto (the "Property"), to **HIDALGO COUNTY**, as purchaser, in accordance with that certain settlement offer letter dated April 8, 2019.

4. **RESOLVED FURTHER**, that the General Partner is authorized under the provisions of the Partnership Agreement to do any and all things necessary or advisable in the best interest of the Partnership, in connection with carrying out the rights, duties and obligations of the Partnership, including, but not limited to, the execution and delivery of any and all documents, deeds, agreements, assignments, instruments, certificates, affidavits, receipts, closing statements, and such other documents as may be desirable or appropriate to accomplish the foregoing.

5. **RESOLVED FURTHER**, that the undersigned Partners confirm and ratify all actions previously taken by the General Partner relative to the negotiating the sale of the Property to the Purchaser and all documents which may have been executed in connection with the contemplated sale of the Property.

6. The undersigned further certify that they are all of the Partners of the Partners.

7. We further certify that the Managing General Partner is an entity conducting business in Hidalgo County, Texas; that there is no provision of the partnership agreement or Certificate of Limited Partnership of the Partnership limiting the powers of the Partners of the Partnership to adopt the consent referred to above and that the consent is in conformity with the provisions of the agreement of limited partnership and Certificate of Limited Partnership; that the undersigned are all of the Partners and the keepers of the records and minutes of the proceedings of the Partners of the Partnership; and that the following persons constitute all of the Partners of the Partnership:

RGSI ENTERPRISES, L.L.C., a Texas **limited liability company**, **Managing General Partner**
CRISELDA MALDONADO, Limited Partner
HECTOR MALDONADO, Limited Partner
MIRTA GUAJARDO, Limited Partner
SIRLEY MALDONADO-CHAPA, Limited Partner
ENRIQUE J. MALDONADO, Limited Partner
YRASEMA MALDONADO INFANTE, Limited Partner

Effective as of July 10, 2019.

GENERAL PARTNER:

RGSI ENTERPRISES, L.L.C.,
a Texas **limited liability company**

BY: _____
HECTOR M. MALDONADO
Its **Member**

LIMITED PARTNERS:

CRISELDA MALDONADO

HECTOR MALDONADO

MIRTA GUAJARDO

SIRLEY MALDONADO-CHAPA

ENRIQUE J. MALDONADO

YRASEMA MALDONADO INFANTE

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **HECTOR M. MALDONADO, Member of RGSi ENTERPRISES, L.L.C., a Texas limited liability company** on behalf of said limited liability company.

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **CRISELDA MALDONADO.**

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **HECTOR MALDONADO.**

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **MIRTA GUAJARDO.**

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **SIRLEY MALDONADO-CHAPA.**

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **ENRIQUE J. MALDONADO.**

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **YRASEMA MALDONADO INFANTE.**

Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION

A 1.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 11, AND ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, 20.00 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE; SOUTH 81 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2 (RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; NORTH 81 DEGREES 28 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE NORTHWEST CORNER OF LOS MIRASOLES SUBDIVISION No.2, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH 08 DEGREES 31 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

**MEMBERS' UNANIMOUS WRITTEN CONSENT TO ACTION
IN LIEU OF MEETING
OF RGSi ENTERPRISES, L.L.C.,
a Texas Limited Liability Company
DATED: July 10, 2019**

We, the undersigned Members of **RGSi ENTERPRISES, L.L.C.**, a Texas Limited Liability Company ("Company"), by our signatures that follow hereby authorize the actions and resolutions written out in full below:

1. The resolutions below were duly adopted by written consent of all the Members of the Company as required by law and the Regulations of the Company. The resolutions have not been amended, modified, or rescinded and are now in full force and effect.

RESOLVED, that the Company is hereby authorized and directed to make, execute, acknowledge, amend, modify and deliver, by and through **HECTOR M. MALDONADO** and **CRISELDA MALDONADO**, as Members any and all instruments, agreements and documents as may be necessary and appropriate and in the best interest of the Company, in its capacity as General Partner of **MSEY LIMITED PARTNERSHIP**, a Texas limited partnership (the "Partnership"), regarding the sale of the property owned by the Partnership described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property") to **HIDALGO COUNTY**, as purchaser, in accordance with that certain settlement offer letter dated April 8, 2019.

RESOLVED FURTHER, that the said **HECTOR M. MALDONADO** and **CRISELDA MALDONADO**, as Members, are hereby authorized to do any and all things necessary or advisable in the best interest of the Company, at their sole discretion, in connection with carrying out the rights, duties and obligations of the Company, including, but not limited to, the execution and delivery of any and all documents, deeds, agreements, assignments, instruments, certificates, affidavits, receipts, closing statements, and such other documents as may be desirable or appropriate to accomplish the foregoing.

