

Exhibit 3

SIERRA TITLE INSURANCE GUARANTY COMPANY, INC.

SCHEDULE A

Effective Date: June 1, 2020

GF No.: 0003183834

Commitment No. 0003183834, issued June 8, 2020, 08:00 AM

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)

Policy Amount:
PROPOSED INSURED:

- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount: \$10,000.00
PROPOSED INSURED: State of Texas

- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Binder Amount:
PROPOSED INSURED:
Proposed Borrower:

- f. OTHER

Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

St. Marie Properties, Ltd., a Texas limited partnership, formerly known as, G.E. Bell Properties, Ltd.

LIBERTY Rd.
BELL PROPERTIES
DONATION

SCHEDULE A
(Continued)

4. Legal description of land:

TRACT A:

Being a 16,222 square feet or 0.372 of one acre tract of land situated in the the Lazero Flores Survey, Abstract 576, Porcion 76, Hidalgo County, Texas, situated in Lot 155, Homeville Association Subdivision "A", as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas, conveyed to G.E. Bell Properties, Ltd. recorded in Document Number 2639474, Official Records, Hidalgo County, Texas, said 16,222 square feet or 0.372 of one acre tract being more particularly described by metes and bounds as follows:

SEE EXHIBIT "A" ATTACHED FOR DESCRIPTION OF TRACT A.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override or alter the insuring provisions of item two (2) of Schedule B hereof.

TRACT B:

Being 14,849 square feet or 0.341 of one acre tract of land situated in the Lazero Flores Survey, Abstract 576, Porcion 76, Hidalgo County, Texas, situated in Lot 155, Homeville Association Subdivision "A", as recorded in Volume 0, Page 24, of the Map Records, Hidalgo County, Texas, conveyed to G.E> Bell Properties, Ltd., recorded in Document Number 2639474, Official Records, Hidalgo County, Texas, said 14,849 square feet or 0.341 of one acre tract being more particularly described by metes and bounds as follows:

SEE EXHIBIT "A" ATTACHED FOR DESCRIPTION OF TRACT B.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override or alter the insuring provisions of item two (2) of Schedule B hereof.

SCHEDULE B

Commitment No.: 0003183834

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EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. ~~The following restrictive covenants of record itemized below:~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 1939, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short form Residential Loan Policy (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 1939, and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

SCHEDULE B

(Continued)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters:
 - a. Rights of Parties in Possession. (APPLIES TO OWNER'S POLICY ONLY)
 - b. Terms, covenants, conditions and provisions as set forth in that certain Lease Contract by and between Edinburg Improvement Association and R. Charles Knadle, dated April 25, 1951, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 721, Page 4, Deed Records Hidalgo County, Texas.
 - c. Terms, covenants, conditions and provisions as set forth in that certain Lease Agreement by and between Edinburg Improvement Association and Southwest Dairy, Inc., dated September 1, 1975, filed for record in the Office of the County Clerk of Hidalgo County, Texas in Volume 1506, Page 11, Deed Records Hidalgo County, Texas.
 - d. Terms, conditions, covenants and provisions as set forth in that certain Amendment to Certificate of Adjudication (Water Rights), dated January 20, 1982, filed for record on January 28, 1982 in the Office of the County Clerk of Hidalgo County, Texas in Volume 2, Page 603, Water Rights Records Hidalgo County, Texas by and between Edinburg Improvement Association and Texas Water Commission.
 - e. Terms, conditions, covenants and provisions as set forth in that certain Resolution and Order Closing County Roads, dated December 21, 1983, filed for record on December 21, 1983 in the Office of the County Clerk of Hidalgo County, Texas in Volume 1919, Page 389, Official Records Hidalgo County, Texas by and between Hidalgo County and Edinburg Improvement Association, et. al., and corrected by that certain Correction Resolution and Order Closing County Roads, dated December 18, 1991, filed for record on December 19, 1991 in the Office of the County Clerk of Hidalgo County, Texas in Volume 3178, Page 890, Official Records Hidalgo County, Texas by and between Hidalgo County and Edinburg Improvement Association, et. al..
 - f. Terms, conditions, covenants and provisions as set forth in that certain License Agreement, dated June 27, 1996, filed for record on June 27, 1996 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 533935 by and between Hidalgo County Irrigation District #16, a Texas corporation and Redland Stone Products Company, a Texas corporation; amended by that certain First Amended License Agreement, dated September 24, 1996, filed for record on September 24, 1996 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 552484 by and between Hidalgo County Irrigation District #16, a Texas corporation and Redland Stone Products Company, a Texas corporation; and amended by that certain Second Amended License Agreement, dated November 24, 1998, filed for record on December 16, 1998 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 733347 by and between Hidalgo County Irrigation District #16, a Texas corporation and Redland Stone Products Company, a Texas corporation.
 - g. Grant of Easement granted to County of Hidalgo, State of Texas, by Gerald E. Bell, dated October 22, 1997, filed for record on October 22, 1997 in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 631788.

