

CAUSE NO. 23-03-04613

STATE OF TEXAS,	§	IN THE DISTRICT COURT OF
<i>Plaintiff,</i>	§	
	§	
v.	§	MONTGOMERY COUNTY, TEXAS
	§	
LIZETTE SANDOVAL d/b/a SAVVY	§	
SKIN STUDIO d/b/a SAVVY SKIN;	§	
SAVVY SKIN STUDIO, LLC; STAR	§	
TREE RE 6, LLC; STAR TREE	§	
HOLDING LLC; and INMOBILIARIA	§	
DANES SA DE CV;	§	
<i>Defendants;</i>	§	
	§	
and	§	Montgomery County - 457th Judicial District Court
	§	
DAVID MATOS	§	
<i>Relief Defendant.</i>	§	_____ JUDICIAL DISTRICT

**PLAINTIFF’S ORIGINAL PETITION AND APPLICATION FOR EX PARTE
 TEMPORARY RESTRAINING ORDER, TEMPORARY INJUNCTION AND
 PERMANENT INJUNCTION**

Plaintiff, STATE OF TEXAS, acting by and through the Attorney General of Texas, Ken Paxton, files this petition complaining of Defendants LIZETTE SANDOVAL d/b/a SAVVY SKIN STUDIO d/b/a SAVVY SKIN; SAVVY SKIN STUDIO, LLC; STAR TREE RE 6, LLC; STAR TREE HOLDING LLC; and INMOBILIARIA DANES SA DE CV and seeks temporary and permanent injunctive relief to stop the operation of an illicit massage business engaging in a range of unlawful conduct in order to protect the public. Plaintiff also seeks injunctive relief to constrain the related activities of a relief defendant.

I. DISCOVERY CONTROL PLAN

1. The State intends to conduct discovery under Level 2 of Texas Rules of Civil Procedure 190.3 and affirmatively plead that this case is not governed by the expedited-actions process in Texas Rule of Civil Procedure 169 for the following reasons:

- (a) The relief sought includes non-monetary injunctive relief.
- (b) The claims for monetary relief—including penalties, costs, expenses, consumer redress, and attorney fees— are in excess of \$100,000.

II. JURISDICTION AND STATUTORY AUTHORITY

2. This enforcement action is brought by Attorney General Ken Paxton, through his Consumer Protection Division, in the name of the STATE OF TEXAS and in the public interest pursuant to the authority granted by § 17.47 of the Texas Deceptive Trade Practices—Consumer Protection Act (DTPA), Tex. Bus. & Com. Code §§ 17.41–17.63, upon the ground that defendants, as shown *infra*, have engaged in false, deceptive and misleading acts and practices in the course of trade and commerce as defined in, and declared unlawful by, § 17.46(a) and (b) of the DTPA. In enforcement suits filed pursuant to DTPA § 17.47, the Attorney General is authorized to seek civil penalties, redress for consumers, and injunctive relief.

3. In addition, the Attorney General brings this suit pursuant to the authority granted by Texas Occupations Code § 455.351, upon the ground that defendants, as shown *infra*, have violated Chapter 455 of the Texas Occupations Code and rules adopted under that chapter. In enforcement suits filed pursuant to Texas Occupations Code § 455.351, the Attorney General may seek civil penalties and injunctive relief.

III. PUBLIC INTEREST AND NOTICE

4. The State believes the unlawful practices set forth herein will continue.
5. The State has reason to believe defendants is engaging in, has engaged in, or is about to engage in acts and practices declared unlawful by the DTPA due to the conduct alleged herein, including unlawful massage-related activities. Furthermore, this suit will reduce the likelihood of human trafficking in Texas. Therefore, these proceedings are in the public interest. *See* Tex. Bus. & Comm. Code § 17.47(a).
6. Pre-suit notice is not required under DTPA § 17.47(a) because, in the opinion of the Consumer Protection Division, there is good cause to believe that Defendants would evade service of process if prior contact were made, one or more of Defendants would destroy relevant records if prior contact were made, and/or that such an emergency exists that immediate and irreparable injury, loss, or damage would occur as a result of the delay in obtaining an ex parte temporary restraining order.

IV. VENUE

7. Venue of this suit lies in Montgomery County, Texas, under the DTPA § 17.47(b), for the following reasons:
 - (a) The transactions forming the basis of this suit occurred in Montgomery County, Texas.
 - (b) Defendants have done business in Montgomery County, Texas.
 - (c) Defendants' principal places of business are in Montgomery County, Texas.

V. TRADE AND COMMERCE

8. At all times described below, Defendants and their agents have engaged in conduct constituting “trade” and “commerce,” defined in § 17.45(6) of the DTPA, as follows:

“Trade” and “commerce” mean the advertising, offering for sale, sale, lease, or distribution of any good or service, of any property, tangible or intangible, real, personal, or mixed, and any other article, commodity, or thing of value, wherever situated, and shall include any trade or commerce directly or indirectly affecting the people of this state.

VI. CLAIM FOR RELIEF

9. Plaintiff seeks monetary relief—including penalties, costs, expenses, consumer redress, and attorney fees—in excess of \$100,000 and could exceed \$1,000,000. Plaintiff also seeks nonmonetary, injunctive relief.

VII. DEFENDANTS

10. **Defendant Lizette Sandoval d/b/a Savvy Skin Studio d/b/a Savvy Skin** is a business located in Montgomery County at 25329 Budde Road, Unit 1003, Spring, Texas 77380. Lizette Sandoval is named in her individual capacity and in her capacity as the aforementioned Savvy Skin Studio and Savvy Skin owner and operator. Lizette Sandoval operates an illicit massage business at this location. Lizette Sandoval may be served at either 25329 Budde Road, Unit 1003, Spring, Texas 77380 or at 18431 Memorial Mist Lane, Tomball, TX 77375.

11. **Savvy Skin Studio, LLC** is a Texas limited liability company which regularly conducts business in Montgomery County. Defendant’s principal office and principal place of business is located at 25329 Budde Road, Unit 1003, Spring, Texas 77380. Defendant may be served by serving its registered agent and managing member, Lizette Eunice Sandoval, at 25329 Budde Road, Unit 1003, Spring, Texas 77380.

12. **Defendant Star Tree RE 6, LLC** is a Texas limited liability company which regularly conducts business in Montgomery County. Defendant's principal office and principal place of business is located at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385. Defendant may be served by serving its registered agent, Matos & Jawad PLLC, at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385.

13. **Defendant Star Tree Holding LLC** is a Texas limited liability company which regularly conducts business in Montgomery County. Defendant's principal office and principal place of business is located at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385. Defendant may be served by serving its registered agent, Matos & Jawad PLLC, at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385.

14. **Defendant Inmobiliaria Danes SA De CV d/b/a Inmobiliaria Danes SA De CV Corporation** is a Texas-registered foreign for-profit corporation which regularly conducts business in Montgomery County. Defendant's principal office and principal place of business is located in Montgomery County. Defendant may be served by serving its registered agent, Matos & Jawad PLLC, at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385.

15. **Relief Defendant David Matos** is a real estate agent and individual who conducts business on behalf of Star Tree RE 6, LLC; Star Tree Holding LLC; and Inmobiliaria Danes SA De CV; and who resides in Montgomery County. Defendant may be served at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385.

16. For purposes of this petition, references to "**Defendants**" means all defendants named in this petition, including Relief Defendant David Matos.

VIII. ACTS OF AGENTS

17. Whenever in this petition it is alleged that a defendant or defendants did any act, it is meant that:

- (a) the named defendant or defendants performed or participated in the act, or
- (b) the named defendant's or defendants' officers, successors in interest, agents, partners, trustees or employees performed or participated in the act on behalf of and under the authority of one or more of the named defendants.

IX. ILLICIT MESSAGE BUSINESS INDUSTRY AND REGULATION

A. A Brief Overview of Illicit Massage Businesses.

18. An estimated 9,000 illicit massage businesses currently operate throughout the country, with 300 estimated to operate in the Houston area.¹ These businesses generate an average revenue of over \$100 million per year, much of it laundered to countries outside of the United States.²

19. Illicit massage businesses sell commercial sex under the guise of legitimate massage therapy services.³ Many of the women employed at illicit massage businesses are victims of human trafficking.⁴ Recruiters often direct victims to job leads within their communities through fake advertisements promising high wages for work as legal massage therapist, housing, transportation,

¹ POLARIS, HUMAN TRAFFICKING IN ILLICIT MESSAGE BUSINESSES 10 (2018), *available at* <https://polarisproject.org/wp-content/uploads/2019/09/Human-Trafficking-in-Illicit-Massage-Businesses.pdf>; Samantha Lopez, *How Illicit Massage Businesses are Shut Down in Houston*, HOUSTON CHRONICLE (July 1, 2019), <https://www.chron.com/houston/article/How-illicit-massage-businesses-are-shut-down-in-14059133.php> (last visited Dec. 23, 2019).

² POLARIS, pg. 4.

³ *Id.* at 50.

⁴ *Id.* at 19–26.

and assistance with immigration and licensing.⁵ Women take out loans to pay for these services, often between \$5,000 and \$40,000.⁶ Upon arrival in the United States, they find that the promised jobs do not exist, and traffickers force them into prostitution to pay off debt.⁷ However, instead of earning money to pay down debt or to send home to family, the victims' debt continues to accrue, with wages withheld for room and board, fees for breaking "rules," future bail money, and potential attorneys' fees.⁸ Traffickers will also hold victims' identification and immigration documents at separate locations, using the threat of deportation as additional leverage, and monitor them on CCTV cameras inside the business to "creat[e] the feeling that they are always watched."⁹

20. Illicit massage businesses are often part of larger organized crime networks.¹⁰ Traffickers use intricate networks of legitimate and illegitimate businesses and shell corporations to launder money, obscure their identities, and avoid law enforcement.¹¹ Often, victims themselves appear as the owner or manager of the business, which can make it difficult for law enforcement to distinguish between victims and perpetrators.¹² Traffickers also cycle victims between massage

⁵ *Id.*

⁶ *Id.* at 19.

⁷ *Id.*

⁸ *Id.* at 29–30. In one case in Waco, Texas, victims interviewed as part of a raid reported receiving only 20 percent of their earnings, having their first week's pay withheld as a "deposit," and paying room and board to sleep in the back of the business. *Id.* at 12.

⁹ *Id.* at 30, 33.

¹⁰ *Id.* at 35–38.

¹¹ *Id.* at 36; Lise Olse, *Illicit Massage Parlors Prolific and Lucrative, Study Finds*, HOUSTON CHRONICLE (October 11, 2017), <https://www.chron.com/news/houston-texas/houston/article/Illicit-massage-parlors-prolific-and-lucrative-12256818.php> (last accessed Dec. 23, 2019).

¹² Olse, *supra* note 12.

businesses and across state lines, sometimes as often as every two to six weeks, further fostering dependence on traffickers.¹³ The victims of trafficking end up disoriented, indebted, and afraid that any cooperation with law enforcement could result in deportation, prosecution, or retaliatory violence.¹⁴

B. *The Texas Legislature’s Response to Human Trafficking.*

21. In 2017, the Texas Legislature passed House Bill 2552, aimed at combatting human trafficking, sexual offenses, prostitution, and other activity that may constitute a public nuisance.¹⁵

The Legislature’s intent was clear:

H.B. 2552 strengthens Texas’ response to the ongoing problems of human and sex trafficking by building upon current nuisance and abatement law. This helps local governments shut down illicit massage parlors. The bill also . . . provides a means for property owners to evict businesses that are engaging in human trafficking.¹⁶

22. Among other amendments, H.B. 2552 added § 17.46(b)(33) to the DTPA laundry list, making it a false, misleading, or deceptive act to own, operate, maintain, or advertise a massage establishment that violates Chapter 455 of the Texas Occupations Code (“Occupations Code”). Tex. H.B. 2552, 85th Leg., R.S. (2017), § 1 (codified at DTPA § 17.46(b)(33)). To own, operate, or advertise massage therapy, a massage establishment must comply with the Occupations Code, which requires obtaining a massage establishment license, employing licensed massage therapists,

¹³ POLARIS, pg. 25.

¹⁴ Rachel Axon, Cara Kelly, & Michael Braun, *Sex Trafficking is Behind the Lucrative Illicit Massage Business. Why Police Can’t Stop It*, USA TODAY (July 30, 2019) <https://www.usatoday.com/in-depth/news/investigations/2019/07/29/sex-trafficking-illicit-massage-parlors-cases-fail/1206517001/> (last visited Dec. 23, 2019).

¹⁵ Tex. H.B. 2552, 85th Leg., R.S. (2017).

¹⁶ Sen. Res. Ctr., Bill Analysis, Tex. H.B. 2552, 85th Leg., R.S. (2017).

and maintaining client records.¹⁷ Finally, under DTPA § 17.46(b)(33), it is a false, misleading or deceptive act to own, operate, maintain or advertise an unlicensed massage establishment, one that does not employ licensed therapists, and/or one that does not maintain records or meet other criteria required by Chapter 455.¹⁸

C. Chapter 455 of the Occupations Code.

23. As previously stated, illicit massage businesses purport to operate as legitimate ones and advertise as offering legitimate massage therapy services. In Texas, the offering of massage therapy services is governed by the Occupations Code, Chapter 455.¹⁹

24. Under Chapter 455, a “massage establishment” is “a place of business that advertises or offers massage therapy or other massage services[,] . . . includ[ing] a place of business that advertises or offers any service described by a derivation of the terms ‘massage therapy’ or ‘other massage services.’”²⁰ “Massage therapy” is defined as “the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage and includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics.”²¹ “Other massage services” are “any services offered or performed for compensation at a massage establishment that involve physical contact with a client, and may include the use of oil, lubricant, salt glow, a heat lamp, a hot and cold pack,

¹⁷ Tex. Occ. Code §§ 455.151–455.207 (relating to licensing requirements under Chapter 455).

¹⁸ DTPA § 17.46(b)(33)(A).

¹⁹ Tex. Occ. Code § 455.0511(b)(1).

²⁰ Tex. Occ. Code § 455.001(5).

²¹ Tex. Occ. Code § 455.001(8).

or a tub, shower, jacuzzi, sauna, steam, or cabinet bath.”²² A “massage therapist” means “a person who practices or administers massage therapy or other massage services to a client for compensation.”²³

25. Chapter 455 states that “[a] massage establishment may employ only licensed massage therapists to perform massage therapy or other massage services.”²⁴ Several requirements concerning practices are directly aimed at combating illicit massage businesses’ practices: a massage establishment’s employees must be able to work legally in the United States, they may not engage in sexual contact in the establishment, and they may not reside on the premises of the establishment.²⁵ Further, a massage establishment “shall properly maintain and secure for each client the initial consultation documents, all session notes, and related billing records” to be provided to the Texas Department of Licensing and Regulation upon request.²⁶ A massage establishment also “may not change the location of the establishment without obtaining a new massage establishment license.”²⁷

X. FACTUAL BACKGROUND

A. Savvy Skin Formation

26. Lizette E. Sandoval owns and operates Savvy Skin Studio a/k/a Savvy Skin, a sole proprietorship massage business operating from an address generally known as 25329 Budde Road,

²² Tex. Occ. Code § 455.001(11).

²³ Tex. Occ. Code § 455.001(7).

²⁴ Tex. Occ. Code § 455.202(a).

²⁵ Tex. Occ. Code § 455.202(b)(1)–(6).

²⁶ Tex. Occ. Code § 455.202(c)(1),(2).

²⁷ Tex. Occ. Code § 455.206.

Unit 1003, Spring, Texas (“Budde Road Location”). (The Budde Road Location is also referred to as “Building 10 Unit 1003” and also “Suite 1003” in government records.) Lizette E. Sandoval (“Sandoval”) registered the assumed name for her Savvy Skin Studio sole proprietorship in May 2020, and she herself has a massage license.

27. Savvy Skin is hidden in a commercial office park, with no significant marques or other advertisements along public roadways, and it has tinted windows which obscure the building’s interior. At least one “massage room” contains a large mirror and shower.



Photo of Commercial Office Park²⁸

28. Savvy Skin’s sign is posted on the building it leases. It states, “Savvy Skin . . . Massage – Facials – Waxing,” and was crafted, upon reason and belief, by, or at the direction of, the owner of or an affiliate of the owner of the Budde Road Location.

²⁸ <https://www.google.com/maps/@30.1297932,-95.4496137,3a,90y,271.58h,94.92t/data=!3m6!1e1!3m4!1s9U60O6ML1bwPok124OLisw!2e0!7i16384!8i8192>



29. The Texas Department of Licensing and Regulation (“TDLR”) granted Savvy Skin Studio a massage establishment license in May 2020. This license lists Sandoval as the massage business’s “owner,” and the license reflects an address of 25329 Budde Road, Suite 1003, Spring, Texas, the aforementioned Budde Road Location.

30. Later in 2020, Sandoval formed a similarly-named LLC called “Savvy Skin Studio, LLC.” Sandoval is the sole managing member of that LLC. Upon reason and belief, Savvy Skin Studio, LLC does not have significant operations. For example, Savvy Skin’s website (www.savvyskinstudio.com) refers to “Savvy Skin Studio” (the assumed name) and not “Savvy Skin Studio, LLC.” Plus, Savvy Skin Studio, LLC holds no massage-related licenses. However, at times relevant to this lawsuit, it participated in the operation of Sandoval’s massage business, since its principal place of business is the Budde Road Location. Accordingly, any and all of Savvy Skin Studio, LLC’s unlawful activities were done at the direction of or were ratified by Sandoval or her agents.

B. Sheriff's Initial Investigation

31. Right after Savvy Skin started up in May 2020, the Montgomery County Sheriff's Office ("Sheriff") did an Occupations Code compliance inspection. The Sheriff noted the following instances of noncompliance with massage-establishment laws and regulations:

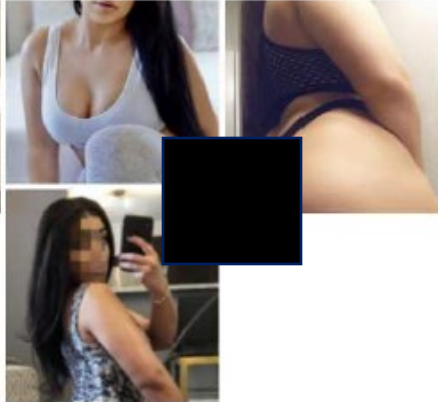
- (a) No consultation paperwork or documentation was available that would reflect the parts of each client's body that were to be avoided during a massage; and
- (b) Other mandatory disclosures were not posted.

32. The Sheriff forwarded the results of this inspection in approximately June 2020 to the Budde Road Location's owner, which is a defendant in this case.

C. Sheriff's Advertising Investigation

33. Savvy Skin did not reform and continued to disregard the Occupations Code. In 2021 and 2022, the Sheriff reviewed online ads for four of Savvy Skin's masseuses, all of which were available publicly:

- (a) Approximately July 2021 through January 2022: The Sheriff observed one or more sexually explicit online advertisements for **Liz** (no last name) on multiple occasions. Liz operated out of Savvy Skin and advertised massage services, including her "strong hands and soft touch [to] awaken all of your desires." Upon reason and belief, Liz is Lizette Sandoval, the owner of Savvy Skin.



looking for the right touch

📞 ★ ✕ 💰 Tip Jar

Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.


Let me help you start the day on the right note Don't look any further

Allow me to help you relax and take your stresses away. You will feel the state of ambiance once you step into my world. My strong hands and soft touch will awaken all of your desires, you'll feel like you are in a fantasy when you feel the warmth of my hands. Photos are recent and real.

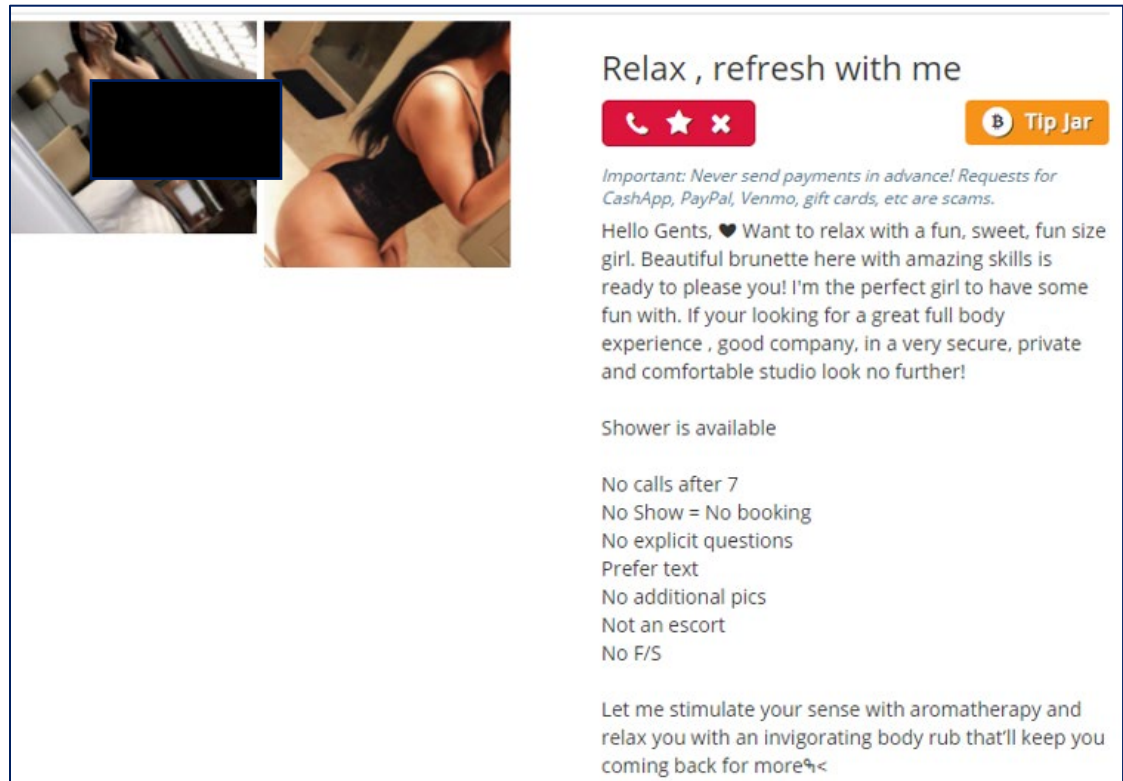
Mon-Saturday 10-6
 Hablo Español
 Respectful gentleman only....
 • Text, name, time, Appointment length
 • Clean discreet office
 • Cash Or Credit

Call or text !!!

Phone: [Click to View](#)
Location: Spring/ woodlands
 Provider ID: #155950
 Latest Activity: Aug 02, 2021



- (b) Approximately July 2021 through January 2022: The Sheriff observed one or more sexually explicit online advertisements for **Eva** (no last name) on multiple occasions. Eva operated out of Savvy Skin and advertised massage services, stating she would “relax you with an invigorating body rub that’ll keep you coming back for more.” Upon reason and belief, Eva did not have a license as no licensed therapist would advertise and imply sexually-related services were for sale.



Relax , refresh with me

☎ ★ ✕ Tip Jar

Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

Hello Gents, ♥ Want to relax with a fun, sweet, fun size girl. Beautiful brunette here with amazing skills is ready to please you! I'm the perfect girl to have some fun with. If your looking for a great full body experience . good company, in a very secure, private and comfortable studio look no further!