RESOLVED FURTHER, that the undersigned hereby ratify and confirm any and all transactions taken by any of the Members for and on behalf and in the name of the Company in its capacity as the General Partner of the Partnership, prior to the adoption of the foregoing resolutions, including, but not limited to, the execution of and delivery of any and all documents, sales contract, deeds, agreements, assignments, instruments, certificates, affidavits, receipts, closing statements, and such other documents as may be desirable or appropriate to accomplish the foregoing.

2. The undersigned further certify that the Company is duly organized and existing under the laws of the State of Texas, is qualified to do business here, and is in good standing; that no proceeding is pending for the forfeiture of the Articles of Organization of the Company or for the dissolution, voluntary or involuntary, of the Company; that there is no provision of the Regulations or Articles of Organization of the Company limiting the powers of the Members of the Company to adopt the resolutions referred to above and that the resolutions are in conformity with the provisions of the Regulations and Articles of Organization of the Company; that the undersigned are the keepers of the records and minutes of the proceedings of the Company; and that the following constitute the Members of the Company:

**HECTOR M. MALDONADO
CRISELDA MALDONADO**

HECTOR M. MALDONADO, Member

CRISELDA MALDONADO, Member

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **HECTOR M. MALDONADO, Member of RGSi ENTERPRISES, L.L.C., a Texas limited liability company** on behalf of said limited liability company.

Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HIDALGO)

This instrument was acknowledged before me on _____, 2019 by **CRISELDA MALDONADO, Member of RGSi ENTERPRISES, L.L.C., a Texas limited liability company** on behalf of said limited liability company.

Notary Public, State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

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**MEMBERS CERTIFICATE
OF
RGSi ENTERPRISES, L.L.C.**

We, the undersigned Members of RGSi ENTERPRISES, L.L.C., a Texas Limited Liability Company (the "Company"), do hereby certify on behalf of the Company that the following matter are true and correct on the date hereof:

1. **Certificate of Formation**. Attached hereto as Exhibit "A" is a true and correct copy of the Certificate of Formation of the Company, and there have been no amendments filed or authorized to such Certificate of Formation.
2. **Company Agreement**. Attached hereto as Exhibit "B" is a true and correct copy of the Company Agreement of the Company.
3. **Resolutions**. Attached hereto as Exhibit "C" is a true and correct copy of the resolutions which have been duly adopted by the Members of the Company, none of such resolutions have been amended, modified or repealed in any respect, and all such resolutions are in full force and effect on the date hereof.
4. **Incumbency**. Attached hereto as Exhibit "D" is a true and correct list of the qualified and acting Members of the Company.
5. **Members and Membership Interest**. Attached hereto as Exhibit "E" is a true and correct list of each Member of the Company and his membership interest.

Dated this 10th day of July, 2019.

HECTOR M. MALDONADO, Member

CRISELDA MALDONADO, Member

INDEMNITY AND AFFIDAVIT AS TO DEBTS AND LIENS

(Seller Or Owner-Borrower)

GF# 158078

SUBJECT PROPERTY: PARCEL NO. 1

A 1.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 11, AND ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, 20.00 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE; SOUTH 81 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2 (RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

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THENCE; NORTH 08 DEGREES 31 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS

COUNTY OF HIDALGO

Before me, the undersigned authority, on this day personally appeared the Undersigned (Owner-Borrower) personally known to me to be the person(s) whose names(s) is/are subscribed hereto and upon oath deposes and represents to the purchaser and/or lender in this transaction that there are:

1. No unpaid debts for taxes, plumbing fixtures, water heaters, floor furnaces, air conditioners, radio or television antennae, carpeting, rugs, lawn sprinkling systems, venetian blinds, window shades, draperies, electric appliances, fences, street paving, or any personal property or fixtures that are located on the subject property described above, and that no such items have been purchased on time payment contracts and there are no security interests on such property secured by financing statements, security agreement or otherwise except the following:

Creditor	Approximate Amount
NONE	

2. No loans or liens (including federal or state liens and judgment liens) of any kind on such property except the following:

Creditor	Amount
NONE	

3. All labor and material used in the construction of improvements on the above described property have been paid for and there are no unpaid labor or material claims against the improvements or the property upon which same are situated, and I hereby declare that all sums of money due for the erection of improvements have been fully paid and satisfied, except the following:

NONE

INDEMNITY: I/WE AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH UNMENTIONED LIENS, PROVIDED SAID LIENS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART HEREOF, OR ARE SUBSEQUENTLY

ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME/US, KNOWN TO ME/US, OR HAVE AN INCEPTION DATE PRIOR TO THE CLOSING OF THIS TRANSACTION.