SCHEDULE B

(Continued)

- h. Right of way easement granted to Hidalgo County, by Kenneth Wilkins and Jerry Bell, dated January 24, 2003, filed for record on February 10, 2003, in the Office of the County Clerk of Hidalgo County, Texas, under Clerk's Document No. 1165903.
- i. Easements and Conditions as shown on the Map or Plat thereof, filed for record in Volume 0, Pages 24-25, Map Records Hidalgo County, Texas.
- j. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 16.
- k. Easements or claims of easements which are not a part of the public record.
- l. All leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the public records whether listed in Schedule B or not. There may leases, grants, exceptions or reservations of mineral interest that are not listed.
- m. Any unrecorded leases or rental agreements, written or oral, together with the rights of any tenant thereunder or tenant at will.
- n. Any claim or allegation that the land described in Schedule A of this policy, was conveyed in violation of V.A.T.C Local Government Code, Sections 212.004, et seq. or 232.001, or in violation of any county or municipal ordinance affecting subdivisions, or any loss of the use of the land by reason thereof.
- o. This Policy specifically excepts to any and all taxes which are either due or may be due against the subject property.
- p. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
(Note: Upon receipt of a survey acceptable to Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)

SCHEDULE C

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Your Policy will not cover loss, costs, attorney's fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. With respect to St. Marie Properties, Ltd., a Texas limited partnership, the Title Company will require:
 - a) A copy of the Limited Partnership Agreement, together with all amendments thereto, if any, to determine the authority of the party(ies) to act on behalf of the limited partnership.
 - b) Satisfactory evidence that the Certificate of Limited Partnership or the Statement of Foreign Qualifications of a Foreign Limited Partnership has been filed with the office of the Secretary of State to verify that the limited partnership has qualified as such and to identify all of the general partners.
6. This item is deleted in its entirety.
7. Upon sale of subject property, you should secure executed letter from the Purchasers stating that they are aware of the Commissioners' Court Subdivision Regulations and of the City's Zoning Ordinances and Subdivision Regulations.
8. In accordance with Procedural Rule P-30 (Guaranty Assessment Recoupment Charge), a Policy Guaranty Fee of \$2.00 for each Owner's Policy and Loan Policy issued must be collected at time of closing and remitted by the Title Company on all transactions closed on or after May 1, 2019. The Policy Guaranty Fee will be disclosed on the Closing Disclosure and/or the Texas Disclosure Form (Form T-64) as appropriate.
9. Company reserves the right at its sole discretion to revise any proposed insuring provision herein upon its review of additional documentation or information, including, but not limited to, a qualified, approved

SCHEDULE C

(Continued)

survey.

10. Beginning January 1, 2004, all deeds, mortgages, and deeds of trust must include the following Notice on the front of the documents:
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 DRIVERS LICENSE NUMBER.