Shower is available

No calls after 7
No Show = No booking
No explicit questions
Prefer text
No additional pics
Not an escort
No F/S

Let me stimulate your sense with aromatherapy and relax you with an invigorating body rub that'll keep you coming back for more☺<

- (c) Approximately July 2021 through January 2022: The Sheriff observed one or more sexually explicit advertisements for **Ellie** (no last name). Ellie operated out of Savvy Skin and advertised massage services, including “body work services” and that she was a “therapist[.]” Upon reason and belief, Ellie did not have a license as no licensed therapist would advertise and imply sexually-related services were for sale.
- (d) Approximately August 2021 through January 2022: The Sheriff observed one or more sexually explicit advertisements for **Christy** a/k/a Chris (“Christy”) (no last name). Christy operated out of Savvy Skin and advertised massage services, including “[m]utual touch,” “4 hand available” (two women doing one massage) and “FBSM” (full body sensual or sexual massage). Upon reason and belief, Christy did not have a license as no licensed therapist would advertise and imply sexually-related services were for sale.

34. In approximately August 2021, when it was reviewing these four masseuses' ads, the Sheriff also did undercover surveillance of Savvy Skin and witnessed four Savvy Skin individuals at the premises.

35. During a follow-up review in approximately January 2022, the Sheriff checked online, and Savvy Skin's four masseuses (Liz, Eva, Ellie, and Christy) were still advertising.

D. Sheriff's Undercover Investigation

36. In approximately February 2022, the Sheriff stumbled upon a sexually-suggestive, suspected Savvy Skin advertisement. The advertisement had a phone number which appeared to be connected to Savvy Skin. In approximately March 2022, the Sheriff contacted that number, verifying the advertisement was for Savvy Skin. Then, the Sheriff did a full undercover investigation of Savvy Skin as follows.

- (a) Approximately March 2022: The Sheriff went to Savvy Skin undercover. The Sheriff got a massage from **Sujey Navarro**, an unlicensed masseuse, who ran her hand near the Sheriff's genitals, and briefly touched them. (Based on the Sheriff's investigative files, Savvy Skin had employed Sujey Navarro since approximately June 2020.)
- (b) Approximately March 2022: After the previous undercover visit, the Sheriff went to Savvy Skin and got a massage from **Ernestina Espinoza**. During the massage she performed sexual acts. She also offered to do sexual acts topless and fully nude for money. Upon reason and belief, Ernestina Espinoza had no massage license.

37. At no time during the undercover investigation did the masseuses use their actual names—instead Savvy Skin and its staff referred to them using the pseudonym “Ellie.”

38. The investigation revealed another significant matter. No one ever completed any of the legally-mandated clientele paperwork for the undercover officer getting the massages. In fact, no one even asked the Sheriff's name. Sandoval, who was on-site at one point, stated Savvy Skin complied with record-retention-related Occupations Code requirements. However, when asked,

Sandoval produced no clientele paperwork. Such paperwork must be maintained for all massage clients, and the paperwork would include the clients' names.

E. Real Property Owner's Management and Ownership Structure

39. An entity called Star Tree RE 6, LLC ("Star Tree RE 6") owns the Budde Road Location from which Savvy Skin operates. Star Tree RE 6 was formed in February 2014, and a year later, it bought the Budde Road Location from the property's developer.

40. As to management structure, a Texas holding company has always managed Star Tree RE 6. That entity, Star Tree Holding LLC, in turn, has always been managed by a corporation called Inmobiliaria Danes SA de CV ("ID Corporation"), which operates out of Shenandoah, Texas. (*Hereinafter*, "Star Tree Entities" shall refer to Star Tree RE 6, Start Tree Holding LLC, and ID Corporation.)

41. One final note regarding the closely intertwined relationships among the Star Tree Entities. In addition to ID Corporation being the sole manager of Star Tree Holding LLC, and similarly Star Tree Holding LLC being the sole manager of Star Tree RE 6, the aforementioned ID Corporation owns 100% of Star Tree Holding LLC, and, in turn, Star Tree Holding LLC owns 100% of Star Tree RE 6.

F. Management of Budde Road Location Property Owner (Star Tree RE 6)

42. Relief Defendant David Matos ("Matos"), a licensed real estate agent, has been affiliated with the property owner, Star Tree RE 6, since its formation; he was its organizer. David Matos owns and/or conducts business out of two different office suites which have served as the Star Tree Entities' headquarters (*i.e.*, their principal places of business and principal offices). These

office suites, located in an office park at 250 Ed English Drive in Montgomery County²⁹, have been and/or are the headquarters of other businesses operated by David Matos as well.

43. Star Tree RE 6 has a history of being accused of not paying assessments and property taxes.³⁰

44. The Star Tree Entities rely exclusively on David Matos and/or his affiliates to conduct business. The Star Tree Entities have no officers or employees in Texas. They own no personal or tangible property in Montgomery County.³¹ Without David Matos providing the resources necessary to conduct business, the Star Tree Entities would be dormant and inoperative.

45. Given the structure of the Star Tree Entities, all undertakings of the Star Tree Entities applicable to this lawsuit are done at the direction of or are ratified by Matos. Given Matos's relationship with the Star Tree Entities, any awareness Matos may have of facts pertaining to the allegations in this lawsuit are imputed to all of the Star Tree Entities. This includes knowledge of Savvy Skin's noncompliance with massage-establishment laws and regulations, which the Sheriff reported to Matos in 2020.

²⁹ The *current* address for all Star Tree Entities is 282 Ed English Drive, Suite A, Shenandoah, Texas, in Montgomery County. This Suite A is in Building #6, which is found in an office park with the official address of 250 Ed English Drive.

Also, the Star Tree Entities have been associated with another suite in that same office park, Suite C in Building #3. Both Suite A (Building #6) and Suite C (Building #3) are associated with Matos; he has an ownership interest in both suites. Specifically, a Matos affiliate, JAMA RE INV 1, LLC, owns Suite A (Building #6) and a Matos affiliate, MATOS RE INV 3 LLC, owns Suite C (Building #3).

Additionally, as of August 2022, ID Corporation's mailing address was Suite A (Building #6).

³⁰ See *Conroe ISD, et al. v. Star Tree Re 6 LLC, et al.*, Case No. 19-01-01399, in the 284th Judicial District Court of Montgomery County (lawsuit resulted in a civil judgment of up to \$34,834); Notice of Assessment and Lien Affidavit, Montgomery County, Doc. No. 2013103611, Nov. 6, 2019 (claim for ownership association's common-area maintenance expenses incurred).

³¹ See <https://esearch.mcad-tx.org/Advanced-Search>.

46. Furthermore, any actions taken by Star Tree RE 6 were either ultimately directed by or ratified by its owner and manager, Star Tree Holding LLC. Similarly, any actions taken by Star Tree Holding LLC were ultimately directed by or ratified by its owner and manager, ID Corporation.

G. The Real Property Owner's Involvement with Savvy Skin

47. Star Tree RE 6 has owned the Budde Road Location since 2015, a property designed and marketed for standard office use. In a real estate marketing flyer, Matos, who was the listing agent, promoted the building's four spacious offices, a reception, kitchen, closet, and restroom (and no shower). Matos marketed the property as a gated community designed to offer a "professional business environment to meet the needs of small to medium size[d] companies."

48. Despite the Budde Road Location being commercial, the Star Tree Entities permitted the installation of and/or continued existence of large shower facilities, large enough to contain a massage table, which have no legitimate purpose in such a commercial office environment.

49. Upon reason and belief, one of the Star Tree Entities crafted and installed Savvy Skin's sign on the side of the building. This sign advertised the massage establishment for the duration of the unlawful conduct described in this suit.

50. In addition, the Star Tree Entities had knowledge of Savvy Skin's noncompliance with massage-establishment laws or regulations since 2020, when the Sheriff notified Matos of several violations.

**XI. VIOLATIONS OF OCCUPATION CODE, CHAPTER 455, AND RULES
ADOPTED UNDER THAT CHAPTER**

51. The State incorporates and adopts by reference the allegations contained in each and every preceding paragraph of this petition.

52. Under Occupations Code, Chapter 455, a massage establishment must comply with a range of legal requirements, including § 455.151 (license requirements); § 455.202(b) (general prohibitions), § 455.202(c) (consultation-related documentary requirements) and § 455.204(c) (license-related requirements).

53. Also under Chapter 455, the Attorney General may institute an action for civil penalties and injunctive relief against a person who “appears to be in violation of or threatening to violate this chapter or a rule adopted under this chapter; or is the owner or operator of an establishment that offers massage therapy or other massage services regulated by this chapter and is not licensed under this chapter.” Tex. Occ. Code § 455.351(a). Rules adopted under Chapter 455 include rules from Title 16 of the Texas Administrative Code, Chapter 117 (Massage Therapy).³²

54. Civil penalties for such violations “shall be not less than \$1,000 or more than \$10,000 for each violation” and “[e]ach day a violation occurs or continues to occur is a separate violation.” Tex. Occ. Code § 455.351(b), (c). The Sheriff’s investigation found numerous violations.

A. Advertising-Related Violations

55. Savvy Skin’s conduct violated the following Occupations Code, Chapter 455, and the rules adopted under that chapter as follows.

³² See 16 Tex. Admin. Code § 117.1 (“[C]hapter [117] is promulgated under the authority of Texas Occupations Code, Chapter 51 and 455”).

- (a) Savvy Skin advertisements reflect multiple instances of Savvy Skin illegally employing unlicensed masseuses. *See* Tex. Occ. Code § 455.202(a).
- (b) Savvy Skin was misleadingly and deceptively advertising (1) unlawful nude or partially nude massage services (prohibited by Tex. Occ. Code § 455.202(b)(3)) and (2) that its masseuses would engage in sexual contact (prohibited by Tex. Occ. Code § 455.202(b)(4)). *See* 16 Tex. Admin. Code § 117.93(b) (prohibiting “advertising that is false, misleading, or deceptive”).
- (c) Savvy Skin’s advertisements did not provide the legally required disclosure of the masseuses’ full legal names or license numbers. *See* 16 Tex. Admin. Code § 117.93(c).

B. Violations from the Undercover Investigation

56. The Sheriff’s undercover investigation revealed the following violations of the Occupations Code, Chapter 455, and the rules adopted under that chapter:

- (a) Savvy Skin unlawfully allowed its masseuses to engage in sexual contact, including behavior which may be reasonably be interpreted as sexual, in the business, *see* Tex. Occ. Code. § 455.202(b)(4);
- (b) Savvy Skin unlawfully employed one or more unlicensed masseuses; *see* Tex. Occ. Code § 455.202(a);
- (c) Savvy Skin unlawfully did not properly maintain and secure the initial consultation documents, session notes, and related billing records, *see* Tex. Occ. Code. § 455.202(c)(1); and

- (d) Savvy Skin did not publicly display the license for each of the four massage therapists who practiced there; *see* Tex. Occ. Code. § 455.204.

XII. VIOLATIONS OF THE TEXAS BUSINESS & COMMERCE CODE (DTPA)

57. The State incorporates and adopts by reference the allegations contained in each and every preceding paragraph of this petition.

58. Savvy Skin, Sandoval, and the Star Tree Entities, as alleged and detailed above, have in the conduct of trade and commerce, engaged in false, misleading, or deceptive acts or practices in violation of § 17.46(a) of the Texas Business and Commerce Code.

59. The State has reason to believe that Savvy Skin, Sandoval, and the Star Tree Entities, in the course and conduct of trade and commerce, have directly or indirectly engaged in false, misleading, and deceptive acts and practices declared to be unlawful by the DTPA by owning, operating, maintaining, or advertising a massage establishment, as defined by Occupations Code § 455.001, that “is not appropriately licensed under Chapter 455, Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter.” DTPA § 17.46(b)(33)(A).

60. Under DTPA § 17.46(b)(33), Star Tree RE 6 is liable for, and the other Star Tree Entities are likewise liable due to their management and ownership structure and affiliation with Star Tree RE 6, for the following conduct:

- (a) Advertising a massage establishment, Savvy Skin, that is not appropriately licensed under Chapter 455, Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter, through crafting and displaying the “Savvy Skin . . . Massage – Facials – Waxing” sign on its building; and

- (b) Maintaining the Budde Road Location for a massage establishment, Savvy Skin, that is not appropriately licensed under Chapter 455, Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter, through the activities it undertook to enable Savvy Skin's use of and continued occupation of the Budde Road Location (e.g., maintaining the premises for Savvy Skin's use).

61. In addition, the State has reason to believe in the course and conduct of trade and commerce, that Savvy Skin has directly or indirectly engaged in false, misleading, and deceptive acts and practices declared to be unlawful by the DTPA by:

- (a) causing confusion or misunderstanding as to the source, sponsorship, approval, or certification of goods or services (§ 17.46(b)(2));
- (b) causing confusion or misunderstanding as to affiliation, connection, or association with, or certification by, another (§ 17.46(b)(3));
- (c) representing that goods or services have sponsorship, approval, characteristics, or benefits which they do not have or that a person has a sponsorship, approval, status, affiliation, or connection which the person does not (§ 17.46(b)(5)); and
- (d) representing that the goods or services are of a particular standard, quality, or grade, if they are of another (§ 17.46(b)(7)).

62. Whenever the Consumer Protection Division has reason to believe that a person is engaging in, has engaged in, or is about to engage in any act or practice declared unlawful by the DTPA, and that proceedings would be in the public interest, the Consumer Protection Division may bring an action against the person to restrain by temporary restraining order, temporary injunction, or permanent injunction, the use of such method, act, or practice. DTPA § 17.47(a). Cessation of unlawful conduct shall not render such court action moot under any circumstances. *Id.*

63. Under the DTPA, in addition to a temporary restraining order, temporary injunction, or permanent injunction, the Consumer Protection Division may request, and the trier of fact may award, a civil penalty to be paid to the State in an amount of not more than \$10,000 per violation. DTPA § 17.47(c).

XIII. DISGORGEMENT/CONSTRUCTIVE TRUST/UNJUST ENRICHMENT

64. The State incorporates and adopts by reference the allegations contained in each and every preceding paragraph of this petition.

65. The State requests the Court impose a constructive trust over the assets and funds Defendants derived from providing illegal massage therapy or other illegal massage services. Defendants would be unjustly enriched if allowed to retain the proceeds and assets from their illegal massage services and other illicit activities. Defendants' assets are subject to the equitable remedy of disgorgement, which is the forced relinquishment of all benefits that would be unjust for Defendants to retain, including all ill-gotten gains and benefits or profits that have resulted from Defendants' unlawful advertising of and sale of illegal massage services. Plaintiff prays that Defendants be ordered to disgorge all monies taken from consumers as a result of Defendants' deceptive practices, together with all the proceeds, profits, income, interest, and assets acquired with the proceeds of Defendants' deceptive practices. Plaintiff further prays that the Court enjoin Defendants from transferring, moving, concealing, spending, or withdrawing funds derived from providing illegal massage therapy or other illegal massage services to the public.

**XIV. APPLICATION FOR EX PARTE TEMPORARY RESTRAINING ORDER,
TEMPORARY INJUNCTION AND PERMANENT INJUNCTION**

66. Plaintiff, the State of Texas, has reason to believe that the Defendants are engaging in, have engaged in, or are about to engage in acts and practices declared to be unlawful under the DTPA and believes these proceedings to be in the public interest. Therefore, pursuant to DTPA § 17.47(a), Plaintiff, the State of Texas, requests relief by way of an Ex Parte Temporary Restraining Order, Temporary Injunction, and Permanent Injunction to restrain Defendants from operating, maintaining, and advertising a massage establishment that is not in compliance with Chapter 455 of the Occupations Code, and the rules adopted under that chapter, as set forth in the Prayer. Cessation of unlawful conduct shall not render such court action moot under any circumstances. *Id.*

67. Further, the State additionally requests injunctive relief to restrain a violation of Occupations Code, Chapter 455 by Savvy Skin, Sandoval, and her agents because they appear to be in violation of or threatening to violate this chapter or a rule adopted under this chapter. Tex. Occ. Code § 455.351(a).

68. Immediate injunctive relief by way of Temporary Restraining Order and Temporary Injunction is necessary to prevent continuing harm, including the continued unlawful activities of Savvy Skin, prior to trial.

69. The Court shall issue such injunctive relief without requiring a bond from the Plaintiff. DTPA § 17.47(b).

XV. CONDITIONS PRECEDENT

70. All conditions precedent have been performed or have occurred. *See* Tex. R. Civ. P. 54.

XVI. TRIAL BY JURY

71. The State demands a jury trial and tenders the appropriate fee with this petition.

XVII. PRAYER

72. The State respectfully requests that this Court issue citation for Defendants to appear and answer.

73. Plaintiff prays that a TEMPORARY RESTRAINING ORDER be issued, and that after due notice and hearing, a TEMPORARY INJUNCTION be issued, and upon final hearing that a PERMANENT INJUNCTION be issued, restraining and enjoining Defendants, Defendants' officers, agents, servants, employees, attorneys—and any other person in active concert or participation with any or all Defendants (including spouses thereof)—from engaging in the following acts or practices without further order of the Court:

- (a) Deleting any data or communications relating to owning, operating, maintaining or advertising a massage establishment, or the provision of massage therapy or other massage services on any phones or electronic devices used by any Defendants;
- (b) Failing to maintain, for each massage client for a period of at least two years, accurate records of the dates of massage therapy services, types of massage therapy and billing information, to the extent required by Title 16 of the Texas Administrative Code, § 117.90(f);
- (c) Failing to maintain documentation of employment or contract relationships with massage therapists, to the extent required by Title 16 of the Texas Administrative Code, § 117.82(a);

- (d) Transferring, concealing, destroying, or removing from the jurisdiction of this Court any books, records, documents, invoices or other written materials—including electronic documents—relating to owning, operating, maintaining, or advertising a massage establishment, or the provision of massage therapy or other massage services, that are currently or hereafter in any of the Defendants' possession, custody or control except in response to further orders or subpoenas in this cause;
- (e) Transferring, spending, hypothecating, concealing, encumbering or removing from the jurisdiction of this Court **(including transferring funds already held in banks operating in the United States into other bank accounts to which Mexican residents or non-U.S. residents have access)** any money, stocks, bonds, assets, notes, equipment, funds, accounts receivable, policies of insurance, trust agreements, or other property, real, personal or mixed, wherever situated, belonging to or owned by, in possession of, or claimed by any of the Defendants, **insofar as such property relates to, arises out of or is derived from the business operations of Savvy Skin Studio, Lizette Sandoval, Savvy Skin Studio, LLC, or the Star Tree Entities,** except in response to further orders by the Court;
- (f) Making any transfers involving any of the Star Tree Entities which would be either (1) fraudulent as to present and future creditors under Tex. Bus. Orgs. Code § 24.005 or (2) fraudulent as to present creditors under Tex. Bus. Orgs. Code § 24.006, including making intercompany transfers for which reasonably equivalent value was not received in exchange;

- (g) Incurring any obligations involving any of the Star Tree Entities which would be either (1) fraudulent as to present and future creditors under Tex. Bus. Orgs. Code § 24.005 or (2) fraudulent as to present creditors under Tex. Bus. Orgs. Code § 24.006, including incurring obligations for which reasonably equivalent value was not received in exchange;
- (h) **Owning, operating, maintaining, or advertising a massage establishment that fails to comply with the licensing or other requirements of Texas Occupations Code, Chapter 455;**
- (i) Causing confusion or misunderstanding as to the source, sponsorship, approval, or certification of services by owning, operating, maintaining, or advertising an unlicensed massage establishment or having persons on the premises who provide massage services without a license;
- (j) Representing that massage services have sponsorship, approval, characteristics, or benefits which they do not have by owning, operating, maintaining, or advertising an unlicensed massage establishment or that a person has a sponsorship, approval, status, affiliation, or connection which the person does not, specifically, a license under Texas Occupations Code, Chapter 455;
- (k) Failing to publicly and appropriately display, within sight of the main entrance of the establishment, the license of the establishment and the license of any individual on the premises who provides massage therapy or other massage services;
- (l) Denying any agent of the Texas Department of Licensing and Regulation, any agent of the Texas Attorney General's Office, any agent of the Montgomery County

Sheriff's Office, any peace officer, or any other agent of the State access to any massage establishment owned, operated or maintained by Defendants;

- (m) Interfering with an inspection of a massage establishment, including denying access to the location, by any agent of the Texas Department of Licensing and Regulation, any agent of the Texas Attorney General's Office, any agent of the Montgomery County Sheriff's Office, any peace officer, or any other agent of the State, including the failure to maintain and make available to the inspector the initial consultation documents, session notes, and related billing records for each client;
- (n) Failing to preserve video surveillance of the Defendants' store premises and to maintain and operate video surveillance of the premises and provide copies of the video surveillance to Plaintiff's counsel upon request;
- (o) Employing an individual who is not a United States citizen or a legal permanent resident with a valid work permit at a massage establishment;
- (p) Allowing a nude or partially nude employee to provide massage therapy or other massage services;
- (q) Allowing any individual, including a client, student, license holder, or employee, to engage in sexual contact in the massage establishment;
- (r) Allowing any individual, including a student, license holder, or employee, to practice massage therapy in the nude or in clothing designed to arouse or gratify the sexual desire of any individual, including wearing lingerie;
- (s) Allowing any individual, including a student, license holder, contractor, or employee, to reside on the premises of the massage establishment; and

- (t) Failing to display a sign concerning services and assistance available to victims of human trafficking, to the extent required by Tex. Occ. Code § 455.207(a), and maintaining or advertising a massage establishment that is not in compliance with the signage requirements in Tex. Occ. Code § 455.207(a).

74. Plaintiff further prays that a TEMPORARY RESTRAINING ORDER be issued, and that after due notice and hearing, a TEMPORARY INJUNCTION be issued, and upon final hearing that a PERMANENT INJUNCTION be issued, mandating the closure of the massage establishment at 25329 Budde Road, Unit 1003, Spring, Texas 77380.

75. Plaintiff further prays that a TEMPORARY RESTRAINING ORDER be issued, and that after due notice and hearing, a TEMPORARY INJUNCTION be issued, and upon final hearing that a PERMANENT INJUNCTION be issued, ordering **Relief Defendant David Matos and the Star Tree Entities**, their officers, agents, servants, employees, attorneys—and any other person in active concert or participation with any or all of them (including spouses thereof)—to do the following:

- (a) Ensure all doors and windows providing access to 25329 Budde Road, Unit 1003, Spring, Texas, remain locked and take all additional and reasonable measures to prevent Lizette Sandoval, Savvy Skin Studio, and any employees or contractors associated with them from having access to said suite until, and only if, Lizette Sandoval physically delivers a paper photocopy of all licenses for every massage therapist who practices massage therapy in said suite (provided, however, entry to the premises by individuals unaffiliated with Lizette Sandoval or any massage establishment shall be permitted for performing maintenance);

- (b) Walk into said suite once every week, and photograph all massage therapist licenses are posted in the suite, and maintain each of said photographs for a period of at least four years;
- (c) Walk into said suite once every week, and photograph the sign concerning services and assistance available to victims of human trafficking, and maintain each of said photographs for a period of at least four years; and
- (d) Lock all doors providing access to said suite, regardless of who the tenant is, within 24 hours of discovering the tenant of the suite is not complying with Chapter 455, Texas Occupations Code, and rules adopted under that chapter, and unlock said doors only to provide maintenance services to the suite.