I/we realize that the purchaser and/or lender and the title company in this transaction are relying on the representations contained herein in purchasing same or lending money thereon and would not purchase same or lend money therein unless said representations were made.

MSEY Limited Partnership, a Texas Limited Partnership

By: RGSi Enterprises, L.L.C., a Texas Limited Liability Company
Its: General Partner

By: _____
Hector M. Maldonado, Member

By: _____
Criselda Maldonado, Member

SWORN AND SUBSCRIBED TO BEFORE ME by Hector M. Maldonado and Criselda Maldonado, Members of RGSi Enterprises, L.L.C., a Texas Limited Liability Company, General Partner of MSEY Limited Partnership, a Texas Limited Partnership on July _____, 2019.

Notary Public, State of Texas

NO PRORATION AGREEMENT

WHEREAS, **MSEY Limited Partnership, a Texas Limited Partnership**, hereinafter referred to as **SELLER** has this day sold to **Hidalgo County**, hereinafter referred to as **PURCHASER**, the following described property, to-wit:

PARCEL NO. 1

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SELLER and **PURCHASER** acknowledge that **PURCHASER** is a political subdivision of the State of Texas and is not subject to ad valorem taxes. Consequently, taxes will not be prorated and **SELLER** shall be fully and solely responsible for taxes for the year **2019** up and to the date of closing.

EXECUTED this _____ day of July, 2019.

SELLER

BUYER

MSEY Limited Partnership, a
Texas Limited Partnership

HIDALGO COUNTY

By: RGSi Enterprises, L.L.C.,
a Texas Limited Liability Company
Its: General Partner

By: _____
VALDE GUERRA, Executive Officer

By: _____
Hector M. Maldonado, Member

By: _____
Criselda Maldonado, Member

L. G. "JERRY" CANALES

ATTORNEY AT LAW
6013 N. 10th Street, McAllen, Texas 78504
(956) 687-7763

ATTORNEY REPRESENTATION AND FEE LETTER

The legal documents needed for this closing have been prepared by the law office of L.G. 'JERRY' CANALES. The legal fees for preparation of the documents are based on the customary fees charged for document preparation in similar transactions. Mr. Canales has undertaken to prepare documents only, and has not in any way undertaken to assist or advise the seller or buyer about this transaction or the documents executed in connection with it.

All documents were prepared by Mr. Canales based on information provided to him by third parties (e.g. the earnest money contract, title commitment and loan closing instructions), and he has not made any independent effort to verify this information.

Mr. Canales may have prepared the legal documents for both seller and buyer and may also have given legal advice to Valley Land Title Company concerning this transaction. Under the strict rules which lawyers must follow to avoid conflicts of interest, he has determined that he would be able to prepare the documents in such a case.

We agree to pay the fees charged by Mr. Canales for document preparation as shown on the closing statement and acknowledge that we have been given the opportunity to have our own attorney review the documentation.

SELLER:

MSEY LIMITED PARTNERSHIP, a Texas limited partnership
By: RGSi ENTERPRISES, L.L.C., a Texas limited liability company
Its: General Partner

By: _____
HECTOR M. MALDONADO
Its Member

By: _____
CRISELDA MALDONADO
Its Member

BUYER:

HIDALGO COUNTY

By: _____
VALDE GUERRA
Its Executive Officer

Date: July 10, 2019

GF No. 158078

VALLEY LAND TITLE COMPANY, LTD.

612 W. Nolana Ave. Suite 570

McALLEN, TEXAS 78504

(956) 687-7763

FAX (956) 217-3190

ACCEPTANCE OF TITLE POLICY EXCEPTIONS

GF NO. 158078

Gentlemen:

We agree that the Owner's Title Policy you are to issue covering:

PARCEL NO. 1

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will be on the usual Texas form which contains the following printed exceptions:

1. Restrictive covenants affecting the land described or referred to on Schedule B of the Title Commitment as (Deleted)
2. Any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments, or any overlapping of improvements.
3. Standby fees and taxes for the year 2019 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.

and that the policy to be issued on this particular transaction will contain the following special exceptions:

Statutory easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 2.

