

**FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT
AMONG CITY OF LOS FRESNOS, AND TAX INCREMENT
REINVESTMENT ZONE NUMBER TWO, CITY OF LOS FRESNOS,
TEXAS, AND GF DEVELOPMENT OF LOS FRESNOS, LLC**

This FIRST AMENDMENT TO ECONOMIC DEVELOPMENT AGREEMENT AMONG CITY OF LOS FRESNOS, TEXAS, TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF LOS FRESNOS, TEXAS, AND GF DEVELOPMENT OF LOS FRESNOS LLC, (the “**First Amendment**”) is entered into effective December 9, 2025, among (i) the CITY OF LOS FRESNOS, TEXAS, a political subdivision of the State of Texas (the “**City**”), (ii) TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF LOS FRESNOS, TEXAS, a reinvestment zone created by the City pursuant to Chapter 311, Texas Tax Code, (the “**Zone**”), and (iii) GF DEVELOPMENT OF LOS FRESNOS, LLC, a Texas limited liability company (the “**Developer**”).

WHEREAS, the City Council of the City approved the creation of the Zone, in accordance with the provisions of Chapter 311, Texas Tax Code, as amended; and

WHEREAS, pursuant to City Ordinance No. 558, the City, the Zone, and the Developer entered into an ECONOMIC DEVELOPMENT AGREEMENT, which states it was entered into as of May 2024 and which was executed by the City and the Zone on June 12, 2025 (the “**Development Agreement**”), which set forth the respective party's rights and obligations in connection with the proposed development ,which is further described therein ; and

WHEREAS, due to a scrivener’s error, the Developer was incorrectly referenced in Development Agreement as a partnership with general partners instead of a limited liability company, and, to avoid confusion, the parties wish to enter into this First Amendment to correct any incorrect references prior to title to the Property (as defined in the Development Agreement) being transferred to the Developer;

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION 1. DATE OF DEVELOPMENT AGREEMENT. In the introductory paragraph of the Development Agreement, “__ day of May, 2024” is deleted and replaced with “12th day of June, 2024”.

SECTION 2. CORRECTION OF REFERENCE TO DEVELOPER. The parties acknowledge that the Developer is a limited liability company, which does not have partners. The scrivener’s error in signature block on page 13 of the Development Agreement is corrected by replacing such block in its entirety to read as follows:

**GF DEVELOPMENT OF LOS FRESNOS,
LLC, a Texas limited liability company**

By: /s/ Rufino Garza
Rufino Garza, Sr., Manager

By: /s/ Jaime Flores
Jaime Flores, Manager

SECTION 3. NOTICE. The address for notice to the Developer in Article IV, Section 5 of the Development Agreement, is updated to read in its entirety as follows:

If to the Developer:

GF Development of Los Fresnos, LLC
Attn: Mr. Rufino Garza and Mr. Jaime Flores, Managers
3609 W. Palma Vista Dr.
Palmview, Texas 78572

SECTION 4. COUNTERPARTS. This First Amendment may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same instrument.

SECTION 5. APPROVALS. This First Amendment has been duly approved on behalf of the City and the Zone by their respective governing bodies, and on behalf of the Developer through its authorized representatives.

IN WITNESS HEREOF, the City, the Zone, and the Developer have made and executed this Agreement, which is hereby dated and effective as of the date set forth above.

CITY OF LOS FRESNOS, TEXAS

By: _____
Name: _____
Title: _____

ATTEST:

City Secretary

**TAX INCREMENT REINVESTMENT ZONE
NUMBER TWO, CITY OF LOS FRESNOS,
TEXAS**, a reinvestment zone created by the City
of Los Fresnos, Texas pursuant to Chapter 311 of
the Texas Tax Code

By: _____
Chair of the Board of Directors

**GF DEVELOPMENT OF LOS FRESNOS,
LLC**, a Texas limited liability company

By: _____
Rufino Garza, Sr., Manager

By: _____
Jaime Flores., Manager