76. Further still, the State prays that the Court ORDER, for purposes of effectuating and enforcing Court orders in this lawsuit and ensuring no individuals are owning, operating, maintaining, or advertising a massage establishment as defined by Section 455.001 of the Texas Occupations Code, that is not appropriately licensed under Chapter 455 of the Texas Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter, that the constable from the appropriate precinct do the following:

- (a) Instruct any persons in the premises at 25329 Budde Road, Unit 1003, Spring, Texas 77380, including the tenant and all persons claiming under said tenant, including employees and contractors, to leave the premises immediately; and
- (b) Post the Temporary Restraining Order on the door of 25329 Budde Road, Unit 1003, Spring, Texas 77380.

77. In addition, the State prays that the Court grant the following monetary relief:

- (a) Order Savvy Skin and Sandoval to pay civil penalties to the State of Texas of not less than \$1,000 or more than \$10,000 for each day of violation of Chapter 455 of the Texas Occupations Code, pursuant to Texas Occupations Code § 455.351(b) and (c);
- (b) Order Savvy Skin, Sandoval, and the Star Tree Entities to pay civil penalties to the State of Texas of not more than \$10,000 for each violation of the DTPA, and for each violation calculated to deprive money or property from a consumer who was 65 years of age or older, an additional amount of not more than \$250,000, pursuant to DTPA § 17.47(c) and (g);
- (c) Order Savvy Skin, Sandoval, the Star Tree Entities, and Relief Defendant David Matos to restore all money or other property obtained from consumers by means of unlawful acts or practices or, in the alternative, order disgorgement of all sums, monies, and value taken from consumers by means of deceptive trade practices, together with all proceeds, interest, income, profits, and accessions thereto; making such disgorgement for the benefit of victimized consumers and the State of Texas, pursuant to DTPA § 17.47(d);
- (d) Order Savvy Skin, Sandoval, and the Star Tree Entities to pay attorneys' fees, court costs, witness fees, deposition fees and investigative costs, as appropriate, under Texas Government Code § 402.006(c) and Texas Occupations Code § 455.351(e);
- (e) Pre-judgment and post-judgment interest; and

- (f) Place an equitable lien and constructive trust on all of Savvy Skin's, Sandoval's, Savvy Skin Studio, LLC's, and the Star Tree Entities' assets, personal property, and real property, and grant the State an interest in said assets and property.

78. Plaintiff further prays that this Court grant all other relief to which the Plaintiff, the State of Texas, is entitled.

Respectfully submitted,

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Attorney General of Texas

BRENT WEBSTER
First Assistant Attorney General

GRANT DORFMAN
Deputy First Assistant Attorney General

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**ATTORNEYS FOR PLAINTIFF,
STATE OF TEXAS**

VERIFICATION

The foregoing petition is supported by and verified by the following affidavit and exhibits,
which are incorporated by reference:

Exhibit 1, Affidavit of Charlene Gale, and Exhibits 2-4 and 6-18 referenced
therein (Exhibit 5 is blank).

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

AFFIDAVIT OF CHARLENE GALE

Before me, the undersigned notary, on this day personally appeared Charlene Gale, the affiant, a person whose identity is known to me. After I administered an oath to affiant, affiant testified:

1. “My name is Charlene Gale. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
2. I am an Investigator at the Office of the Attorney General of Texas, Consumer Protection Division. I have been employed by the Attorney General’s Office since 2005. My regular duties include assisting the Division attorneys with investigations of potential defendants.
3. As part of my regular duties, I reviewed documents relating to Savvy Skin Studio and performed other investigative tasks relating to Savvy Skin Studio.
4. Exhibit 2 is a true and correct copy of the certified assumed name certificate for Savvy Skin Studio from the Montgomery County Sheriff’s Office.
 - a. The certificate was filed in May 2020 and shows Savvy Skin Studio’s address to be 25329 Budde Road, Suite 1003, Spring, Texas.
 - b. The certificate shows Lizette Sandoval is the owner of the business.
5. Exhibit 3 is a true and correct copy of the massage license information for Lizette Sandoval I obtained from the Texas Department of Licensing and Regulation.
 - a. Lizette Sandoval is shown as the owner of Savvy Skin Studio.
6. Exhibit 4 is a true and correct image of the front location of 25329 Budde Road in Montgomery County from www.google.com/maps.
 - a. The location is called ‘Woodgrove Office Park.’
 - b. I have reviewed other photos of this office park and there are no roadside signs advertising the businesses in the office park.

EXHIBIT 1

7. Exhibit 6 is a true and correct copy of a photo that the Montgomery County Sheriff's Office took of the front of Savvy Skin Studio. Exhibits 6a and 6b are zoomed-in excerpts from that photo which reflect the following:
 - a. The front of the business lists the number 'ME5913.'
 - b. The business hours are listed as '10-7,' with Saturday and Sunday being appointment only.
 - c. The first line of the sign says 'SAVVY SKIN,'
 - d. The second line of the sign says, 'MASSAGE - FACIALS - WAXING.'
8. Exhibit 7 is a true and correct copy of the massage license information for Savvy Skin Studio from the Texas Department of Licensing and Regulation.
 - a. Lizette Sandoval is shown as the 'owner.'
 - b. The address is listed as 25329 Budde Rd Ste 1003.
 - c. The license became effective in May 2020.
 - d. There is no business entity, such as a corporation or LLC, listed as being associated with Savvy Skin Studio, just Lizette Sandoval.
 - e. The license number is ME5913.
9. Exhibit 8 is a true and correct copy of a massage establishment inspection form for Savvy Skin Studio.
 - a. The inspection was conducted in May 2020.
 - b. This inspection was performed by the Montgomery County Sheriff's Office.
 - c. The inspection found that no paperwork or documentation was available that would reflect the parts of each client's body that were to be avoided during a massage.
 - d. The inspection found other mandatory consultation documents were not present.
10. The Montgomery County Sheriff's Office sent the inspection form in Exhibit 8 to David Matos in June 2020. Based on my review of Montgomery County Appraisal District

information, David Matos was the contact person for the owner of 25329 Budde Road, Unit 1003 at that time.

11. Exhibit 9 is a true and correct copy of the report compilation from the Montgomery County Sheriff's Office (MCSO) reflecting its investigation of Savvy Skin Studio. This report compilation describes the MCSO's investigation of the online advertisements of masseuses working at Savvy Skin Studio. This report compilation describes the activities and results of the MCSO's undercover investigation of Savvy Skin Studio:
 - a. In March 2022, a MCSO deputy went into Savvy Skin Studio undercover. The deputy got a massage from Suje Navarro, an unlicensed masseuse, who ran her hand near the deputy's genitals, and briefly touched them.
 - b. Suje Navarro was listed in Exhibit 8, the inspection report from 2020.
 - c. Also in March 2022, a MCSO deputy went into Savvy Skin Studio undercover a second time. The deputy got a massage from Ernestina Espinoza. During the massage she performed sexual acts. She also offered to do sexual acts topless and fully nude for money.
 - d. Ernestina Espinoza did not have the MCSO deputy fill out new-client paperwork, and the MCSO noted that no such clientele paperwork was available from Savvy Skin Studio.
12. Exhibit 10 is a true and correct copy of an online ad the MCSO viewed in July 2021. The MCSO communicated with the advertiser and she said her name was 'Liz' and that she was located at 25329 Budde Road.
 - a. The photos in that ad show a woman who is scantily clad.
 - b. Liz advertises her 'strong hands and soft touch [to] awaken all of your desires.'

13. Exhibit 11 is a true and correct copy of an online ad the MCSO viewed in July 2021. The MCSO communicated with the advertiser and she said her name was 'Eva' and that she was located at 25329 Budde Road.
 - a. The photos in that ad show a woman who is scantily clad.
 - b. Eva advertised massage services, stating she would 'relax you with an invigorating body rub that'll keep you coming back for more.'

14. Exhibit 12 is a true and correct copy of an online ad the MCSO viewed in July 2021. The MCSO communicated with the advertiser and she said her name was 'Ellie' and that she was located at 25329 Budde Road.
 - a. The photos in that ad show a woman who is scantily clad.
 - b. Ellie advertised massage services, including 'body work services' and the ad included the words, 'Incall (sic) therapists.'

15. Exhibit 13 is a true and correct copy of an online ad the MCSO viewed in August 2021. The ad showed her name was 'Christy.' The MCSO communicated with the advertiser and she said she was located at 25329 Budde Road.
 - a. Christy advertised massage services, including that '4hand available' and 'FBSM.'
 - b. In Exhibit 9, the MCSO notes that 'FBSM' is slang for 'Full Body Sensual Massage' and that '4hand available' is slang for a 'Sex act that provides two females in the encounter.'
 - c. Christy also advertised 'Mutual touch fine.'

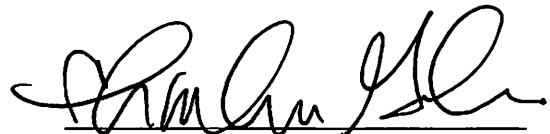
16. Exhibit 14 is a true and correct copy of certified Secretary of State filings for Inmobiliaria Danes SA de CV (ID Corporation), Exhibit 15 is a true and correct certified copy of such filings for Star Tree Holding LLC (Star Tree Holding), and Exhibit 16 is a true and correct certified copy of such filings for Star Tree RE 6, LLC (Star Tree RE 6). After reviewing these filings, I noted the following:
 - a. Star Tree RE 6 was formed in February 2014, and David Matos was listed as its organizer.
 - b. Star Tree Holding has owned 100% of and has been listed as the manager of Star Tree RE 6 since Star Tree RE 6 was formed.

- c. ID Corporation has owned 100% of and has been listed as the manager of Star Tree Holding since Star Tree Holding was formed.
 - d. Since December 2015, all of the individuals of ID Corporation listed as either directors, officers, or managers have listed mailing addresses in Mexico.
17. Exhibit 17 is a true and correct copy of the Montgomery County Appraisal District's data for 25329 Budde Rd., Unit 1003, Spring, Texas, from <https://esearch.mcad-tx.org/Property-Detail/PropertyQuickRefID/R448904/PartyQuickRefID/O0479506>.
 - a. The property is classified as an 'Office Building.'
 - b. In 2015, Star Tree RE 6 bought this property from its original owner.
 - c. David Matos has been listed as the contact person for this property from 2018 through the present.
18. I have searched the Montgomery County Appraisal District for personal property owned by ID Corporation, Star Tree Holding, or Star Tree RE 6, such as business equipment or other office equipment. Based on my searching, since 2018, these entities have not owned any personal property in Montgomery County.
19. As part of my regular duties as an investigator, I review documents and data to ascertain whether certain individuals are employees of businesses under investigation. I have reviewed documents and data relating to David Matos and have found no evidence David Matos is an employee of either ID Corporation, Star Tree Holding, or Star Tree RE 6. Based on my research and experience, I believe that David Matos has not ever been an employee of ID Corporation, Star Tree Holding, or Star Tree RE 6.
20. Exhibit 18 is a true and correct copy of a marketing brochure for 25329 Budde Road. After doing a web search, I downloaded this brochure from <https://images1.cityfeet.com/d2/nZpLE3LIE9J9hj1tWyFTqMtlMPtO9vkoLI0B1gZ7pp8/25329-budde-rd-the-woodlands.pdf> and I noted the following:
 - a. David Matos is the real estate agent who was listing the property for sale.
 - b. There are no business signs on the front of the building for any of the suites shown.
 - c. Each office condo suite has '4 spacious offices, a reception, kitchen, closet and restroom.'

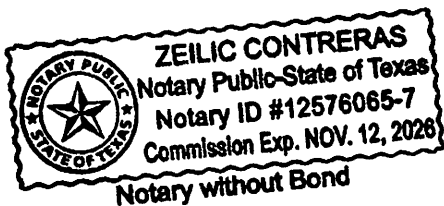
- d. The office park is 'a gated community designed to offer a professional business environment to meet the needs of small to medium size companies.'
 - e. The photos show the suites are open without any furnishings.
 - f. There are no indicators in the photos that any of the suites were designed to support a massage establishment.
21. To gain further knowledge about ID Corporation, Star Tree Holding, and Star Tree RE 6, I reviewed their Secretary of State filings and have noted the following:
- a. No individual has ever been the manager of Star Tree RE 6.
 - b. No individual has ever been the manager of Star Tree Holding.
 - c. When it first registered in Texas, ID Corporation's principal office address was in Mexico.
 - d. Since 2016, ID Corporation, Star Tree Holding, and Star Tree RE 6 have never listed any principal office locations other than in the office park located at 250 Ed English Drive, Shenandoah, in Montgomery County.
 - e. Since 2016, ID Corporation, Star Tree Holding, and Star Tree RE 6 have never listed any principal place of business other than the office park located at 250 Ed English Drive, Shenandoah, in Montgomery County.
22. To gain further knowledge about the organization, management, and operation of ID Corporation, Star Tree Holding, and Star Tree RE 6, I have noted the following based on data from the Montgomery County Appraisal District and other sources:
- a. Since 2016, the listed principal offices of ID Corporation, Star Tree Holding, and Star Tree RE 6 have been located at two properties associated with David Matos.
 - b. Currently, the three entities share a common mailing address in Montgomery County, at a property affiliated with David Matos.
 - c. A review of Montgomery County records and related data indicates that Star Tree RE 6 has been accused of not paying its property taxes and not paying amounts owed to its ownership association.
 - d. According to the Texas Real Estate Commission website, David Matos is a real estate agent (sales agent) for Matos Enterprises LLC, located at '250 Ed English Dr Unit C, Shenandoah, TX 77385.' This address has been associated with Star Tree RE 6.

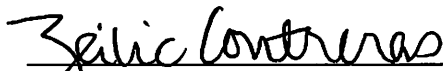
23. I have reviewed the following documents labeled as Exhibits 2-4 and 6-18, which are attached to this lawsuit, and they are true and correct copies of the originals:

Exhibit #	Name of Exhibit
2	Assumed name records
3	Massage therapy license - Lizette Sandoval
4	Image of office park where Savvy Skin Studio where is located
5	Intentionally omitted
6	Photo of Savvy Skin Studio storefront
6a	Photo of Savvy Skin Studio front door (cropped from Exhibit 6)
6b	Photo of Savvy Skin Studio sign (cropped from Exhibit 6)
7	Massage establishment license - Savvy Skin Studio
8	2020 Montgomery County Sheriff's inspection report - Savvy Skin Studio
9	Police report compilation
10	Rubratings for Liz
11	Rubratings for Eva
12	Rubratings for Ellie
13	Rubratings of Christy
14	SOS Records - Inmobiliaria Danes
15	SOS Records - Star Tree Holdings
16	SOS Records - Star Tree Holdings RE 6
17	Appraisal District property details for 25329 Budde Rd. Unit 1003
18	Office park marketing brochure from David Matos


 Charlene Gale

SUBSCRIBED AND SWORN TO BEFORE ME on this 29th day of Mar., 2023, to certify which witness my hand and official seal.




 NOTARY PUBLIC IN AND FOR
 THE STATE OF TEXAS

MONTGOMERY COUNTY CLERK

ASSUMED NAME CERTIFICATE

Certificate of Ownership for an Unincorporated Business

DBA# 202001702
FILED AND RECORDED
05/22/2020 04:24PM
Sharon Henderson
MARK TURNBULL, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

PURSUANT TO THE PROVISION OF BUSINESS AND COMMERCE CODE OF THE
STATE OF TEXAS, THE UNDERSIGNED CERTIFIES THE FOLLOWING

1. The assumed name and its business address under which the business is now or is to be conducted is:

ASSUMED NAME

BUSINESS ADDRESS

SAVVY SKIN STUDIO

25329 BUDDE RD SUITE 1003
SPRING, TX 77380

2. Check one: Individual (S) () Real Estate Investment Trust () Partnership
() Joint Stock Company () Other _____

REGISTRANT NAME(S)

RESIDENCE ADDRESS(ES)

LIZETTE SANDOVAL

18431 MERMAID MIST LANE
TOMBALL TX 77375

3. The period, not to exceed ten years, during which the Assumed name will be used is from the date filed
with the County Clerk.

In testimony whereof I We have here unto set My Our hand(s) this the 22nd day of May 2020

Signature(s)

Lizette Sandoval

STATE OF TEXAS
COUNTY OF MONTGOMERY

Sworn and subscribed to before me on this the 22nd day of May 2020

Sharon Henderson

Notary Public/Deputy Clerk
State of Texas/County of Montgomery

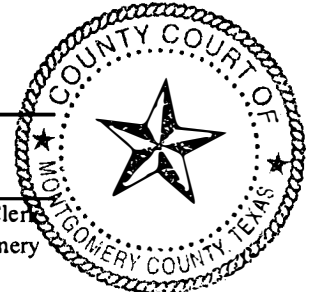


EXHIBIT
2



TEXAS DEPARTMENT OF LICENSING & REGULATION

[Return to the Main Menu](#)

License Details

License Status: : A license that is "Expired", "Null and Void", or "Inactive" means the license holder cannot legally practice their profession and/or operate as a licensed business. The status of "Current" and "Active" means the license is in good standing, and the licensee can practice. Some licensees could be both "Current" and "Inactive" indicating they are in good standing but not practicing their profession at this time.

"License" means a license, certificate, registration, permit, or other form of authorization, including a renewal of the authorization, that a person must obtain to practice or engage in a particular business, occupation, or profession; or a facility must obtain before a particular business, occupation, or profession is practiced or engaged in within the facility. A "License Rank" is the level of a license; a "License Modifier" provides additional information on the scope of the license.

For more information regarding this license, including any disciplinary information displayed below, please contact the appropriate board or program office. A list of TDLR licensing board and programs may be found at: <http://www.tdlr.texas.gov> or click the link at the bottom of this page.

Press "Previous Record" to display the previous license.

Press "Next Record" to display the next license.

Press "Search Results" to return to the Search Results list.

Press "New Search Criteria" to do another search of this type.

Press "New Search" to start a new search.

License Number: MT114293 **Current Date: 11/28/2022 03:55 PM**

Name:	SANDOVAL, LIZETTE EUNICE
License Type:	Licensed Massage Therapist
License Status:	Current
Expiry Date:	02/29/2024
Effective Rank Date:	11/18/2011

Addresses		
Main Address	Address	SPRING , TX MONTGOMERY 77380-1694 US
Mailing Address	Address	CYPRESS , TX HARRIS 77429-6794 US

MT Employer		
Licensee's Role:	Employee	
Related Party Role:	Organization	
Related Party Name	License	Address
SKIN ENVY	Licensed Massage Therapy Establishment #ME2809 Status: Expired Expiration Date: 01/31/2022	335 FM 1960 RD. STE: B HOUSTON , TX HARRIS 77090 US

MT Owner		
Licensee's Role:	Owner	
Related Party Role:	Organization	
Related Party Name	License	Address
SAVVY SKIN STUDIO	Licensed Massage Therapy Establishment #ME5913 Status: Current Expiration Date: 05/13/2024	SPRING , TX MONTGOMERY 77380-1698 US



[Previous Record](#)
[Next Record](#)
[Search Results](#)
[New Search Criteria](#)
[New Search](#)
[Print](#)

Department of Licensing and Regulation
 The Texas Department of Licensing and Regulation certifies that it maintains the information for the license verification function of this website, performs daily updates to the information, and considers the website to be a secure, primary source for license verification.

Last Updated Jan 01, 2017



EXHIBIT
4

Exhibit 5 – Intentionally left out



I
IMAGE
SKINCARE
WOW YOU AGED!
REVERSE SIGNS

•• **HOURS** ••

Monday - Friday 10 - 7
Saturday - Sunday Appt. Only
— 832-823-0773 —
ME5913

Thank you for your business

PLEASE STAY SAFE
Wear a Mask
Keep Distance
Cover Your Cough
Together, We'll get through this
Thank you

SAVVY SKIN
MASSAGE - FACIALS - WAXING



1003

EXHIBIT
6

APPROVED RETAILER
IMAGE NOW. Age later.
SKINCARE

••HOURS••

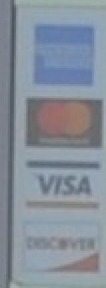
Monday - Friday 10 - 7

Saturday - Sunday Appt. Only

— 832-823-0773 —

ME5913

Thank you for your business!



PLEASE be Mindful

-  Wear a Mask
-  Keep Distance
-  Cover Your Cough

Together, We'll get through this
Thank you

**EXHIBIT
6A**



SAVVY SKIN

MASSAGE - FACIALS - WAXING

EXHIBIT
6B

License Details

License Status: : A license that is "Expired", "Null and Void", or "Inactive" means the license holder cannot legally practice their profession and/or operate as a licensed business. The status of "Current" and "Active" means the license is in good standing, and the licensee can practice. Some licensees could be both "Current" and "Inactive" indicating they are in good standing but not practicing their profession at this time.

"License" means a license, certificate, registration, permit, or other form of authorization, including a renewal of the authorization, that a person must obtain to practice or engage in a particular business, occupation, or profession; or a facility must obtain before a particular business, occupation, or profession is practiced or engaged in within the facility. A "License Rank" is the level of a license; a "License Modifier" provides additional information on the scope of the license.

For more information regarding this license, including any disciplinary information displayed below, please contact the appropriate board or program office. A list of TDLR licensing board and programs may be found at: <http://www.tdlr.texas.gov> or click the link at the bottom of this page.

Press "Previous Record" to display the previous license.

Press "Next Record" to display the next license.

Press "Search Results" to return to the Search Results list.

Press "New Search Criteria" to do another search of this type.

Press "New Search" to start a new search.

License Number: ME5913 **Current Date: 11/21/2022 03:54 PM**

Name:	SAVVY SKIN STUDIO		
License Type:	Licensed Massage Therapy Establishment		
License Status:	Current		
Expiry Date:	05/13/2024		
Effective Rank Date:	05/14/2020		

Addresses

Address Type	Address	Address
Main Address	Address	25329 Budde Rd Ste 1003 SPRING , TX MONTGOMERY 77380-1698 US
	Phone Number:	832-82-30773
Mailing Address	Address	SPRING , TX MONTGOMERY 77380-1698 US
Physical Location	Address	25329 BUDDE RD STE 1003 SPRING , TX MONTGOMERY 77380-1698 US
	Phone Number:	832-82-30773

MT Owner

Licensee's Role:	Organization
Related Party Role:	Owner

Related Party Name	License	Address
SANDOVAL, LIZETTE EUNICE	#	SPRING , TX
	Status:	MONTGOMERY
	Expiration Date:	77380-1694
		US

**EXHIBIT
7**

[Previous Record](#)
[Next Record](#)
[Search Results](#)
[New Search Criteria](#)
[New Search](#)
[Print](#)



MONTGOMERY COUNTY SHERIFF'S OFFICE

#1 CRIMINAL JUSTICE DR. ★ CONROE, TX 77301

SHERIFF RAND HENDERSON

CONROE: 936★760★5871

Case # 20A176639

Phone#

Message Establishment SAVVY SKIN STUDIO

License#

Address 25329 BUDDE ROAD # 1003

Date 06/02/2020

(C = Compliant - D = Deficient - R = Recurrent)

- | | | | |
|---|--------------|--------------|--------------|
| 1.) Rule: 16 TAC 117.80(a) Law: 455.151(a)
Does establishment have a current license? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 2.) Rule: 16 TAC 117.82(d) Law: 455.204(a)
Current establishment license prominently displayed? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 3.) Rule: 16 TAC 117.90(q)
Complaint information available to the public? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 4.) Law: 455.207 (effective April 1, 2020)
Human trafficking notice displayed clearly visible to public? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 5.) Law: 455.151(a)
Massage therapists licensed? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 6.) Rule: 16 TAC 117.23(b) Law: 455.204(b)
Massage therapist's licenses prominently displayed? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 7.) Law: 455.204(b-1) (effective January 1, 2020)
Photograph of massage therapist attached to license? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 8.) Rule: 16 TAC 117.91 Law: 455.202(c)
Initial consultation document? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 9.) Rule: 16 TAC 117.82(a)
Maintains employee records for 2 years? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 10.) Law: 455.202(b)(6)
Residential/sleeping quarters? | C <u> </u> | D <u> </u> | R <u> </u> |
| 11.) Rule: 16 TAC 117.83
Meets state and local sanitary/health codes? | C <u>X</u> | D <u> </u> | R <u> </u> |
| 12.) Rule: 16 TAC 117.93
Advertising in compliance? | C <u>X</u> | D <u> </u> | R <u> </u> |

EXHIBIT
8

13.) Rule: 16 TAC 117.82(g) Law: 455.202(b)
Professional appearance/conduct?