Roadways, existing earth canal along the West side, as shown on the map of Alamo Land and Sugar Company's Subdivision, recorded in Volume 1, Pages 24-26, Map Records of Hidalgo County, Texas and as shown on survey prepared by Alfonso Quintanilla, R.P.L.S. No. 4856, dated August 17, 2018, Parcel 1.

Highway right of way easement in favor of Hidalgo County as shown by instrument dated February 18, 1956, recorded in Volume 857, Page 156, Deed Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated August 4, 1999, by and between Issac Garza and wife, Maria G. Lupita Garza, as Lessor, and Samson Lone Star Limited Partnership, as Lessee, filed on October 4, 1999, under Document Number 812148, Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

Rights of parties in possession.

4. Lien or liens created or assumed in conjunction with this transaction, if any.
5. Rights of parties in possession.

Since the title company examines only the record title and does not actually see the property, we hereby waive inspection by the title company of this property and accept our policy subject to the rights of parties in possession. We agree that it is our responsibility to inspect said premises and to obtain possession of it from the present occupants, if any.

OWNER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

Date: July 22, 2019

NOTIFICATION OF TAXING AUTHORITIES

GF# 158078

RE: PARCEL NO. 1

A 1.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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Please be advised that tax statements will continue to be sent to the previous owner. In order for tax statements to be sent to you, upon receipt of the recorded Warranty Deed which is mailed to you directly from our office, you need to take it to the following office so that they can change their records accordingly:

Hidalgo County Appraisal District
4405 South Professional Drive (West of Bert Ogden on Trenton Road)
Edinburg, Texas 78539
WWW.HIDALGOAD.ORG
(956) 381-8466

This information will also need to be given to any Water District which affects the property.

PLEASE NOTE THAT IT IS THE NEW OWNERS RESPONSIBILITY TO NOTIFY THE APPRAISAL DISTRICT AND WATER DISTRICT OF THE CHANGE OF OWNERSHIP. FAILURE TO DO SO MAY RESULT IN PENALTY AND INTEREST CHARGES BEING ADDED TO YOUR TAX STATEMENTS FOR LATE PAYMENT.

The undersigned hereby acknowledges receipt of this notice on July 22, 2019.

BUYER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

BUYER'S ACCEPTANCE OF DEED

The undersigned Buyer hereby accepts and consents to the form of Deed attached hereto including, but not limited to, the provision(s) concerning title exceptions contained therein, and acknowledges that same is in conformity with Buyer's intent, and the terms and provisions of same shall control in the event of any conflict of the contract Buyer has signed regarding the property described in the attached Deed.

BUYER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

DATED: July 22, 2019

WAIVER OF INSPECTION

PLEASE SIGN & RETURN THIS WAIVER

GF NO: 158078

TO: VALLEY LAND TITLE COMPANY, LTD.

AGENT FOR: WFG National Title Insurance Company

Gentlemen:

I/We, Hidalgo County have this day purchased from MSEY Limited Partnership (if married spouse should join in Deed) the following described property in Hidalgo County, Texas, to-wit:

PARCEL NO. 1

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I/We waive inspection and hereby accept a policy showing the exception "Right of Parties in Possession".

EXECUTED on July 22, 2019

BUYER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

AGREEMENT AS TO ROLLBACK TAXES

DATE: July 22, 2019
GF# 158078

The undersigned are the purchasers of the following described property;

PARCEL NO. 1

A 1.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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The undersigned have been advised that this property is subject to an agricultural exemption and rollback taxes. The undersigned are aware that if the use of the property is changed from its present use then it could possibly be subject to rollback taxes from the various tax offices. The purchasers agree to assume any and all responsibility and liability for such rollback taxes, if any, with regard to this property, with no liability on the part of the Sellers or VALLEY LAND TITLE COMPANY, LTD.

WITNESS OUR HAND on July 22, 2019.

BUYER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

AGREEMENT AS TO ROLLBACK TAXES

DATE: July 22, 2019

GF# 158078

The undersigned are the purchasers of the following described property;

PARCEL NO. 1

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The purchaser has been advised that this property is subject to an agricultural exemption and rollback taxes. The purchaser is a political subdivision of the State of Texas and is not subject to ad valorem taxes. The purchaser agrees that there shall be no liability on the part of VALLEY LAND TITLE COMPANY, LTD., for any rollback taxes.

WITNESS OUR HAND on July 22, 2019.