C^x D R

1. Rule: 16 TAC 117.80(a) Does the establishment have a current establishment license? YES _____

Comments:

2. Rule: 16 TAC 117.82(d) Is the current establishment license displayed in a prominent location where it is available for inspection by the public? YES _____

Comments:

3. Rule: 16 TAC 117.90(q) Does the massage establishment have a visible sign posted, stating the name, mailing address, and telephone number of the department where a patron may file a complaint; OR on each written contract for services of a licensee; OR on a bill for service provided by a licensee to a client or third party; OR by another written and documented method? NO _____

Comments:

THEY ARE IN THE PROCESS OF RE-VAMPING THEIR SIGNAGE AND HAVENT PLACED THIS ONE YET.

4. 4.) Law: 455.207 Does the massage establishment provide information concerning services and assistance available to victims of human trafficking displayed in a place that is clearly visible to the public? YES _____

Comments:

5. Law: 455.151(a) Are the employees hired by the massage establishment to perform massage therapy currently licensed as a massage therapist(s) YES _____

Comments:

6. Rule: 16 TAC 117.23(b) Are the licenses of the massage therapists displayed in a prominent location in the establishment, where it is available for inspection by the public? This includes a binder that is available to the public. YES _____

Comments:

7. Law: 455.204(b-1) Does each massage therapist license have a photograph of the massage therapist attached to the front of the license? YES _____

8. **Rule: 16 TAC 117.91** Establishment has consultation document that states: _____

a.) Type of massage therapy/techniques. _____

Compliant X **Deficient** _____

b.) Parts of the client's body to be massaged or the areas of the client's body to be avoided during the session, including indications and contraindications. _____

Compliant _____ **Deficient** X

c.) A statement the licensee shall not engage in breast massage without the written consent of the client. _____

Compliant _____ **Deficient** X

d.) A statement that draping will be used during the session, unless otherwise agreed to by both the client and the licensee. _____

Compliant X **Deficient** _____

e.) A statement that if uncomfortable for any reason, the client may cease the massage session. _____

Compliant _____ **Deficient** X

f.) Signature of both the client and the licensee. _____

Compliant X **Deficient** _____

9. **Rule: 16 TAC 117.82(a)** Does the establishment have employee records for the past 2 years? N/A

Comments:

HAVE ONLY BEEN OPEN FOR A WEEK

10. **Law: 455.202(b)(6)** Is there evidence of individuals residing on the premises? NO

Comments:

11. **Rule: 16 TAC 117.83** Does the establishment meet the state and local sanitary or health codes and regulations? _____

a.) Facility clean, sanitary, and in good repair? _____

Compliant X **Deficient** _____

b.) Equipment cleaned on a routine basis? _____

Compliant X **Deficient** _____

c.) Bathroom clean and working? _____ Restrooms not used as storage areas? _____

Compliant X **Deficient** _____

d.) Hand washing facility near restroom with **h/c water**, soap, hot air blowers/holders w/sanitary towels?

Compliant X Deficient _____

e.) Trash emptied daily and receptacles kept clean? _____

Compliant X Deficient _____

f.) Disposable sheets and/or face cradles disposed of immediately after use? _____

Compliant X Deficient _____

h.) Clean sheets used on each client? _____

Compliant X Deficient _____

i.) Soiled sheets and towels discarded in partially closed receptacle and not used again until laundered?

Compliant X Deficient _____

j.) Used towels laundered in chlorinated hot water either by commercial or non-commercial process?

Compliant X Deficient _____

k.) Oils kept in closed containers? _____

Compliant X Deficient _____

12. Rule: 16 TAC 117.93 Advertising in compliance? (Examples: The license number of a massage establishment must be listed in conjunction with the assumed or legal name of the massage establishment. Misrepresentation, fraudulent claims, etc.) _____

Comments:

13. Rule: 16 TAC 117.82(g) Professional appearance/conduct? YES

Comments:

I CERTIFY THAT THE CONTENTS OF THIS REPORT HAVE BEEN DISCUSSED WITH ME AND IT ACCURATELY REFLECTS THE ANSWERS I GAVE TO THE QUESTIONS I WAS ASKED BY THE INSPECTOR.

THIS DOCUMENT LISTS OBSERVATIONS MADE BY THE TDLR REPRESENTATIVE(S) DURING THE INSPECTION OF YOUR FACILITY AND MAY NOT BE AN EXHAUSTIVE LISTING OF OBJECTIONABLE CONDITIONS. THEY ARE INSPECTIONAL OBSERVATIONS, AND DO NOT REPRESENT A FINAL AGENCY DETERMINATION REGARDING YOUR COMPLIANCE.

Name of Owner/Representative: _____

Signature of Owner/Representative: _____

Date and Time of Inspection: Date: 06/02/2020 Start Time: 1000 End Time: 1100

Name of Inspector: **K.A WAKEFIELD**

Signature of Inspector: _____

Montgomery County Sheriff's Office
#1 Criminal Justice Drive
Conroe, TX 77301
936-760-5871

Massage Therapy Licensing Program
Inspection Report for Massage Therapy Establishments
Organized Crime Unit

NAME	DATE OF BIRTH	DRIVER'S LICENSE	MASSAGE LICENSE	PHONE NUMBER
SANDOVAL, LIZETTE	[REDACTED]	[REDACTED]	MT114293	[REDACTED] 4991
OWNER				
VELA, MYINA	[REDACTED]	[REDACTED]	MT 121550	[REDACTED] 8876
GONZALES-CASTRO, YENNY	[REDACTED]	[REDACTED]	MT133092	
SALCIDO, MONICA	[REDACTED]	[REDACTED]	NONE	[REDACTED] 6003
RECEPTIONIST				
NAVARRO, SUJEY	[REDACTED]	[REDACTED]	NONE	[REDACTED] 3926
GAMA-CASTRO, MARYBELL			MT133057	
NOT ON SCENE				



MONTGOMERY COUNTY SHERIFF'S OFFICE

Deputy Report for Incident 21A244413

Nature: INVESTIGATION

Address: 25329 BUDDE RD; SUITE 1003
SAVVY SKIN
SPRING TX 77380

Location:

Offense Codes: ZMEC

Statute Codes:

Received By: WILLIAMS J

How Received: O

Agency: MCSO

Responding Officers: WAKEFIELD K

Responsible Officer: WAKEFIELD K

Disposition: ACT 08/06/21

When Reported: 09:58:24 08/06/21

Occurred Between: 09:58:22 08/06/21 and 09:58:22 08/06/21

Assigned To: WAKEFIELD K

Detail: SIU

Date Assigned: 07/01/21

Status: INA

Status Date: 08/18/21

Due Date: **/**/**

Complainant:

Last:

First:

Mid:

DOB: **/**/**

Dr Lic:

Address:

Phone:

Race: Sex:

City: ,

Offense Codes

Reported:

Observed:

Additional Offense: ZMEC UNIFORM CRIME REPORT
CODE

Statute Codes

Circumstances

Responding Officers:

Unit :

WAKEFIELD K

N1004

Responsible Officer: WAKEFIELD K

Agency: MCSO

Received By: WILLIAMS J

Last Radio Log: **:**.*** **/**/**

How Received: O OFFICER

Clearance: REP SEE REPORT

When Reported: 09:58:24 08/06/21

Disposition: ACT Date: 08/06/21

EXHIBIT

9

Narrative

on 07/01/2021 I Detective K. A Wakefield([REDACTED]) was advised of a possible Illicit Massage Business within Montgomery County. Investigation to follow.

Responsible LEO:

Approved by:

Date

Supplement

INTRODUCTION:

On 07/01/2021 I Detective K. A Wakefield ([REDACTED]) was advised of a possible Illicit Massage Parlor located within Montgomery County.

SCENE SUMMARY:

The suspected Illicit Massage parlor is located at 25329 Budde Road Suite #1003, Spring, Montgomery County, TX 77380. The name of the business is Savvy Skin and it's located inside the WoodGrove Office Complex that is located just south and West of the intersection of Budde Road and Briar Rock Drive. The building is orientated in an East to West direction. The front door to the business is a double glass door and is located on the North side of the building and opens to the front parking lot. The business is a tan stucco construction with a tan roof. At the time of this report, there is a small black sign to the right of the front door that shows SAVVY SKIN and the suite number 1003 above it. The front door to the business is tinted and the Public's view is blocked. There is a large window located to the right of the front door and it is also tinted and blocks the Public's view into the business.

SUSPECT:

Savvy Skin Studio
25329 Budde Road Suite #1003
The Woodlands, Texas 77080
(832) 823-0773

LAND LORD:

David Matos
250 Ed English Drive
Shenandoah, TX 77385
(713) 245-6274 cell
(713) 370-5635

NARRATIVE:

On 07/01/2021 I Detective K. A Wakefield ([REDACTED]) was checking several of the Internet websites that are known to Law Enforcement for the advertisement and review of Illicit Massage Parlors. I observed several advertisements that depicted females in various states of dress. These advertisements contained photographs of females dressed in lingerie and posed in provocative poses. The advertisements all appear to be targeting male clientele. These ads appear to be targeting the Montgomery County area and all of them contained phone numbers, but no other identifying information for the business or the females.

The first ad that I located contained four pictures of a Hispanic female. In each of these pictures, she is wearing skin tight clothing and she is posed with her breast as the center of the picture. The wording for the ad states:

Two emoji Stars and the words looking for the right touch
Let me help you start the day on the right note Don't look any further

Allow me to help you relax and take your stresses away. You will feel the state of amblance once you step into my world. My strong hands and soft touch will awaken all of your desires. You'll feel like you are in a fantasy when you feel the warmth of my hands. Photos are recent and real.

Mon-Saturday 10-6

Hablo Esponol

Respectful gentlemen only.....

*Text, name, time, Appointment length

* Clean discreet office

* Cash Or Credit

Call or text!!!
Phone: (281) 985-1222
Location: Spring/woodlands
End of ad.

The next ad that I located contained four pictures of a different Hispanic female. In these pictures, the female is wearing black or red lingerie. In the first picture she is posed on her knees and she is clearly showing her bottom. The second picture, she is wearing a white in color two piece dress that is cut up to her waist on both side of her legs. The top of the dress is very open and clearly shows her breasts. The next picture, the female is wearing only black in color thong type underwear and she is using her elbows to cover her exposed breasts. The last picture is taken from her side and she is wearing a black in color body suit that leaves her bottom exposed.

The wording for this ad starts with: Relax, refresh with me
Hello Gents. Emoji red heart Want to relax with a fun, sweet, fun size girl. Beautiful brunette here with amazing skills is ready to please you! I'm the perfect girl to hve some fun with. If your looking for a great full body experience. good company. In a very secure. Private and comfortable studio look no further!
No calls after 7
No Show= No booking
No explicit questions
Prefer text
No additional pics
Not an escort
No F/S (Slang for full sex)

Let me stimulate your sense with aromatherapy and relax you with an invigorating body rub that'll keep you coming back for more
832/554/7555
CLEAN AND UPSCALE GENTLEMEN ONLY!!
ONLY TEXT ME WHEN YOU'RE READY TO BOOK YOUR APPOINTMENT PLEASE DON'T WASTE YOUR TIME OR MINE
THANKS....Eva
End of ad.

The next ad contains five pictures of a female. In two of these pictures, she is wearing a very revealing black lace body suit. This outfit exposes her breasts and in one she is sucking on her right forefinger. In one she is wearing an unbuttoned shirt with her cleavage showing and again she has her right forefinger in the corner of her mouth. In one of the pictures she is wearing a white open at the top body suit. She is posed on with her hands on her knees and the top of her cleavage is the center of the picture. The last picture she is wearing a black bikini and the picture is taken from the side with the side of her breast partially exposed.

The wording of this ad is as follows:
Here to tease and please
Hello Gentlemen
Time to unwind and relax,
- Incall therapists
I preferably offer my body work services to Upscale RESPECTFUL Gentlemen
And yes the pictures are 100 percent us.....
Please arrive with exceptional hygiene, I value cleanliness.
!!!Explicit talk not tolerated, also I DO NOT send pics!!!
I do not offer FS/Escort services(Common slang for Full Sex), if that's what you're looking for a please search else where. Thanks
Light Screening required
This ad provides the phone number (832) 793-0449

ON 08/13/2021 Det. J.Erickson was checking for new ads on some of the locations that he is investigating and he located another ad for another female that is providing the same address.

This ad contains five pictures of an unknown female. In two of the pictures, she is wearing black in color lingerie. The pictures are taken from her back and her mostly bear rear end is featured. In two of the pictures this female is wearing some kind of pink on color shorts. In the first one she is standing in front of a mirror and her hands are the only thing that is covering her breasts. In the second picture, she is sitting down with her feet propped up on a mirror and again she is using her hands to cover her breast. In the last picture, she is wearing a pair of blue jean shorts with a yellow lace see-through top.

The wording for the ad is as follows:

Incall with Christy

ROOMS SANITISED AFTER EVERY SESSION!!!

Hi. I'd love to help you release all of yours stress away. I really care about my clients having the BEST experience! Wheather you want a carefree &FUN relaxed session or a hard. deep tissue.....

I'm your girl! I am excited to get to know you! Your likes especially! Hope to see you soon..... XoXo Chris

Shower, Warm oil, hot towels soft touch

CBD Massage Available

FBSM(slang for Full Body Sensual Massage)

No FS (slang for full sex)

No one under 30

Mutual touch fine

4hand available (Slang for a Sex act that provides two females in the encounter)

Not an escort service

100% real

9-5 Monday - Saturday

To schedule an Appointment call me

If you need to cancel or reschedule please let me know a hour ahead before your appointment time. Thanks in advance!

The phone number provided is (832) 356-0402

End of ad.

Since the advertisements appeared to be located within Montgomery County, I utilized a covert phone number and I text messaged all of these numbers to try and find out where they were located. When I first saw the ads, I did not know that all of these females were at the same business. Once I made contact with each of the numbers, I noticed that in all three conversations I was provided with the same address.

The text message conversation for phone number (281) 985-1222 and the female provided the name Liz. The messages are listed as follows:

ME:

Just saw your ad on rubratings. You have anything open for this afternoon

RESPONSE:

Yes any time after 3:30-5:30

ME:

Where are you located

RESPONSE:

Sawdust and 45

ME:

Ok. Im off grogans mill. Will be able to head over about 4ish

RESPONSE:

Ok

Name?

25329 Budde Road, Spring TX 77380

ME:

John.....and yours

RESPONSE:

Liz

How long do you want to stay for?

ME:

How much for an hour

End of conversation.

The second phone number that I contacted is (832) 793-0449 and the name provided is Ellie.

The text messages are as follows:

ME:

I just saw your ad. Do you have anything available for this afternoon

RESPONSE:

Yes I do

ME:

Where are you located

Im going to be near 45 and Rayford about 3ish

RESPONSE:

25329 Budde Rd, Spring TX 77380

You come 2pm?

ME:

No, I in a meeting until 230 300. Was hoping for 330 345

Are you in a shopping center or a spa

Shopping center

RESPONSE:

Is office

Ok let me know what time

ME:

What suite number and ill be there by 315

RESPONSE:

When you arrive text

Name

ME:

Ken.....yours?

RESPONSE:

Ellie

ME:

Ill text as soon as im in the parking lot

RESPONSE:

Ok

ME how much for an hours

RESPONSE:

Sessions start \$100 hr

ME:

Ok just about to wrap this up and ill be on my way. Are you the same girl in the pics

RESPONSE:

Yes

ME:

I just turned on to budde
Im at the front of the complex

RESPONSE:

Come in

ME:

What suite

RESPONSE:

1003

ME:

Hang on my boss is calling
Im going to have to reschedule
End of conversation.

The third phone number that I contacted was (832) 554-7555 and the female provided the name Eva. The text messages are listed as follows:

ME:

Saw your ad on rubratings. Where are you located?

RESPONSE:

Sawdust and I45

ME:

You have an open appointment?

RESPONSE:

Yes

What time

ME:

330

RESPONSE:

Name

How long do you want your session

ME:

John, yours?

60 min

RESPONSE:

Eva

ME:

That's right, saw that in the ad. Where am I headed?

RESPONSE:

25329 Budde Rd, Spring, TX 77380

ME:

Suite?

RESPONSE:

Once you come in text me

ME:

Ok

How much for an hour?

Ok, im here, which one?

Ma'am

End of text messages.

I have learned through my Law Enforcement Training and Experience that one of the ways that the females screen their text messages is for them to not provide the actual suite or room number until the clientele is actually in the parking lot of the business. In my time investigating both Human Trafficking and Prostitution most all of these messages follow the same pattern. When you first make contact with the female, she will provide the address and then tell you to contact them when you are close and they will provide you with the room number or the full address.

On 08/13/2021 Det. J. Erickson texted the phone number (832) 356-0402 and during his conversation, the female also provided the same address. At this time it appears that at least four females are working at this location.

Since I was able to collect the complete address, I was able to check prior Law Enforcement dealings at this location and I located the following:

While I was checking my past Massage Parlor Inspections, I was able to identify the Massage Parlor as the Savvy Skin Spa. I performed a Massage Inspection on 06/02/2020 (MCSO Case# 20A176639) and I was able to identify the owner of the Massage Establishment as Sandoval, Lizett H/F [REDACTED] TXDL [REDACTED] and at the time, she had five other females that worked for her. At this time I am unable to determine if these other two females are the same females as the ones that I identified in the last Massage Establishment Inspection.

With this new information I traveled to the business and set up surveillance.

On 08/06/2021 I was able to set up surveillance. I started this surveillance at about 1200 hours and ended it at about 1500 hours. During this time I was able to observe as six males entered and exited the business. All of these males stayed for about an hour and then left. I was unable to observe any of the employees as they came or went.

On 08/17/2021 I again went to the location and set up surveillance. During this surveillance, I observed as four female employees came to the location. These females were dress in tight scrub like uniforms. One of the females was wearing a tight black shirt that had an open midriff and was tied tightly in the back. This female was also wearing maroon "yoga" style pants. The first two females arrived about 0920 hours and the next two arrived at about 1110 hours. As I continued to watch the business, I was able to observe two males enter the business and then leave.

During the course of this investigation, I have located several indicators that lead me to believe that this Massage Parlor is operating as an illicit Massage Parlor and the reasons are listed as follows:

- 1) Illicit massage advertising on adult websites. These advertisements contain photographs and wording that appear to be targeting only male clientele. The females are dressed in very revealing clothing often time lingerie and in proactive poses.
- 2) Only female employees.
- 3) Surveillance has shown only male clientele.
- 3) Windows and doors are covered and block the Public's view into the business.
- 4) Prices are higher then what is common for a typical massage. When contacted, the prices are quoted as starting at \$100.00 for an hour.\
- 5) Per advertisements Showers are available.

Due to the findings of this investigation the report and advertisement will be forwarded to the Attorney General's Office.

EVIDENCE:

1 CD Containing copies of the internet ads

DISPOSITION:

Referred to Texas Attorney General's Office

K. A WAKEFIELD

N1004/████████

MCSO OCU

Supplement

Located massage establishment on illicit massage website

SUPPLEMENT SECTION

I, Detective J. Erickson [REDACTED], am currently assigned to the Montgomery County Sheriff's Office Organized Crime Unit. Part of my responsibility is to work cases involving prostitution.

On 8/13/21 I located an ad on Rubratings.com, which is an illicit website for massage parlors, which was titled "Incall with Christy" and a phone number of 832-356-0402. The ad contained 5 photographs of a dirty blonde female in provocative poses. The first image the female is laying down on her stomach on a massage table with black "Booty shorts" on. The third photo is an image of a topless female who is covering her nipples with her hands. The fourth photo is a female wearing pink underwear with her feet on a mirror and in the reflection you can see her covered private area. The last image is of a female wearing a black tank top and purple thong. She is kneeling on a table/bed with her legs apart and her buttock pointed towards the camera.

The ad contains certain words, which through my law enforcement training and my prior work in prostitution cases, I know are commonly used in the act of prostitution and they are listed as followed:

- Shower
- No FS (FS = Full Service)
- 4hand available (2 women)
- No one under 30 (usually young law enforcement)

Due to this ad advertising the location of "Iah/spring/woodlans" I contacted it in an attempt to find out where she is operating. I used an undercover covert phone number and contacted the phone number provide; the following is our conversation and it is listed as followed:

Me: "Hey hun, you available today?"
832-356-0402: "Yes"
Me: "How much for an hr?"
832-356-0402: "100"
Me: "Where are you located"
832-356-0402: "25329 Budde Rd, Spring, TX 77380"
Me: "Time"
832-356-0402: "You tell me"
Me: "1"
832-356-0402: "Ok"
832-356-0402: "Name"
Me: "James"
Me: "House or business"
Me: "Im on Budde rd. is it this woodgrove?"
832-356-0402: "Yes"
832-356-0402: "1003"
832-356-0402: "Are you here?"
832-356-0402: "Hello"
Me: "Im sorry, my work just called with a job. Can I reschedule"
832-356-0402: "Sure"
Me: "Thanks"

Due to Detective K. Wakefield and I already receiving this address and suite number from other employees at the establishment; I did not drive to the

location. A copy of the conversation and ad were later burned to a DVD and submitted into evidence.

Disposition
Active

Detective J. Erickson
8/16/21

Supplement

Located massage establishment on illicit massage website

SUPPLEMENT SECTION

I, Detective J. Erickson [REDACTED], am currently assigned to the Montgomery County Sheriff's Office Organized Crime Unit. Part of my responsibility is to work cases involving prostitution.

On 7/7/21 I located a post for a massage establishment on an illicit websites where the woman is dressed provocatively. There were four picture of a female in different clothing. The first photo was of a female laying on her back with her head pointed towards the camera, exposing her cleavage. The second photo is of a female in a pool dressed in a two piece bakini, where she is position with her left side towards the camera and bent over the side wall of the pool. The third image is of a female wearing a two piece dress with two slits on each side of the legs all the way up to the waist line. And the last image is of a female wearing what appears to be black underwear and topless. The female is covering her breast with her elbows and taking a picture in a mirror. The title of the ad says "Relax, refresh with me" and provides a contact phone number of 832-554-7555. The ad reads as follow:

"Hellow Gents, (Black heart emoji) Want to relax with a fun, sweet, fun size girl. Beautiful brunette here with amazing skills is ready to please you! I'm the perfect girl to have some fun with. If your looking for a great full body experience, good company, in a very secure, private and comfortable studio look no further!

Shower is available

No calls after 7
No Show = No booking
No explicit questions
Prefer text
No additional pics
Not an escort
No F/S

Let me stimulate your sense with aromatherapy and relax you with an invigorating body rub that'll keep you coming back for more

832/554/7555

CLEAN AND UPSCALE GENTLEMAN ONLY!!

ONLY TEXT ME WHEN YOU'RE READY TO BOOK YOUR APPOINTMENT PLEASE DON'T WASTE YOUR TIME OR MINE THANKS.... Eva."

(end of ad)

After seeing the advertising I utilized a recorded covert cellphone number and sent a text to the ad phone number (832-554-7555). The conversation is listed as followed:

Me: "Saw your ad on rubratings. Where are you located?"
832-554-7555: "Sawdust and I45"
Me: "you have an open appointment?"
832-554-7555: "Yes"

832-554-7555: "What time"
Me: "330"
832-554-7555: "Name"
832-554-7555: "How long do you want your session"
Me: "John, yours?"
Me: "60 Min"
832-554-7555: "Eva"
Me: "That's right, saw that in the ad. Where am I headed?"
832-554-7555: "25329 Budde Rd, Spring, TX 77380"
Me: "Suite?"
832-554-7555: "Once you come in text me?"
Me: "Ok"
Me: "How much for an hour?"
Me: "Ok, im here, which one?"
Me: "Ma'am"

During this conversation I never entered the parking lot and only told the individual I was there. By doing this I was attempting to obtain an exact unit/office number, however, Detective K. Wakefield was already speaking to two other individual who provided the same address. These conversations were happening around the same time.

Based on my law enforcement training and prior prostitution case experience; I know it is common for the female to not provide the suite/room number until the male has arrived at the location.

The advertisements and recorded text conversations were later submitted into evidence.

Disposition
Active

Detective J. Erickson
7/9/21

Supplement

Undercover work 3/3/22

SUPPLEMENT SECTION

On 3/3/22 I, Detective J. Erickson [REDACTED], assisted Detective K. Wakefield with a buy bust operation at Oriental Massage Spa located at 560 Sawdust Rd Spring, TX 77380. I conducted the undercover role for this operation.

On 2/17/22 I located an illicit massage parlor ad on Bedpage.com and the ad was scanned into this report. The ad depicted females in thong underwear and a wearing a bra. The ad stated "We specialize in 4 hands massage". The ad provided a phone number of 832-699-7141. I contacted the phone number and asked "where are you located" and received "Sawdust and 45".

On 3/3/22 I contacted the phone number 832-699-7141 and the following conversation ensued.

Covert phone: "Are you available today?"
832-699-7141: "10-6"
Covert phone: "Ok, Ill come at 2 if that is good with you"
832-699-7141: "Yes"
832-699-7141: "Name"
Covert phone: "Jake"
Covert Phone: "Yours?"
832-699-7141: "Ellie"
Covert phone: "Perfect, ill see you at 1"
832-699-7141: "See you then"
Covert phone: "Address?"
832-699-7141: "25329 Budde Rd, Spring, TX 77380"
Covert phone: "Thanks"
Covert phone: "Ok, im here, where do I go"
832-699-7141: "1003"
End of text conversation.

On 3/3/22 a safety briefing was conducted prior to the operation, where Det. K Wakefield provided the address and possible names associated with the parlor.

Through training and experience it is know that some establishments will not offer prostitution services on the first visit. I was provided with \$250 of OCU documented impressed funds and two covert undercover audio and video recording devices for the operation. Upon completion of the briefing the cover team, consisting of plain clothed detectives and two uniformed deputy, traveled to the location for surveillance prior to my arrival.

I arrived at a previously discussed location and activated one of my undercover covert surveillance devices. I provided the time and location of the establishment I was about to enter and contacted Detective K. Wakefield who advised the equipment was working. I drove to the Savy Skin parking lot at approximately 1259 hours and parked in the parking lot closest to the front door. I exited my vehicle, entered the establishment and met with a female. I advised I was there to see "Ellie" and the female (who was dressed in jeans and a shirt) asked for my name, which I provided, and asked me to wait a second. A female, who had red hair and purple scrubs, entered the lobby from the rear of the store. The female asked for my name, which I provided, and she stated it would be \$100. I asked how much and she asked for an hour massage and I confirmed for an hour massage. The female stated it would be \$100, which I provided her. The female escorted me to the first massage room on the right

(West side).

I entered the room and the female closed the door and I undressed. It should be noted prior to undressing I received permission from Lt. Landrum to disrobe for this operation. It should also be noted the massage room had a large mirror and shower inside the massage room. After undressing I grabbed the small towel/pillow case size and laid face down on the massage table, covering my buttock. The masseuse knocked on the door and reentered the room. The masseuse started massaging my back and later legs and feet. After massaging my back and legs the female used a wet towel and dry towel to clean the oil from my skin. The female, while standing at my head, asked me to turn over which I did. While rolling over the small towel fell off which exposed my genitalia. The female said something, which I thought she said to cover, so I placed the towel over my genitalia. The female then said something again, which I figured out she wanted me to move down. The female then massaged my feet, legs and thighs. When the female massaged my thigh she would run her hand up the crease between my leg and testicles. The female then finished massaging my legs and cleaned them in the same manner as she did my back. The female then asked if I wanted to take a shower, which I stated I did not. The female then stated the massage was over and asked if I wanted a water, which I said I did. The female then exited the room and I put my clothing back on. The female entered the room and gave me a bottle of water. I then checked the time which stated it was 1348 hours. I gave the female a \$50 tip and exited the establishment. Once in the vehicle I deactivated the covert video recording device. The audio and visual recordings will be downloaded and submitted into evidence.

Disposition

Active

Detective J. Erickson

3/4/21

Supplement

Undercover work 3/8/22

SUPPLEMENT SECTION

On 3/8/22 I, Detective J. Erickson [REDACTED] assisted Detective K. Wakefield with a buy walk operation at Savvy Skin located at 25329 Budde Rd Suite 1003 Spring, TX 77380. I conducted the undercover role for this operation.

Prior to the briefing I contacted 832-699-7141 "Ellie" and asked if she was available at 2, which she stated "yes".

On 3/8/22 at 1300 hours a briefing was conducted prior to the operation, where Det. Wakefield provided address and safety plan for the operation.

Through training and experience it is know that some establishments will not offer prostitution services on the first visit. I was provided with \$300 of OCU documented impressed funds and two covert undercover audio and video recording devices for the operation. Upon completion of the briefing the cover team, consisting of plain clothed detectives and one uniformed deputy, traveled to the location for surveillance prior to my arrival.

I arrived at a previously discussed location and activated one of my undercover covert surveillance devices. I provided the time and location of the establishment I was about to enter and contacted Detective K. Wakefield who advised the equipment was working. I drove to the Savvy Skin Studio parking lot at approximately 1340 hours and parked in the parking lot near the front door. I activated my secondary undercover covert surveillance device and exited my vehicle. I exited my vehicle, entered the establishment and met with a female, who was later identified by Detective D. Smark as Ernestina Moreno Espinoza. I asked Espinoza if "Ellie" was there and she said "Ellie" and asked if I had an appointment. I stated I made an appointment for 2pm. Espinoza asked how long of a massage I wanted, which I stated an hour. Espinoza stated it would be \$100, which I provided 5 \$20 bills. Espinoza received the money and asked that I follow her. I told her I needed to use the restroom, which I did. I exited the bathroom and Espinoza met me in the hallway and pointed to the second room on the right, which I entered. It should be noted prior to entering the room I did not fill out any new client paperwork. Espinoza remained on the outside of the room and I began to disrobe. It should be noted prior to undressing I received permission from Lt. Landrum to disrobe for this operation.

The massage room consisted of a massage table, massage supplies and shower. After undressing I grabbed the small towel/pillow case and laid face down on the massage table, covering my buttock. A female knocked on the door and entered the room at which time I looked up and confirmed the female was Espinoza. Espinoza started by massaging my back and later massaging my legs. While Espinoza was massaging my legs she lifted the towel to expose my butt cheek. Espinoza massaged my inner thigh but never contacted any private parts. Approximately half way through the hour massage, Espinoza cleaned the oil from my backside and asked me to turn over. I turned over and the small towel fell off my person, which exposed my genitals. Espinoza gabbbed some fragmented oil and applied it to my chest. Espinoza then massaged my chest and worked her way down to my hips and lastly to my legs. Espinoza then worked her way back towards my hips and at one point ran her hand across my penis. Based on my law enforcement training and prior undercover work I know this type of touching to a test to see how I would react and see if I was accepting of inappropriate touching. Espinoza worked her way back down and massaged my leg. Espinoza then worked her way back to my hip region and moved her body in between my hand and

the bed causing my open hand to touch her buttock. I know through my law enforcement training and undercover work experience this is another test to check for comfort level. After Espinoza moved her buttock into my hand she started massaging in between my leg and testicles with one and massaging my chest with the other hand. I then attempted to break contact by placing my hand on the back of her leg approximately 6 inches down from her buttock and then took my hand off of Espinoza. Espinoza started massaging down my leg and went to the right side of my body and again slid in between my hand and the table. I then opened my hand and touched her buttock at which time she again massaged between my inner thigh and testicles. Espinoza grabbed my testicles and started massaging them. During this Espinoza, while my penis was on my body, ran her hand across my penis starting at the base and ending at the head. I broke contact by taking my hand off of Espinoza and Espinoza started massaging down my right leg again and went and stood in between my right hip and massaged my inner thigh again. I did not make contact at this point and then Espinoza placed her right knee on the bed in my left armpit region, which pointed her buttock near my right hand. I know through law enforcement training and prior undercover work this is done to test and invite touching. Espinoza was massaging in between my inner thigh and testicles and would occasionally moan lightly. At this point my open hand touched Espinoza buttock and she placed the palm of her hand, while my penis was resting on my body, and made 4 back and forth. I asked for a blow job and Espinoza thought about it and said "next time". I asked how much it would be and she held up two fingers and said "two". I said two hundred and she confirmed. I asked if I could come back Thursday and she said yes. Espinoza then grabbed my penis, lifted it up and made two stroking motions and asked if I wanted "this". Espinoza stated she could do it topless. I stated no I could do it myself and would wait for the blow job. Espinoza took her hand off my penis and stated she could do it naked, which I again said no and would wait for the blow job. I asked how much it would cost, while making masturbation nonverbal hand gesture, and she said "140 total". I told her I would wait and she asked if I would like a shower, which I stated no because I needed to go back to work. Espinoza used towels and a mist spray bottle to clean the oil from my body. Espinoza then walked away from the table and I got off the table and started to get dress. I provided Espinoza with 3 \$20 bills and finished getting dressed. As I was leaving, Espinoza was standing between me and the door, she lifted her hands in a manor to invite a hug. I gave Espinoza a hug and was thanked for coming and I left the room. Once in the vehicle I advised a case was made deactivated the recording devices.

On 3/11/22 I watched Deputy Ellis' coban video during the massage inspection Detective D. Smark completed. Based on the video I cab positively identified Espinoza as being the masseuse who provided my massage on 3/8/33. I also positively identified Navarro Sujey as being the masseuse who provided my massage on 3/3/22.

The audio and visual recordings will be downloaded and submitted into evidence.

Disposition
Active

Detective J. Erickson
3/11/22

Supplement

Detective Supplement 03/23/2022 KAW

DETECTIVE SUPPLEMENT:

On 01/27/2022 I received information from the Texas Attorney General's Office that they had made contact with the Land Lord for the building that the business, Savvy Skin, the possible Illicit Massage Parlor was operating out of. During this conversation, I was told that the Land Lord had been in contact with the business owner, Lizzett Sandoval, and she was denying that any illegal activities were occurring at the business and all of the supporting information was wrong. With this new information, I will continue with this investigation.

I began this further investigation by checking the same Internet web sites that I utilized before. These web sites are known to Law Enforcement for the advertising and review of illicit Massage Businesses, and I was able to locate the erotic ads for this business before. I was again able to locate ads for Christy, Ellie, Eva, and Liz and they appeared to be the same ads as before. These ads contained the same photographs as well as the phone numbers as before. These ads have been re-posted or updated several times.

With this new information, I went to the location and set up surveillance. I was able to set up surveillance on 02/07/2022 and 02/08/2022 and I noted the following results:

On 02/07/2022 I Detective K. A Wakefield [REDACTED] traveled to the Savvy Skin location and set up surveillance. The results of this surveillance showed that there were two male clients of the business and that there were at least three female workers inside. I was able to identify two of the female's vehicles, but I have not positively identified them at this time. This surveillance was started at 1230 hours and ended at 1600 hours.

On 02/08/2022 I traveled to the Savvy Skin location and set up surveillance. During this surveillance I was able to observe as a Hispanic female came to the location and open the business. I was able to identify this female's vehicle. I did not observe any other occupants or vehicles at the business during this surveillance. This surveillance started at 0815 hours and I ended it at 1100 hours.

Since it appears that Savvy Skin is still in business and is still acting as an Illicit Massage Business by posting advertisements that are sexual in appearance and the clientele still appears to be all males, I decided to further this investigation by performing Under Cover Operations to see if in fact Prostitution acts were occurring at this business. Under Cover Operations were conducted on 03/02/2022 and 03/08/2022. Prior to each of these operations, I conducted a Safety Briefing that included what type of information was needed for this investigation and how to handle any safety issues that may arise during the operation. MCSO LT M. Landrum provided approval for the UC to disrobe in furtherance of the investigation. During these briefings, I provided the Under Cover Officer with recorded MCSO OCU Impress funds as well as covert audio/video surveillance equipment. The results of these Operations are as follows:

On 03/02/2022, Det. J. Erickson made contact with "Ellie" one of the females that we found in the erotic internet ads for this business. Det. J. Erickson utilized the phone number (832) 699-7141, the phone number that was listed in the ad for "Ellie". Det. J. Erickson made contact and asked if she was available for later today. Det. J. Erickson received a response stating that they were open and he

made an appointment for about 1400 hours today. At about 1300 hours on 03/02/2022, the briefing for this Operation was conducted. During this briefing, all members of the Operation met and were introduced to the Under Cover Officer, MCSO Det. J.Erickson. Members of this team included members of MCSO Organized Crime Unit, both plain clothed and uniformed Officers, as well as Agents of Texas Alcoholic Beverage Commission. During this briefing, I provided Det. J.Erickson with covert audio/ video surveillance equipment as well as pre-recorded MCSO OCU Impress funds. At the completion of this briefing, members of the UC Rescue/ Surveillance team went to the location and got into position. Once this was done, I contacted Det. J.Erickson and advised him that we were set up. At this time, Det. J.Erickson started the covert recording equipment and I confirmed that the equipment was working and we could monitor it. Det. J.Erickson then went to the location and requested what suite number the business was in. During his first contact with "Ellie" she provided the address for the business but not the suite number. During past investigations this is found to be a common occurrence and it appears to be some kind of tactic that is utilized by individuals within the Prostitution life style. This is common weather the females are utilizing a hotel or business. Once at the Office Complex, Det. J.Erickson texted "Ellie" that he was in the complex and she provided the suite number 1003. Det. J.Erickson then went to the front of the suite and parked. Det. J.Erickson entered the business and was met by a Hispanic female who was behind the front desk. This female asked if Det. J.Erickson had an appointment and he told her yes. Det. J.Erickson provide the female with \$100.00 dollars, the fee for a one hour massage and he was led to a massage room in the back of the business. Once inside the room, "Ellie" instructed Det. J.Erickson to get comfortable and she left the room. A short time later "Ellie" came back into the room and started the massage. Det. J.Erickson advised that during this "Ellie" briefly touched his tentacles, but she never provided any prostitution services. It should be noted that Det. J.Erickson had asked for a one hour massage and "Ellie" ended this massage about thirty two minutes. "Ellie" asked if Det. Erickson if he wished to take a shower and he told her no. "Ellie" indicated that the massage was over so Det. J.Erickson provided her with a \$60.00 dollar tip and left the location. Before Det. J.Erickson left he asked about coming back and "Ellie" told him that he could make another appointment with her. It should be noted that past investigations into other Illicit Massage Parlors has shown that it's common for the females to not offer any sexual services on the first appointment. (See Det. J.Erickson's supplement to this case for full details)

On 03/08/2022 another Under Cover Operation was planned. Prior to the briefing, MCSO Det. J.Erickson texted the phone number (832) 699-7141. This is the same phone number that he utilized in the first Operation and it is the phone number that "Ellie" utilizes in her on-line ads. Det. J.Erickson asked if "Ellie" was available and she responded "Yes" and Det. J.Erickson set up an appointment for 1400 hours. Once the Safety Briefing was concluded, the UC Rescue/Surveillance team went to the location and got set up. I contacted Det. J.Erickson and he activated the surveillance equipment. Once I verified that it was working and we could monitor it he went to the location. Once Det. J.Erickson was inside, he was met by an Hispanic female that was later identified as Espinoza, Ernestina H/F 09/01/1978. Ernestina collected the one hour massage fee, \$100.00, and led him to the bathroom. She led him to the bathroom and once he exited, she escorted him to the massage room and instructed him to get undressed. A short time later, Ernestina entered the room and started the massage. Det. J.Erickson advised the Ernestina did not touch him in an inappropriate manner during the first half of the massage. Once this was done, she instructed him to turn over and lay on his back. Det. J.Erickson advised that once he was on his back,

Ernestina placed her buttocks in his hand and made brief contact with his penis. After several times of this, Ernestina grabbed Det. J.Erickson's penis and asked if he wanted her to masturbate him. Det. J.Erickson advised he wanted and "Blow Job", slang for Oral sex his penis to her mouth, and Ernestina advised "next time". Det. J.Erickson asked how much and Ernestina held up two fingers and he asked Two Hundred and she said "yes" Det J.Erickson was able to break contact and asked when he could come back and Ernestina told him Thursday. Ernestina grabbed Det. J.Erickson's penis and explained that she could do a "topless" or "Naked" for \$140.00. Det. J.Erickson explained that he would like to wait until Thursday and Ernestina asked if he wanted to take a shower and he replied no. Det. J.Erickson advised that Ernestina then took a small spray bottle and a clean towel and removed the oil from his body. Once this was done, she gave Det. J.Erickson a hug and he left the location.

Since the Under Cover officer left the scene, MCSO Det. D.Smark entered the location and was able to identify all of the females that were at the business. Utilizing the Body Camera footage, Det. J.Erickson was able to positively identify "Ellie", who provided the massage on 03/08/2022 as being Navvaro, Sujey H/F 06/12/1979 and "Christy", who provided the massage as well as the Prostitution acts, as Espinoza, Ernestina H/F 09/01/1978. It should be noted that when I checked my previous interactions at this business I have identified Sujey Navarro as the receptionist at this business when I performed a Massage Establishment Inspection on 06/02/2020 MCSO Case number 20A176639.

K. A WAKEFIELD
NL004/ [REDACTED]
MCSO OCU

Supplement

Inspection _ Smark March 8 2022

On March 8th 2022 I Detective Dana Smark [REDACTED] conducted an inspection for the massage establishment Savvy Skin located at 25329 Budde Rd. Spring TX 77380. During the inspection I checked for Compliancy with the Texas Administrative Code TAC as applicable to massage establishments. During the inspection I discovered Lizette Sandoval massage license MT114293 was the owner and therapist on location. She advised she is the only person who perform massages. I also identified Sujey Navarro DOB [REDACTED] Tax payor ID [REDACTED] as the receptionist. She advised her job is to only answer the phones. On location was Ernestine Moreno Espinoza Mexico passport [REDACTED] she advised she was currently enrolled in school and was learning. She was clear that she does not perform massages. Sandoval advised all employee paperwork was hand written and was compliant in her form requirements for clients however she did not produce clientele paperwork which was completed. Sandoval stated there are room showers in the rooms but they are only used for clients who receive body contouring services not massages. I verified she was compliant with TAC and she signed the document confirming the inspection. No clients were on the premises at the time of inspection. Sandoval was not at the premises when I arrived for the inspection but came over quickly as she was in the middle of a hair appointment.

Disposition:

Active

Detective Dana Smark
Montgomery County Sheriff's Office
Organized Crime Unit/HTRA
DS [REDACTED]

Name Involvements:

ASSOCIATE :396362

Last: MATOS REAL ESTATE	First:	Mid:
DOB: **/**/**	Dr Lic:	Address: 250 ED ENGLISH DR
Phone:	Race: Sex:	City: SHENANDOAH, TX 77385
Cell Phone:	Work Phone: (713)370-5635	Employer:
Local ID:		

ASSOCIATE :396361

Last: SAVVY SKIN STUDIO	First:	Mid:
DOB: **/**/**	Dr Lic:	Address: 25329 BUDDE ROAD# 1003
Phone:	Race: Sex:	City: SPRING, TX 77380
Cell Phone:	Work Phone: [REDACTED]-0773	Employer:
Local ID:		

OWNER : 327871

Last: SANDOVAL	First: LIZETTE	Mid: EUNICE
DOB: [REDACTED]	Dr Lic: [REDACTED]	Address: [REDACTED]
Phone: (713)319-4991	Race: L Sex: F	City: [REDACTED]
Cell Phone:	Work Phone:	Employer:
Local ID:		

ASSOCIATE :436598

Last: ESPINOZA	First: ERNASTINA	Mid:
DOB: [REDACTED]	Dr Lic:	Address:
Phone:	Race: L Sex: F	City: ,
Cell Phone:	Work Phone:	Employer:
Local ID:		

ASSOCIATE :436596

Last: NAVARRO	First: SUJEY	Mid:
DOB: [REDACTED]	Dr Lic:	Address:
Phone:	Race: L Sex: F	City: ,
Cell Phone:	Work Phone:	Employer:
Local ID:		

RubRatings > Houston, TX Body Rubs > 🌟looking for the right touch 🌟

Provider Reviews



🌟looking for the right touch 🌟



Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

Let me help you start the day on the right note Don't look any further

Allow me to help you relax and take your stresses away. You will feel the state of ambiance once you step into my world. My strong hands and soft touch will awaken all of your desires, you'll feel like you are in a fantasy when you feel the warmth of my hands. Photos are recent and real.

Mon-Saturday 10-6
Hablo Español
Respectful gentleman only...
• Text, name, time, Appointment length
• Clean discreet office
•Cash Or Credit

Call or text !!!

Phone: [Click to View](#)
Location: Spring/ woodlands
Provider ID: #155950
Latest Activity: Aug 02, 2021



Featured Ads



RubRatings > Houston, TX Body Rubs > Relax , Refresh with Me

Provider

Reviews



Relax , refresh with me



Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

Hello Gents, ♥ Want to relax with a fun, sweet, fun size girl. Beautiful brunette here with amazing skills is ready to please you! I'm the perfect girl to have some fun with. If your looking for a great full body experience , good company, in a very secure, private and comfortable studio look no further!

Shower is available

- No calls after 7
- No Show = No booking
- No explicit questions
- Prefer text
- No additional pics
- Not an escort
- No F/S

Let me stimulate your sense with aromatherapy and relax you with an invigorating body rub that'll keep you coming back for more!<

832/554/7555

CLEAN AND UPSCALE GENTLEMAN ONLY!!