BUYER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

DATE: July 22, 2019
TO: MSEY Limited Partnership; AND Hidalgo County
FROM: VALLEY LAND TITLE COMPANY, LTD.
PROPERTY: PARCEL NO. 1

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THENCE; SOUTH 81 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2 (RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; NORTH 81 DEGREES 28 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE NORTHWEST CORNER OF LOS MIRASOLES SUBDIVISION No.2, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH 08 DEGREES 31 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

This is to give you notice that VALLEY LAND TITLE COMPANY, LTD. has a business relationship with HIDALGO COUNTY PROPERTY TAX SERVICE. The shareholders of VALLEY LAND TITLE COMPANY, LTD. composes a majority of the shareholders of HIDALGO COUNTY PROPERTY TAX SERVICE. Because of this relationship, this referral may provide VALLEY LAND TITLE COMPANY, LTD. a financial or other benefit. HIDALGO COUNTY PROPERTY TAX SERVICE is contracted to obtain tax information and guarantee taxes to VALLEY LAND TITLE COMPANY, LTD. on all real estate related closings.

HIDALGO COUNTY PROPERTY TAX SERVICE will charge \$55.00 for the first tax account and \$20.00 for each additional tax account from the various taxing authorities, plus tax. **THERE MAY BE OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES OR YOU MAY SECURE TAX CERTIFICATES FROM THE VARIOUS TAXING AUTHORITIES ON YOUR OWN AND DELIVER THEM TO VALLEY LAND TITLE COMPANY, LTD. THE NORMAL FEE PAID TO EACH TAXING AUTHORITY IS \$10.00 FOR EACH TAX ACCOUNT AND THERE ARE USUALLY 2 TO 4 TAXING AUTHORITIES TAXING YOUR PROPERTY. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

I/WE HAVE READ THIS DISCLOSURE FORM, AND UNDERSTAND THAT VALLEY LAND TITLE COMPANY, LTD. IS REFERRING ME/US TO HIDALGO COUNTY PROPERTY TAX SERVICE AND MAY RECEIVE A FINANCIAL OR OTHER BENEFIT AS THE RESULT OF THIS REFERRAL.

I _____ prefer to use HIDALGO COUNTY PROPERTY TAX SERVICE _____ PREFER TO OBTAIN TAX CERTIFICATES ON MY OWN AND AGREE TO DELIVER THE SAME TO VALLEY LAND TITLE COMPANY, LTD. PRIOR TO CLOSING.

SELLER:

MSEY Limited Partnership, a Texas Limited Partnership

By: RGSJ Enterprises, L.L.C., a Texas Limited Liability Company
Its: General Partner

By: _____
Hector M. Maldonado, Member

By: _____
Criselda Maldonado, Member

BUYER/BORROWER:

Hidalgo County

By: _____
Valde Guerra, Executive Officer

Nonforeign Affidavit—Entity

Date: July 22, 2019

Transferor: MSEY Limited Partnership

Transferor's Office Address: 1201 East Nolana Avenue
McAllen, Hidalgo, County, TX 78504

Transferor's U.S. Taxpayer Identification Number:

Transferee: Hidalgo County

Property: PARCEL NO. 1

A 1.10 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 11, BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1045711, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 11, AND ON THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, 20.00 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE; SOUTH 81 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH 08 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 640.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2 (RECORDED IN VOLUME 46, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; NORTH 81 DEGREES 28 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF LOS MIRASOLES SUBDIVISION No.2, A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE NORTHWEST CORNER OF LOS MIRASOLES SUBDIVISION No.2, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH 08 DEGREES 31 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES OF LAND MORE OR LESS.

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes, including purposes of section 1445, the owner of a disregarded entity that has legal title to a U.S. real property interest under local law will be the transferor of the property and not the disregarded entity. To inform Transferee that withholding of tax is not required on the disposition of a U.S. real property interest by Transferor, I certify on behalf of Transferor that the contents of this affidavit are true.

Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

Transferor is not a disregarded entity as defined in Treasury Regulation § 1.1445-2(b)(2)(iii).

Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained in this affidavit could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this affidavit and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

MSEY Limited Partnership, a Texas Limited Partnership

By: RGS1 Enterprises, L.L.C., a Texas Limited Liability Company
Its: General Partner

By: _____
Hector M. Maldonado, Member

By: _____
Criselda Maldonado, Member

SIGNED under oath before me on July _____, 2019.

Notary Public – State of Texas

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on July _____, 2019 by Hector M. Maldonado and Criselda Maldonado, Members of RGS1 Enterprises, L.L.C., a Texas Limited Liability Company, General Partner of MSEY Limited Partnership, a Texas Limited Partnership.

Notary Public – State of Texas