ONLY TEXT ME WHEN YOU'RE READY TO BOOK YOUR APPOINTMENT PLEASE DON'T WASTE YOUR TIME OR MINE THANKS ... Eva

Phone: [Click to View](#)
Location: Spring
Provider ID: #216034

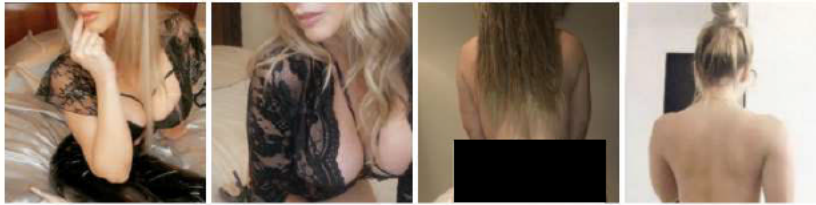


EXHIBIT
11

RubRatings > Houston, TX Body Rubs > Here to tease and please

Provider

Reviews



Here to tease and please



Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

Hello Gentlemen

Time to unwind and relax,

- Incall therapists

I preferably offer my body work services to Upscale RESPECTFUL Gentleman

And yes the pictures are 100 percent us

Please arrive with exceptional hygiene, I value cleanliness.

!!!Explicit talk not tolerated, also I DO NOT send pics!!!

I do not offer FS/Escort services, if that's what you're looking for please search elsewhere. Thanks

Light Screening required

Phone: (832) 793-0449

Location: Spring/Woodlands

Provider ID: #219204

Latest Activity: Aug 05, 2021



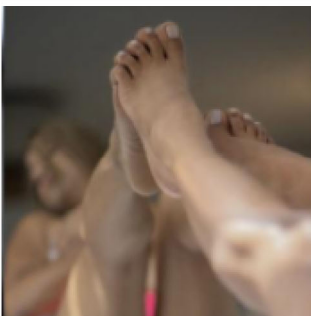
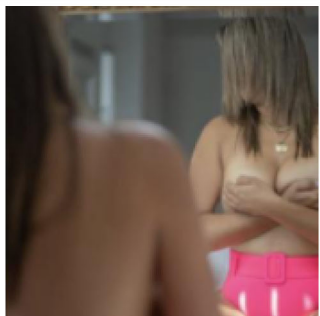
Featured Ads



EXHIBIT
12

Provider

Reviews



Incall with christy



Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

ROOMS SANITIZED AFTER EVERY SESSION!!!

Hi. I'd love to help you release all your stress away. I really care about my clients having the BEST experience! Whether you want a carefree & FUN relaxed session or a hard, deep tissue... I'm your girl! I am excited to get to know you! Your likes especially! Hope to see you soon....XoXo Chris

✓Shower , Warm oil ✓hot towels ✓soft touch

CBD Massage Available

FBSM

No FS ✗

No one under 30

Mutual touch fine

4hand available

Not an escort service

100% real

9-5 Monday thru Saturday

To Schedule An Appointment call me

If you need to cancel or reschedule please let me know a hour ahead before your appointment time. Thanks in advance!

**EXHIBIT
13**

Phone: (832) 356-0402

Location: lah/spring/woodlands

Provider ID: #150535

Latest Activity: Aug 13, 2021





Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

INMOBILIARIA DANES SA DE CV
Filing Number: 801955353

Application for Registration	March 19, 2014
Change of Registered Agent/Office	December 05, 2014
Public Information Report (PIR)	December 31, 2015
Public Information Report (PIR)	December 31, 2016
Public Information Report (PIR)	December 31, 2017
Public Information Report (PIR)	December 31, 2018
Public Information Report (PIR)	December 31, 2019
Public Information Report (PIR)	December 31, 2020
Change of Registered Agent/Office	September 07, 2021
Public Information Report (PIR)	December 31, 2021

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 23, 2023.



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State

EXHIBIT
14

Form 301

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$750



**Application for
Registration of a
Foreign For-Profit
Corporation**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 801955353 03/19/2014
Document #: 534711610002
Image Generated Electronically
for Web Filing**

1. The entity is a foreign for-profit corporation. The name of the entity is :

INMOBILIARIA DANES SA DE CV

2A. The name of the corporation in its jurisdiction of formation does not contain the word "corporation," "company," "incorporated," or "limited" (or an abbreviation thereof). The name of the corporation with the word or abbreviation which it elects to add for use in Texas is:

INMOBILIARIA DANES SA DE CV CORPORATION

2B. If the corporate name is not available in Texas, then set forth the name under which the corporation will qualify and transact business in Texas:

3. Its federal employer identification number is:

Federal employer identification number is not available at this time.

4. It is incorporated under the laws of: **MX, MEXICO** and the date of its formation in that jurisdiction is:
5/20/2010

5. As of the date of filing, the undersigned certifies that the foreign corporation currently exists as a valid corporation under the laws of the jurisdiction of its formation.

6. The purpose or purposes of the corporation that it proposes to pursue in the transaction of business in Texas are set forth below. The entity also certifies that it is authorized to pursue such stated purpose or purposes in the state or country under which it is organized.

THE BUSINESS PURPOSE FOR WHICH THE COMPANY IS ORGANIZED IS TO ENGAGE IN ANY

BUSINESS OR ACTIVITY PERMITTED BY LAW.

7. The date on which the foreign entity intends to transact business in Texas, or the date on which the foreign entity first transacted business in Texas is: **03/01/2014**

8. The principal office address of the corporation is:

FEDERICO T DE LA CLÍNICA 17 PH, NAUCALPAN DE JUAREZ, CIUDAD SATELITE, EM, MEX 53100

9A. The initial registered agent is an organization by the name of:

MATOS CPA LLC

9B. The initial registered agent is an individual resident of the state whose name is:

9C. The business address of the registered agent and the registered office address is:
8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX 77381

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

10. The corporation hereby appoints the Secretary of State of Texas as its agent for service of process under the circumstances set forth in section 5.251 of the Texas Business Organizations Code.

11. The name and address of each person on the board of directors is:

Director 1: **LUZ MARIA ANGELICA ALATORRE CARBAJAL**

Address: **8505 TECHNOLOGY FOREST PL STE 501 THE WOODLANDS TX, USA 77381**

Director 2: **ULISES RAMIREZ NUNEZ**

Address: **8505 TECHNOLOGY FOREST PL STE 501 THE WOODLANDS TX, USA 77381**

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: **March 19, 2014**

ULISES RAMIREZ NUNEZ

Signature and title of authorized person on behalf of the foreign entity

FILING OFFICE COPY

Form 401

Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709

Filing Fee: See Instructions



**Statement of Change of
 Registered Office/Agent**

Filed in the Office of the
 Secretary of State of Texas
 Filing #: 801955353 12/05/2014
 Document #: 581419060011
 Image Generated Electronically
 for Web Filing

Entity Information

The name of the entity is :

INMOBILIARIA DANES SA DE CV

The file number issued to the entity by the secretary of state is: **801955353**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

8505 TECHNOLOGY FOREST PLACE SUITE 501, THE WOODLANDS, TX, USA 77381

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

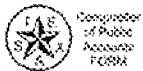
Date: **December 5, 2014**

DAVID A. MATOS

Signature of authorized person(s)

FILING OFFICE COPY

Texas Franchise Tax Public Information Report



05-102
(Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

Code 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 5 3 7 6 2 0

2 0 1 5

Taxpayer name INMOBILIARIA DANES SA DE CV				Secretary of State (SOS) file number or Comptroller file number 0801955353			
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205353762015

Name	Title	Director	Term expiration
ULISES RAMIREZ NUNEZ	MEMBER	<input type="radio"/> YES	m m d d y y
Mailing address CHILPANCINGO 60-12-402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State MEX	ZIP Code 54150
LUZ MARIA ANGELICA ALATORRE CARBA	MEMBER	<input type="radio"/> YES	m m d d y y
Mailing address CHILPANCINGO 60-12-402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State MEX	ZIP Code 54150
ISRAEL OMAR GOMEZ OROZCO	MEMBER	<input type="radio"/> YES	m m d d y y
Mailing address CHILPANCINGO 60-12-402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State MEX	ZIP Code 54150

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
STAR TREE HOLDING LLC	TX	801937110	100.0
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

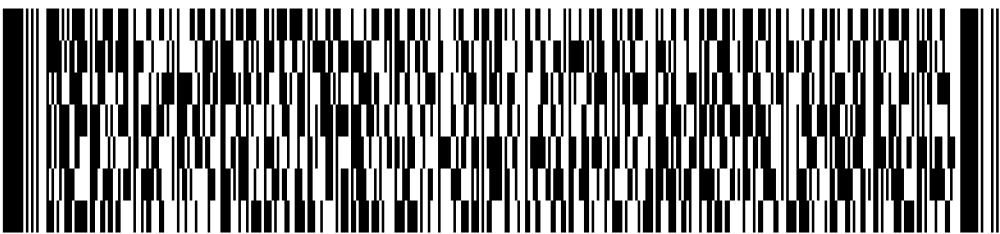
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 05-13-2015	Area code and phone number (713) 245 - 6274
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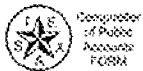
Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



05-102
(Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

Code 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3	2	0	5	3	5	3	7	6	2	0
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2	0	1	6
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Taxpayer name INMOBILIARIA DANES SA DE CV				Secretary of State (SOS) file number or Comptroller file number 0801955353	
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205353762016

Name	Title	Director	Term expiration												
ULISES RAMIREZ NUNEZ	MEMBER	<input type="radio"/> YES	<table border="1"><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	m	m	d	d	y	y						
m	m	d	d	y	y										
Mailing address CHILPANCINGO 60-12-402 VALLE CEYLAN		City TLALNEPANTLA DE BAZ	State MEX ZIP Code 54150												
ISRAEL GOMEZ OROZCO	MEMBER	<input type="radio"/> YES	<table border="1"><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	m	m	d	d	y	y						
m	m	d	d	y	y										
Mailing address CHILPANCINGO 60-12-402 VALLE CEYLAN		City TLALNEPANTLA DE BAZ	State MEX ZIP Code 54150												
LUZ ALATORRE CARBAJAL	MEMBER	<input type="radio"/> YES	<table border="1"><tr><td>m</td><td>m</td><td>d</td><td>d</td><td>y</td><td>y</td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	m	m	d	d	y	y						
m	m	d	d	y	y										
Mailing address CHILPANCINGO 60-12-402 VALLE CEYLAN		City TLALNEPANTLA DE BAZ	State MEX ZIP Code 54150												

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
STAR TREE HOLDING LLC	TX	801937110	100.0
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

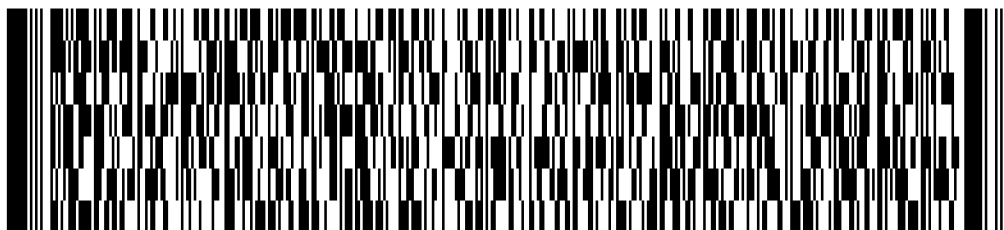
Registered agent and registered office currently on file. (see instructions if you need to make changes)				<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.	
Agent: MATOS CPA LLC					
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C		City SHENANDOAH	State TX	ZIP Code 77385	

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 05-16-2016	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Code 13196 Franchise

Taxpayer number

3 2 0 5 3 5 3 7 6 2 0

Report year

2 0 1 7

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

Taxpayer name INMOBILIARIA DANES SA DE CV		Secretary of State (SOS) file number or Comptroller file number 0801955353	
Mailing address 250 ED ENGLISH DR STE C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205353762017

Name ULISES RAMIREZ NUNEZ	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State MEX	ZIP Code 54150
Name LUZ ALATORRE CARBAJAL	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State MEX	ZIP Code 54150
Name ISRAEL GOMEZ OROZCO	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State MEX	ZIP Code 54150

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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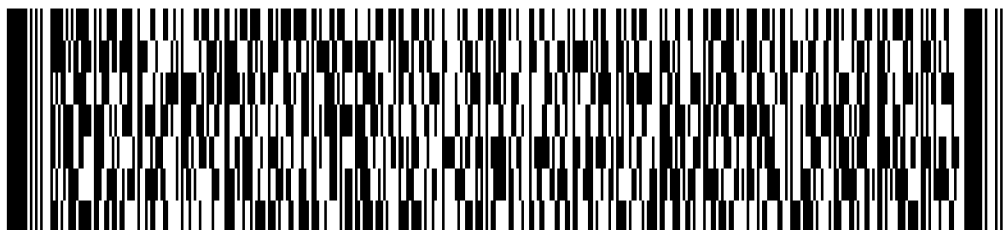
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 05-15-2017	Area code and phone number (713) 245 - 6274
-----------------------------------	----------------------------	---------------------------	---

Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Tcode 13196 Franchise

Taxpayer number

3	2	0	5	3	5	3	7	6	2	0
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Report year

2	0	1	8
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You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

Taxpayer name INMOBILIARIA DANES SA DE CV				Secretary of State (SOS) file number or Comptroller file number 0801955353	
Mailing address 250 ED ENGLISH DR STE C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205353762018

Name LUZ ALATORRE CARBAJAL	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y [][][][][][]
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150
Name ISRAEL GOMEZ OROZCO	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y [][][][][][]
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150
Name ULISES RAMIREZ NUNEZ	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y [][][][][][]
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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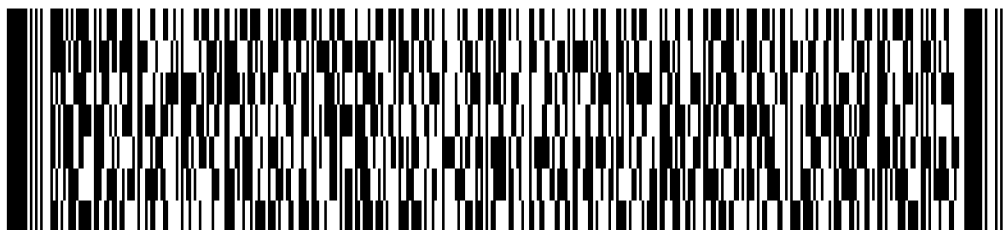
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 11-13-2018	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Tcode 13196 Franchise

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3	2	0	5	3	5	3	7	6	2	0
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Taxpayer name INMOBILIARIA DANES SA DE CV			
Mailing address 250 ED ENGLISH DR STE C			Secretary of State (SOS) file number or Comptroller file number 0801955353
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205353762019

Name	Title	Director	Term expiration					
		<input type="radio"/> YES	m	m	d	d	y	y
ISRAEL GOMEZ OROZCO	MEMBER	<input type="radio"/> YES						
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN		City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150				
ULISES RAMIREZ NUNEZ	MEMBER	<input type="radio"/> YES						
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN		City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150				
LUZ ALATORRE CARBAJAL	MEMBER	<input type="radio"/> YES						
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN		City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150				

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
---	--------------------	-------------------------------	-------------------------

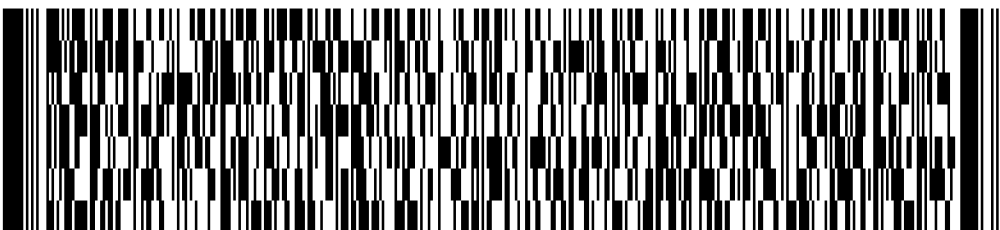
Registered agent and registered office currently on file. (see instructions if you need to make changes)			
Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 11-15-2019	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Tcode 13196 Franchise

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 5 3 7 6 2 0

2 0 2 0

Taxpayer name INMOBILIARIA DANES SA DE CV				Secretary of State (SOS) file number or Comptroller file number 0801955353	
Mailing address 250 ED ENGLISH DR STE C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205353762020

Name	Title	Director	Term expiration	m	m	d	d	y	y
LUZ ALATORRE CARBAJAL	MEMBER	<input type="radio"/> YES							
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150						
ULISES RAMIREZ NUNEZ	MEMBER	<input type="radio"/> YES							
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
---	--------------------	-------------------------------	-------------------------

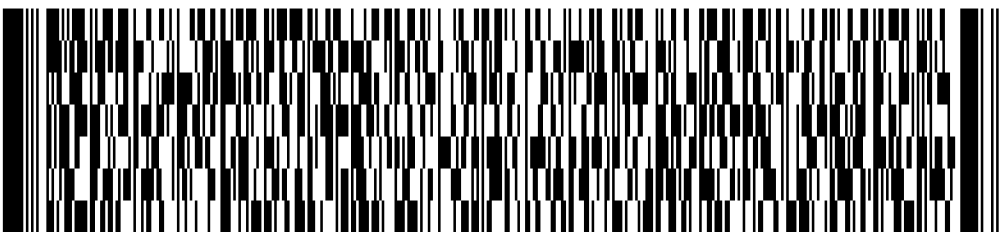
Registered agent and registered office currently on file. (see instructions if you need to make changes)				<input type="checkbox"/> Blacken circle if you need forms to change the registered agent or registered office information.			
Agent: MATOS CPA LLC							
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385				

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 07-24-2020	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Form 401

Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709

Filing Fee: See Instructions



**Statement of Change of
 Registered Office/Agent**

**Filed in the Office of the
 Secretary of State of Texas
 Filing #: 801955353 09/07/2021
 Document #: 1077110190031
 Image Generated Electronically
 for Web Filing**

Entity Information

The name of the entity is :

INMOBILIARIA DANES SA DE CV

The file number issued to the entity by the secretary of state is: **801955353**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

MATOS & JAWAD PLLC

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

282 ED ENGLISH DRIVE UNIT A, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **September 7, 2021**

DAVID A MATOS

Signature of authorized person(s)

FILING OFFICE COPY



Comptroller of Public Accounts FORM 05-102 (Rev. 9-11/30)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 5 3 7 6 2 0

2 0 2 1

Taxpayer name INMOBILIARIA DANES SA DE CV		Secretary of State (SOS) file number or Comptroller file number 0801955353	
Mailing address 250 ED ENGLISH DR STE C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 8019
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 8019

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205353762021

Name LUZ ALATORRE CARBAJAL	Title MANAGER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150
Name ULISES RAMIREZ NUNEZ	Title MANAGER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address CHILPANCINGO 6012402 VALLE CEYLAN	City TLALNEPANTLA DE BAZ	State ME	ZIP Code 54150
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
---	--------------------	-------------------------------	-------------------------

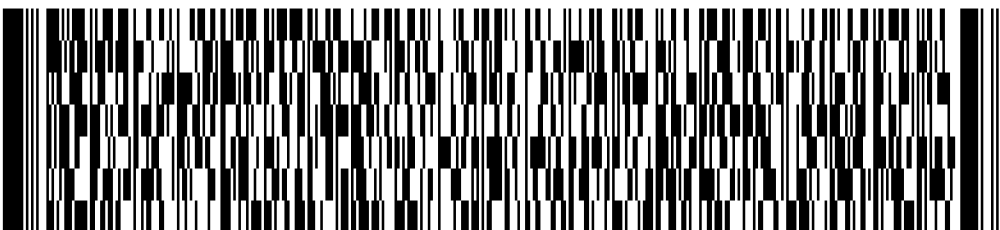
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 07-02-2021	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

STAR TREE HOLDING LLC
Filing Number: 801937110

Certificate of Formation	February 19, 2014
Change of Registered Agent/Office	December 05, 2014
Public Information Report (PIR)	December 31, 2015
Public Information Report (PIR)	December 31, 2016
Public Information Report (PIR)	December 31, 2017
Public Information Report (PIR)	December 31, 2018
Public Information Report (PIR)	December 31, 2019
Public Information Report (PIR)	December 31, 2020
Change of Registered Agent/Office	September 10, 2021
Public Information Report (PIR)	December 31, 2021
Public Information Report (PIR)	December 31, 2022

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 23, 2023.



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State

EXHIBIT
15

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 801937110 02/19/2014
Document #: 530205510002
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

STAR TREE HOLDING LLC

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

MATOS CPA LLC

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX 77381

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **INMOBILIARIA DANES SA DE CV**

Address: **FEDERICO T DE LA CLINICA 17 PH NAUCALPAN DE JUAREZ CIUDAD SATELITE
EM, MEX 53100**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

**DAVID A. MATOS 8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS
TX 77381**

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

DAVID A. MATOS

Signature of Organizer

FILING OFFICE COPY

Form 401

Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709

Filing Fee: See Instructions



**Statement of Change of
 Registered Office/Agent**

Filed in the Office of the
 Secretary of State of Texas
 Filing #: 801937110 12/05/2014
 Document #: 581419060012
 Image Generated Electronically
 for Web Filing

Entity Information

The name of the entity is :

STAR TREE HOLDING LLC

The file number issued to the entity by the secretary of state is: **801937110**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

8505 TECHNOLOGY FOREST PLACE SUITE 501, THE WOODLANDS, TX, USA 77381

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **December 5, 2014**

DAVID A. MATOS

Signature of authorized person(s)

FILING OFFICE COPY

Texas Franchise Tax Public Information Report



05-102
(Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Code 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 9 4 8

2 0 1 5

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110			
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324394815

Name INMOBILIARIA DANES SA DE CV	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 1 LLC	State of formation TX	Texas SOS file number, if any 801937112	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 2 LLC	State of formation TX	Texas SOS file number, if any 801937114	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company INMOBILIARIA DANES SA DE CV	State of formation MEX	Texas SOS file number, if any 801955353	Percentage of ownership 100.0
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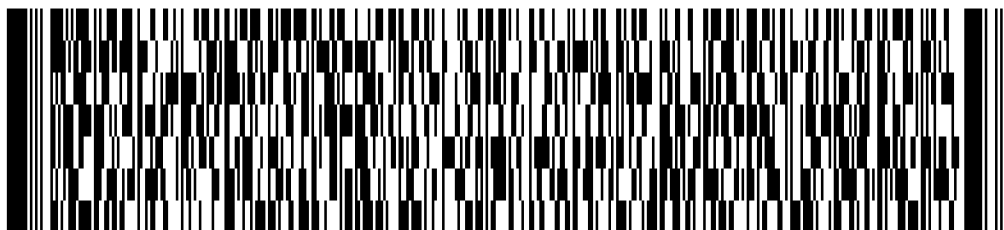
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 05-13-2015	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



05-102
(Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

■ **Code** 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 9 4 8

2 0 1 5

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324394815

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 3 LLC	State of formation TX	Texas SOS file number, if any 801937117	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 4 LLC	State of formation TX	Texas SOS file number, if any 80193712	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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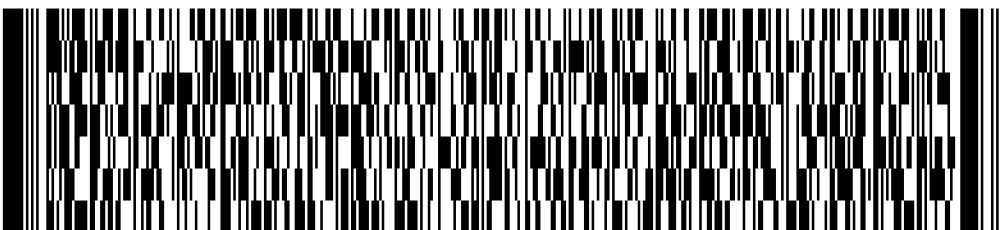
Registered agent and registered office currently on file. (see instructions if you need to make changes)				<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.	
Agent: MATOS CPA LLC					
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385		

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 05-13-2015	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



05-102
(Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Code 13196 Franchise

■ Taxpayer number

■ Report year

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 5

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385

Please sign below!

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394815

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

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Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 5 LLC	State of formation TX	Texas SOS file number, if any 801937122	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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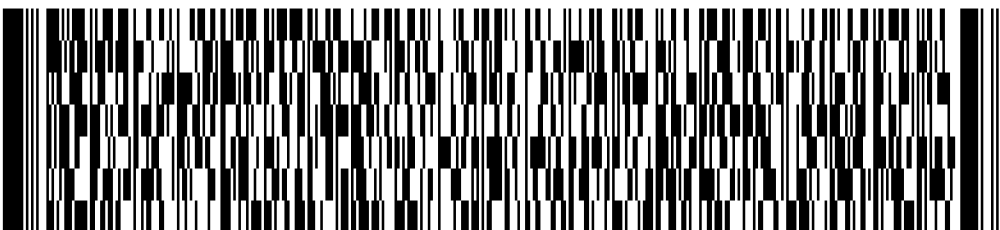
Registered agent and registered office currently on file. (see instructions if you need to make changes)				<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.	
Agent: MATOS CPA LLC					
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385		

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Signature David A Matos	Title Electronic	Date 05-13-2015	Area code and phone number (713) 245 - 6274
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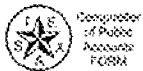
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VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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2 0 1 6

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110			
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

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Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394816

Name INMOBILIARIA DANES SA DE CV	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 1 LLC	State of formation TX	Texas SOS file number, if any 801937112	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 2 LLC	State of formation TX	Texas SOS file number, if any 801937114	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company INMOBILIARIA DANES SA DE CV	State of formation MEX	Texas SOS file number, if any 801955353	Percentage of ownership 100.0
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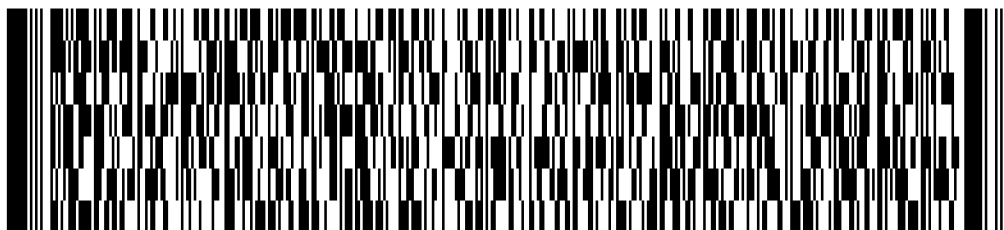
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

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Signature David A Matos	Title Electronic	Date 05-16-2016	Area code and phone number (713) 245 - 6274
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2 0 1 6

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

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Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385

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3205324394816

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 3 LLC	State of formation TX	Texas SOS file number, if any 801937117	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 4 LLC	State of formation TX	Texas SOS file number, if any 801937120	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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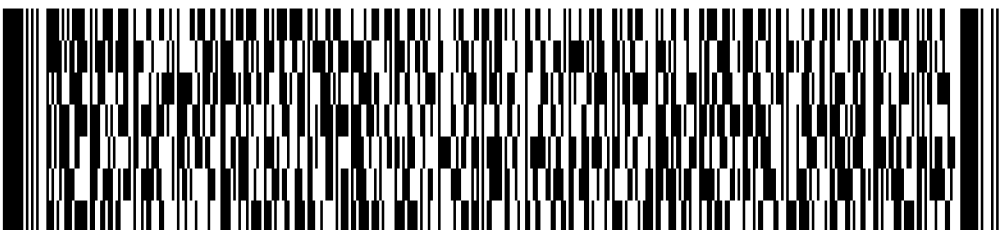
Registered agent and registered office currently on file. (see instructions if you need to make changes)				● Blacken circle if you need forms to change the registered agent or registered office information.	
Agent: MATOS CPA LLC					
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385		

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Signature David A Matos	Title Electronic	Date 05-16-2016	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



05-102
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Code 13196 Franchise

■ Taxpayer number

■ Report year

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 6

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

● Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385

Please sign below!

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394816

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 5 LLC	State of formation TX	Texas SOS file number, if any 801937122	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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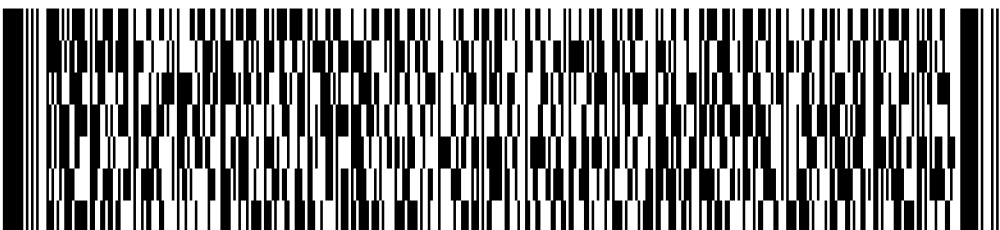
Registered agent and registered office currently on file. (see instructions if you need to make changes)				● Blacken circle if you need forms to change the registered agent or registered office information.	
Agent: MATOS CPA LLC					
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385		

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Signature David A Matos	Title Electronic	Date 05-16-2016	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 7

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110			
Mailing address 250 ED ENGLISH DRIVE UNIT C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324394817

Name	Title	Director	Term expiration
INMOBILIARIA DANES SA DE CV	MEMBER	<input type="radio"/> YES	m m d d y y
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director	Term expiration
		<input type="radio"/> YES	m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director	Term expiration
		<input type="radio"/> YES	m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
STAR TREE RE 1 LLC	TX	801937112	100.0
STAR TREE RE 2 LLC	TX	801937114	100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
INMOBILIARIA DANES SA DE CV	MEX	801955353	100.0

Registered agent and registered office currently on file. (see instructions if you need to make changes) Blacken circle if you need forms to change the registered agent or registered office information.

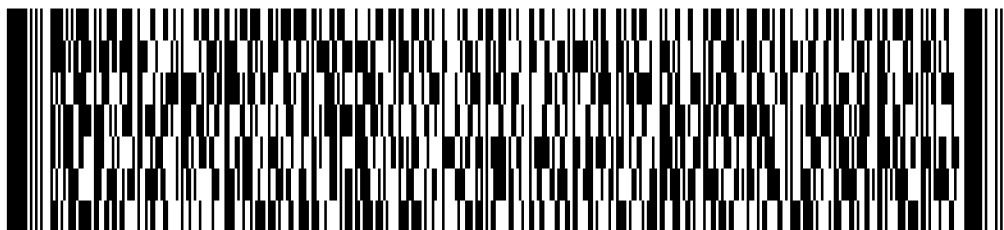
Agent: MATOS CPA LLC	City: SHENANDOAH	State: TX	ZIP Code: 77385
Office: 250 ED ENGLISH DRIVE UNIT C			

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sign here David A Matos	Title: Electronic	Date: 05-15-2017	Area code and phone number: (713) 245 - 6274
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VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DRIVE UNIT C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

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Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019

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Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
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Mailing address	City	State	ZIP Code

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Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 3 LLC	State of formation TX	Texas SOS file number, if any 801937117	Percentage of ownership 100.0
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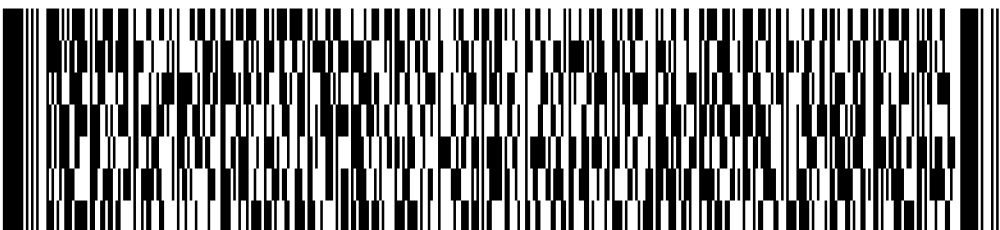
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sign here David A Matos	Title Electronic	Date 05-15-2017	Area code and phone number (713) 245 - 6274
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VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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05-102
(Rev.9-11/30)

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Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DRIVE UNIT C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

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Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019

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3205324394817

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Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

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Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 5 LLC	State of formation TX	Texas SOS file number, if any 801937122	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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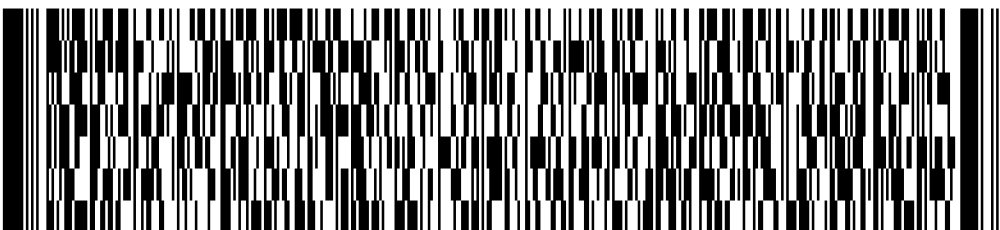
Registered agent and registered office currently on file. <i>(see instructions if you need to make changes)</i>				<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.	
Agent: MATOS CPA LLC					
Office: 250 ED ENGLISH DRIVE UNIT C	City SHENANDOAH	State TX	ZIP Code 77385		

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I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 05-15-2017	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 9 4 8

2 0 1 8

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110			
Mailing address 250 ED ENGLISH DR STE C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

● Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324394818

Name INMOBILIARIA DANES SA DE CV	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 1 LLC	State of formation TX	Texas SOS file number, if any 801937112	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 2 LLC	State of formation TX	Texas SOS file number, if any 801937114	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company INMOBILIARIA DANES SA DE CV	State of formation MEX	Texas SOS file number, if any 801955353	Percentage of ownership 100.0
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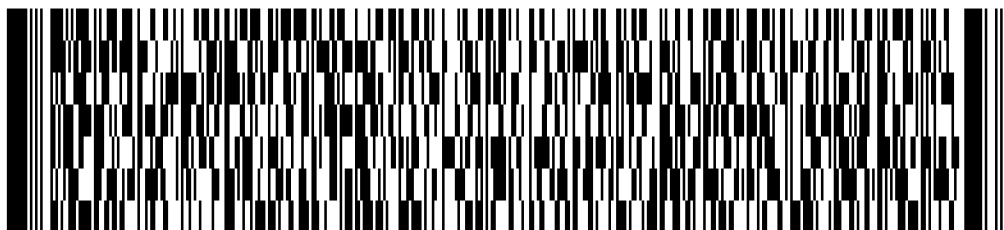
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

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Signature David A Matos	Title Electronic	Date 11-13-2018	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

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■ Taxpayer number

■ Report year

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 8

Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

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Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394818

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 3 LLC	State of formation TX	Texas SOS file number, if any 801937117	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 4 LLC	State of formation TX	Texas SOS file number, if any 801937120	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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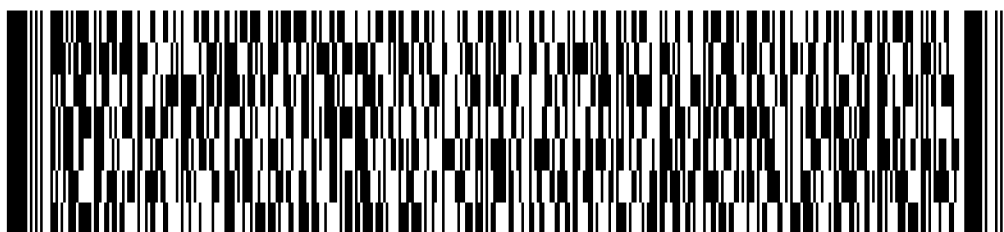
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385

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Signature David A Matos	Title Electronic	Date 11-13-2018	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

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■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 8

Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

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Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385

Please sign below!

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394818

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 5 LLC	State of formation TX	Texas SOS file number, if any 801937122	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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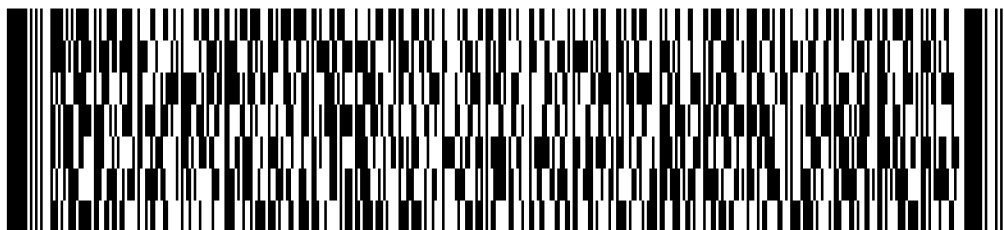
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385

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Signature David A Matos	Title Electronic	Date 11-13-2018	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

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■ **Tcode** 13196 Franchise

■ Taxpayer number

■ Report year

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 9

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

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Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385

Please sign below!

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394819

Name	Title	Director	Term expiration	m	m	d	d	y	y
INMOBILIARIA DANES SA DE CV	MEMBER	<input type="radio"/> YES							
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
STAR TREE RE 1 LLC	TX	801937112	100.0
STAR TREE RE 2 LLC	TX	801937114	100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
INMOBILIARIA DANES SA DE CV	MX	801955353	100.0

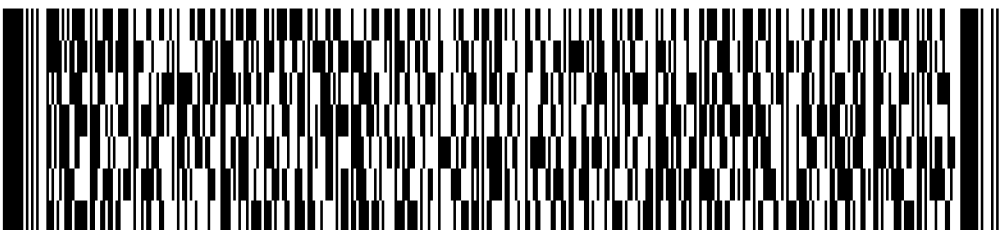
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.
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State: TX	ZIP Code: 77385

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sign here David A Matos	Title Electronic	Date 11-15-2019	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

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■ Report year

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 9

Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

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Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385

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3205324394819

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Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

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Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 4 LLC	State of formation TX	Texas SOS file number, if any 801937120	Percentage of ownership 100.0

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Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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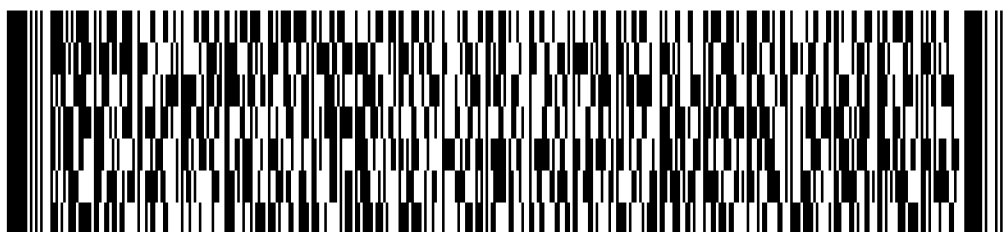
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385

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sign here David A Matos	Title Electronic	Date 11-15-2019	Area code and phone number (713) 245 - 6274
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VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

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3 2 0 5 3 2 4 3 9 4 8

2 0 1 9

Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

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Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394819

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

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Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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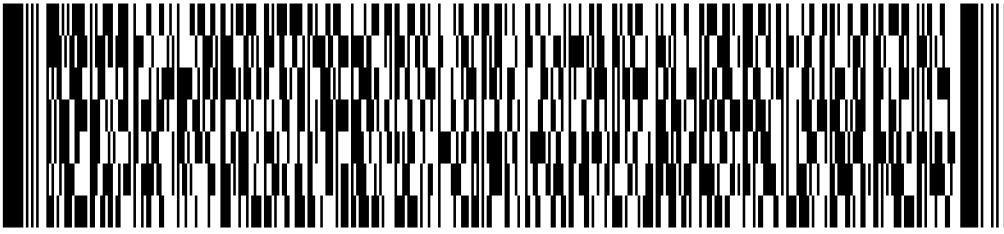
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

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sign here David A Matos	Title Electronic	Date 11-15-2019	Area code and phone number (713) 245 - 6274
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VE/DE <input type="radio"/>	PIR IND <input type="radio"/>
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Texas Franchise Tax Public Information Report



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3 2 0 5 3 2 4 3 9 4 8

2 0 2 0

Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C					
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4		

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Principal office _____

Principal place of business _____

Please sign below!

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394820

Name INMOBILIARIA DANES SA DE CV	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 1 LLC	State of formation TX	Texas SOS file number, if any 801937112	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 2 LLC	State of formation TX	Texas SOS file number, if any 801937114	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company INMOBILIARIA DANES SA DE CV	State of formation MX	Texas SOS file number, if any 801955353	Percentage of ownership 100.0
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Registered agent and registered office currently on file. (see instructions if you need to make changes)

Agent: **MATOS CPA LLC** Blacken circle if you need forms to change the registered agent or registered office information.

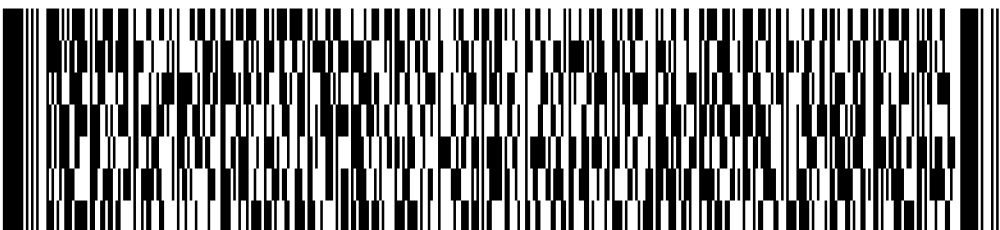
Office: **250 ED ENGLISH DRIVE BUILDING 3 UNIT C** City: **SHENANDOAH** State: **TX** ZIP Code: **77385**

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sign here **David A Matos** Title: **Electronic** Date: **07-24-2020** Area code and phone number: **(713) 245 - 6274**

Texas Comptroller Official Use Only



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Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 9 4 8

2 0 2 0

Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office

Principal place of business

Please sign below!

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394820

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 3 LLC	State of formation TX	Texas SOS file number, if any 801937117	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 4 LLC	State of formation TX	Texas SOS file number, if any 801937120	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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Registered agent and registered office currently on file. (see instructions if you need to make changes)
Agent: **MATOS CPA LLC** Blacken circle if you need forms to change the registered agent or registered office information.

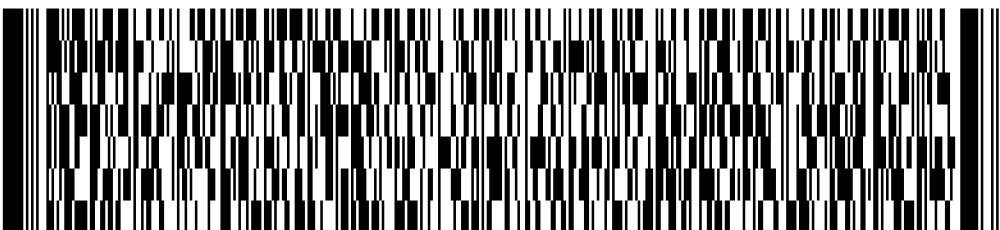
Office: **250 ED ENGLISH DRIVE BUILDING 3 UNIT C** City: **SHENANDOAH** State: **TX** ZIP Code: **77385**

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sign here **David A Matos** Title: **Electronic** Date: **07-24-2020** Area code and phone number: **(713) 245 - 6274**

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Texas Franchise Tax Public Information Report

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Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
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City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

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Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
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Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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Registered agent and registered office currently on file. (see instructions if you need to make changes)

Agent: **MATOS CPA LLC** Blacken circle if you need forms to change the registered agent or registered office information.

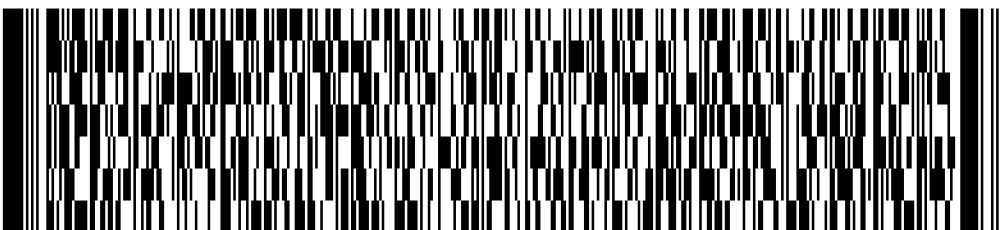
Office: **250 ED ENGLISH DRIVE BUILDING 3 UNIT C** City: **SHENANDOAH** State: **TX** ZIP Code: **77385**

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sign here **David A Matos** Title: **Electronic** Date: **07-24-2020** Area code and phone number: **(713) 245 - 6274**

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Form 401

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: See Instructions

**Statement of Change of
Registered Office/Agent**

Filed in the Office of the
Secretary of State of Texas
Filing #: 801937110 09/10/2021
Document #: 1078133040035
Image Generated Electronically
for Web Filing

Entity Information

The name of the entity is :

STAR TREE HOLDING LLC

The file number issued to the entity by the secretary of state is: **801937110**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

MATOS & JAWAD PLLC

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

282 ED ENGLISH DRIVE UNIT A, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **September 10, 2021**

DAVID A MATOS

Signature of authorized person(s)

FILING OFFICE COPY

Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

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■ Taxpayer number

■ Report year

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Taxpayer name STAR TREE HOLDING LLC				Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 250 ED ENGLISH DR STE C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

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Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 8019
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 8019

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SECTION A Name, title and mailing address of each officer, director or manager.

3205324394821

Name	Title	Director	Term expiration	m	m	d	d	y	y
INMOBILIARIA DANES SA DE CV	MANAGER	<input type="radio"/> YES							
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						

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Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
STAR TREE RE 1 LLC	TX	801937112	100.0
STAR TREE RE 2 LLC	TX	801937114	100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
INMOBILIARIA DANES SA DE CV	MX	801955353	100.0

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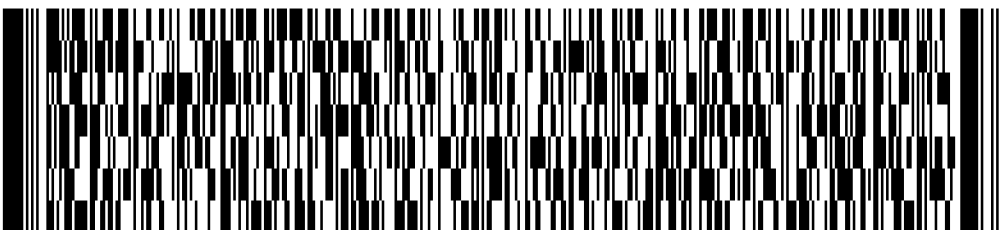
Agent: MATOS CPA LLC	Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385
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sign here David A Matos	Title: Electronic	Date: 07-02-2021	Area code and phone number: (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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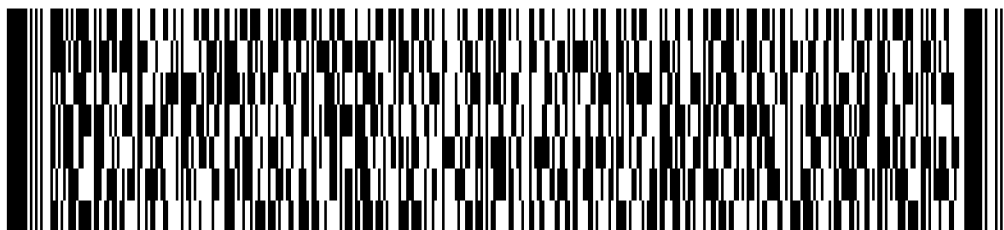
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Agent: MATOS CPA LLC			
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sign here David A Matos	Title Electronic	Date 07-02-2021	Area code and phone number (713) 245 - 6274
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VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

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Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
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Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

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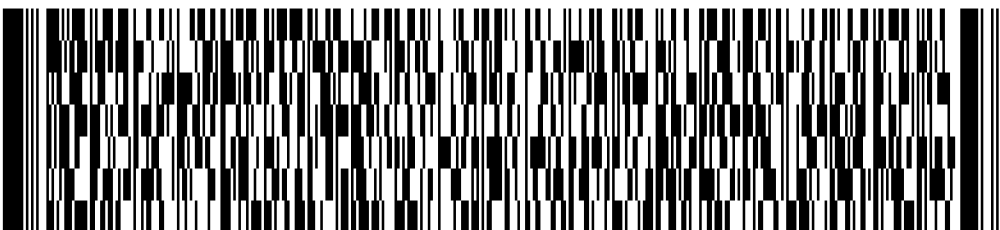
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Agent: MATOS CPA LLC			
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385

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3205324394822

Name	Title	Director	Term expiration	m	m	d	d	y	y
INMOBILIARIA DANES SA DE CV	MANAGER	<input type="radio"/> YES							
Mailing address 282 ED ENGLISH DR STE A	City SHENANDOAH	State TX	ZIP Code 77385						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						
Name	Title	Director	Term expiration	m	m	d	d	y	y
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INMOBILIARIA DANES SA DE CV	MX	801955353	100.0

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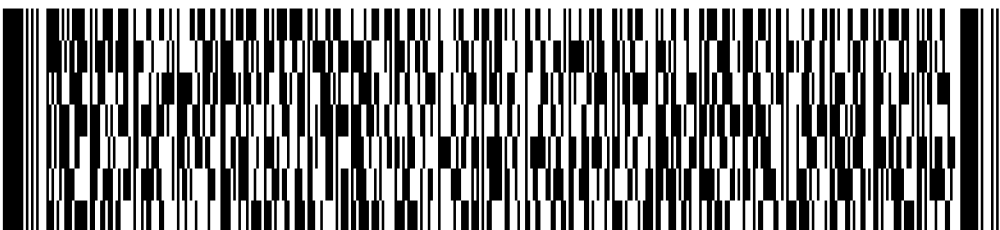
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Principal place of business 282 ED ENGLISH DR STE A SHENANDOAH, TX 77385 8022

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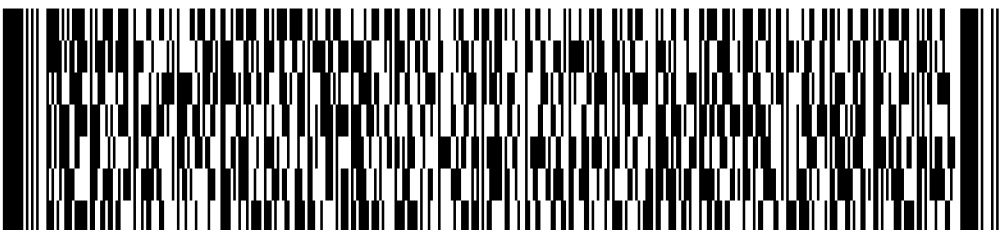
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS & JAWAD PLLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.
Office: 282 ED ENGLISH DRIVE UNIT A	City SHENANDOAH State TX ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 08-04-2022	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 9 4 8

2 0 2 2

Taxpayer name STAR TREE HOLDING LLC		Secretary of State (SOS) file number or Comptroller file number 0801937110	
Mailing address 282 ED ENGLISH DR STE A			
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 282 ED ENGLISH DR STE A SHENANDOAH, TX 77385 8022
Principal place of business 282 ED ENGLISH DR STE A SHENANDOAH, TX 77385 8022

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324394822

Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 5 LLC	State of formation TX	Texas SOS file number, if any 801937122	Percentage of ownership 100.0
Name of owned (subsidiary) corporation or limited liability company STAR TREE RE 6 LLC	State of formation TX	Texas SOS file number, if any 801937124	Percentage of ownership 100.0

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
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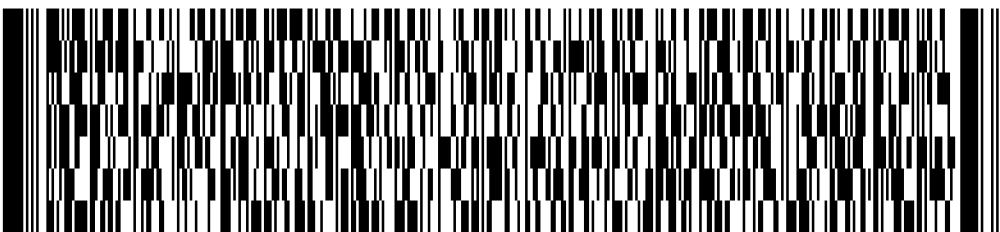
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS & JAWAD PLLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.
Office: 282 ED ENGLISH DRIVE UNIT A	City SHENANDOAH State TX ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 08-04-2022	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

STAR TREE RE 6 LLC
Filing Number: 801937124

Certificate of Formation	February 19, 2014
Change of Registered Agent/Office	December 05, 2014
Public Information Report (PIR)	December 31, 2015
Public Information Report (PIR)	December 31, 2016
Public Information Report (PIR)	December 31, 2017
Public Information Report (PIR)	December 31, 2018
Public Information Report (PIR)	December 31, 2020
Change of Registered Agent/Office	September 10, 2021
Public Information Report (PIR)	December 31, 2021
Public Information Report (PIR)	December 31, 2022

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 23, 2023.



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State

EXHIBIT
16

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 801937124 02/19/2014
Document #: 530205510015
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

STAR TREE RE 6 LLC

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

MATOS CPA LLC

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX 77381

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **STAR TREE HOLDING LLC**

Address: **8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX, USA
77381**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

**DAVID A. MATOS 8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS
TX 77381**

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

DAVID A. MATOS

Signature of Organizer

FILING OFFICE COPY

Form 401

Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709

Filing Fee: See Instructions



**Statement of Change of
 Registered Office/Agent**

Filed in the Office of the
 Secretary of State of Texas
 Filing #: 801937124 12/05/2014
 Document #: 581419060018
 Image Generated Electronically
 for Web Filing

Entity Information

The name of the entity is :

STAR TREE RE 6 LLC

The file number issued to the entity by the secretary of state is: **801937124**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

8505 TECHNOLOGY FOREST PLACE SUITE 501, THE WOODLANDS, TX, USA 77381

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

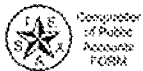
Date: **December 5, 2014**

DAVID A. MATOS

Signature of authorized person(s)

FILING OFFICE COPY

Texas Franchise Tax Public Information Report



05-102
(Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Code 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3	2	0	5	3	2	4	3	8	2	3
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Taxpayer name STAR TREE RE 6 LLC				Secretary of State (SOS) file number or Comptroller file number 0801937124			
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324382315

Name STAR TREE HOLDING LLC	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
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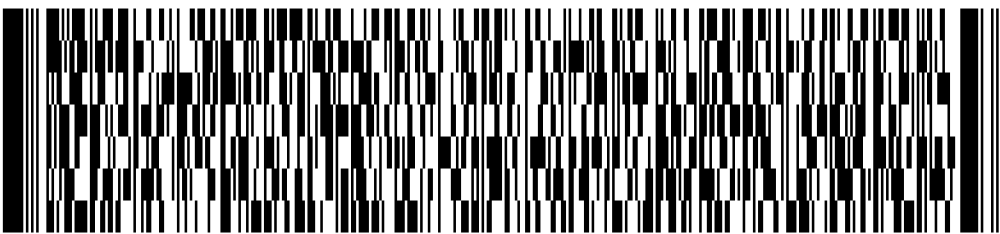
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC	<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.		
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City: SHENANDOAH	State: TX	ZIP Code: 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 05-13-2015	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



05-102
(Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

Code 13196 Franchise

■ Taxpayer number

■ Report year

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Taxpayer name STAR TREE RE 6 LLC				Secretary of State (SOS) file number or Comptroller file number 0801937124	
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR BLDG 3 UNIT C SHENANDOAH, TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324382316

Name STAR TREE HOLDING LLC	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
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Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: **MATOS CPA LLC** Blacken circle if you need forms to change the registered agent or registered office information.

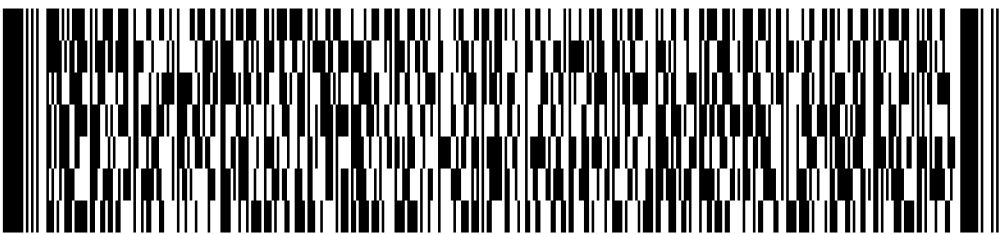
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
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The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Signature David A Matos	Title Electronic	Date 05-16-2016	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

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■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

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Taxpayer name STAR TREE RE 6 LLC				Secretary of State (SOS) file number or Comptroller file number 0801937124			
Mailing address 250 ED ENGLISH DRIVE UNIT C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 8019

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324382317

Name STAR TREE HOLDING LLC	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
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Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: **MATOS CPA LLC** Blacken circle if you need forms to change the registered agent or registered office information.

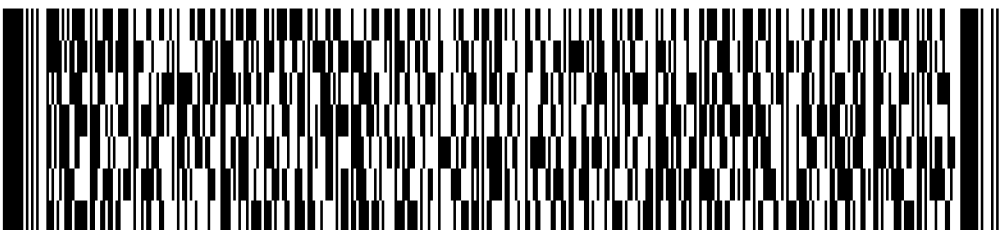
Office: 250 ED ENGLISH DRIVE UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
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sign here David A Matos	Title Electronic	Date 05-15-2017	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

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Taxpayer name STAR TREE RE 6 LLC				Secretary of State (SOS) file number or Comptroller file number 0801937124			
Mailing address 250 ED ENGLISH DR STE C							
City SHENANDOAH		State TX		ZIP Code 77385		Plus 4	

● Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385
Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324382318

Name STAR TREE HOLDING LLC	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
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Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: **MATOS CPA LLC** Blacken circle if you need forms to change the registered agent or registered office information.

Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
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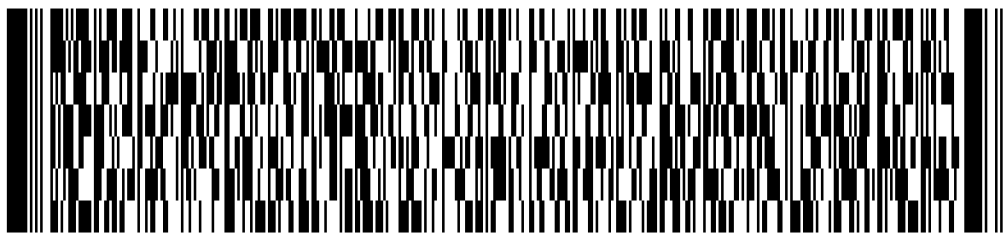
The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 11-13-2018	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only

VE/DE <input type="radio"/>	PIR IND <input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

■ **Tcode** 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 8 2 3

2 0 2 0

Taxpayer name STAR TREE RE 6 LLC				Secretary of State (SOS) file number or Comptroller file number 0801937124	
Mailing address 250 ED ENGLISH DR STE C					
City SHENANDOAH	State TX	ZIP Code 77385	Plus 4		

● Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office
Principal place of business

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324382320

Name STAR TREE HOLDING LLC	Title MEMBER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

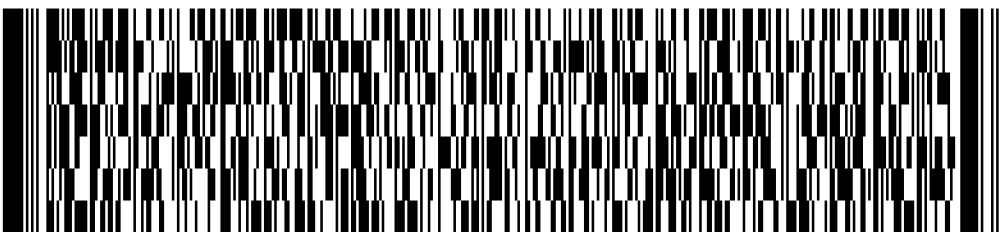
Name of owned (parent) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
Registered agent and registered office currently on file. (see instructions if you need to make changes)			
Agent: MATOS CPA LLC		<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.	
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 07-24-2020	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Form 401

Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 FAX: 512/463-5709

Filing Fee: See Instructions



**Statement of Change of
 Registered Office/Agent**

**Filed in the Office of the
 Secretary of State of Texas
 Filing #: 801937124 09/10/2021
 Document #: 1078133040041
 Image Generated Electronically
 for Web Filing**

Entity Information

The name of the entity is :

STAR TREE RE 6 LLC

The file number issued to the entity by the secretary of state is: **801937124**

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

MATOS & JAWAD PLLC

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

C. The business address of the registered agent and the registered office address is changed to:

282 ED ENGLISH DRIVE UNIT A, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: **September 10, 2021**

DAVID A MATOS

Signature of authorized person(s)

FILING OFFICE COPY

Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 8 2 3

2 0 2 1

Taxpayer name STAR TREE RE 6 LLC				Secretary of State (SOS) file number or Comptroller file number 0801937124	
Mailing address 250 ED ENGLISH DR STE C					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 -8019
Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 -8019

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324382321

Name STAR TREE HOLDING LLC	Title MANAGER	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address 250 ED ENGLISH DR UNIT C	City SHENANDOAH	State TX	ZIP Code 77385
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="radio"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company STAR TREE HOLDING LLC	State of formation TX	Texas SOS file number, if any 801937110	Percentage of ownership 100.0
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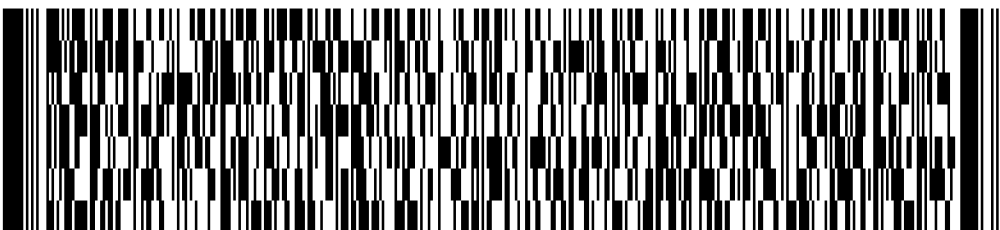
Registered agent and registered office currently on file. (see instructions if you need to make changes)				<input type="radio"/> Blacken circle if you need forms to change the registered agent or registered office information.	
Agent: MATOS CPA LLC					
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C	City SHENANDOAH	State TX	ZIP Code 77385		

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 07-02-2021	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Texas Franchise Tax Public Information Report



Comptroller of Public Accounts FORM 05-102 (Rev. 9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

3 2 0 5 3 2 4 3 8 2 3

2 0 2 2

Taxpayer name STAR TREE RE 6 LLC				Secretary of State (SOS) file number or Comptroller file number 0801937124	
Mailing address 282 ED ENGLISH DR STE A					
City SHENANDOAH		State TX	ZIP Code 77385	Plus 4	

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 282 ED ENGLISH DR STE A SHENANDOAH, TX 77385 -8022
Principal place of business 282 ED ENGLISH DR STE A SHENANDOAH, TX 77385 -8022

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

3205324382322

Name	Title	Director	Term expiration	m	m	d	d	y	y
STAR TREE HOLDING LLC	MANAGER	<input type="radio"/> YES							
Mailing address 282 ED ENGLISH DR STE A	City SHENANDOAH	State TX	ZIP Code 77385						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						
Name	Title	Director	Term expiration	m	m	d	d	y	y
		<input type="radio"/> YES							
Mailing address	City	State	ZIP Code						

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
STAR TREE HOLDING LLC	TX	801937110	100.0

Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: **MATOS & JAWAD PLLC** Blacken circle if you need forms to change the registered agent or registered office information.

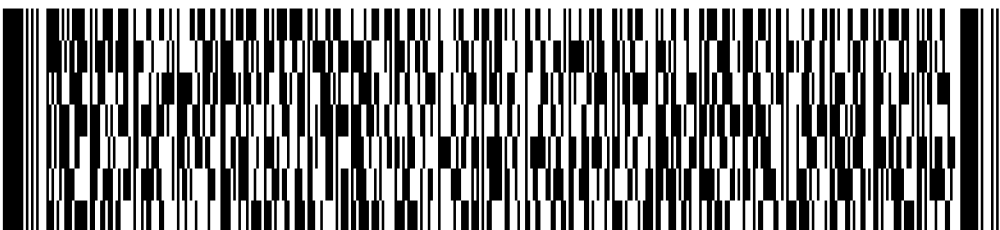
Office: 282 ED ENGLISH DRIVE UNIT A	City SHENANDOAH	State TX	ZIP Code 77385
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The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here David A Matos	Title Electronic	Date 08-04-2022	Area code and phone number (713) 245 - 6274
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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Property Owner Property Address Tax Year 2023 2023 Market Value
 R448904 STAR TREE RE 6, LLC 25329 BUDDE RD, UNIT #1003, SPRING, TX 77380 N/A

2023 GENERAL INFORMATION

Property Status Active
 Property Type Real
 Legal Description S959100 - Woodgrove Office Park, BLDG 10 UNIT 1003
 Neighborhood WOODGROVE OFFICE PARK
 Account 9591-00-01003
 Related Properties P02905, P36639
 Map Number 2525

2023 VALUE INFORMATION

Improvement Homesite Value N/A
 Improvement Non-Homesite Value N/A
 Total Improvement Market Value N/A
 Land Homesite Value N/A
 Land Non-Homesite Value N/A
 Land Agricultural Market Value N/A
 Total Land Market Value N/A
 Total Market Value N/A
 Agricultural Use N/A
 Timber Use N/A
 Total Appraised Value N/A
 Homestead Cap Loss N/A
 Total Assessed Value N/A

2023 OWNER INFORMATION

Owner Name STAR TREE RE 6, LLC
 Owner ID
 Exemptions
 Percent Ownership 100%
 Mailing Address % DAVID MATOS 250 ED ENGLISH DR #STE C SHENANDOAH, TX 77385-8019
 Agent -

N/A values are not applicable toward total value.

2023 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		N/A	N/A	N/A	N/A
GMO- Montgomery Cnty		N/A	N/A	N/A	N/A
HM1- Mont Co Hospital		N/A	N/A	N/A	N/A
JNH- Lone Star College		N/A	N/A	N/A	N/A
MSM- So Mont Co MUD		N/A	N/A	N/A	N/A
SCO- Conroe ISD		N/A	N/A	N/A	N/A

2023 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - F1 - Commercial (real) No - N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Office Building	2013	1,200	N/A	Details
2	Commercial Porch Open	2013	64	N/A	Details

Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - F1 - Commercial (real) No - N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Paving - Concrete Average	2013	2,877	N/A	Details

2023 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Primary Site	F1 - Commercial (real)	No	N/A	N/A	N/A	4,396 Sq. ft
TOTALS						4,396 Sq. ft / 0.100918 acres

EXHIBIT 17

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2022	\$152,540	\$65,940	\$218,480	\$0	\$0	\$218,480	\$0	\$218,480

2021	\$152,540	\$65,940	\$218,480	\$0	\$0	\$218,480	\$0	\$218,480
2020	\$152,540	\$65,940	\$218,480	\$0	\$0	\$218,480	\$0	\$218,480
2019	\$152,540	\$65,940	\$218,480	\$0	\$0	\$218,480	\$0	\$218,480
2018	\$218,490	\$65,940	\$284,430	\$0	\$0	\$284,430	\$0	\$284,430

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
2/18/2015	JFL HOLDINGS	STAR TREE RE 6, LLC	2015014848	

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Montgomery Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Montgomery Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Montgomery Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Presented By:
NB Elite Realty



EXHIBIT
18

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Property Details

The Woodgrove Office Park has single-story office buildings that are located within a gated community. The buildings are divided into 4 individual office condos. Each condo contains 4 spacious offices, a reception, kitchen, closet, and restroom. WOP offers the flexibility to expand from one to four condos allowing your business to grow.

The Woodgrove Office Park is conveniently located in The Woodlands, easy access to Downtown Woodlands, and Interstate 45. It is a gated community designed to offer a professional business environment to meet the needs of small to medium size companies. Great location only 2 blocks west HWY I-45, one mile South of downtown Woodland and 1/2 mile North of the Exxon Campus.

Price: Upon Request

View the full listing here: <https://www.loopnet.com/Listing/25329-Budde-Rd-The-Woodlands-TX/20926679/>

Rental Rate:	Upon Request
Total Space Available:	4,900 SF
Max. Contiguous:	1,225 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	58,800 SF
Walk Score ®:	66 (Somewhat Walkable)
Rental Rate Mo:	Upon Request

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Listing spaces

1st Floor Ste 1001

Space Available: 1,225 SF
Rental Rate: Upon Request
Date Available: Now
Service Type: Negotiable
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

RECENTLY PAINTED AND CLEAN

1st Floor Ste 1002

Space Available: 1,225 SF
Rental Rate: Upon Request
Date Available: Now
Service Type: Negotiable
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

RECENTLY PAINTED AND CLEAN

1st Floor Ste 1003

Space Available: 1,225 SF
Rental Rate: Upon Request
Date Available: July 01, 2022
Service Type: Negotiable
Built Out As: Standard Office
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

RECENTLY PAINTED AND CLEAN

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Listing spaces

1st Floor Ste 1004

Space Available:	1,225 SF
Rental Rate:	Upon Request
Date Available:	October 01, 2020
Service Type:	Negotiable
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

RECENTLY PAINTED AND CLEAN

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Location



Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Property Photos



Building Photo



Building Photo

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Property Photos



Building Photo



Building Photo

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Property Photos



Building Photo



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Property Photos



Building Photo



Building Photo

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25329 Budde Rd, The Woodlands, TX 77380

Property Photos



Building Photo



Building Photo

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380



David Matos

dmatos@matoscpa.com

(713) 245-6274

NB Elite Realty

1644 W Alabama St, Suite 100
Houston, TX 77006

