ALTA/NSPS LAND TITLE SURVEY

15546 I-35 FRONTAGE ROAD

LAREDO, WEBB COUNTY, TEXAS 78045

SITE INFORMATION

N/F: TDB WORLD INDUSTRIAL PARK LLC
15546 I-35 FRONTAGE ROAD, LAREDO, TEXAS 78045
APN: 823527, 823528 AND 823529
1,127,025 SQ. FEET, OR 25.873 ACRES ±

TITLE COMMITMENT INFORMATION

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2965181, EFFECTIVE JUNE 22, 2026 AT 8:00AM, ISSUED JUNE 29, 2026 9:37AM, AND REFLECTS THE LEGAL DESCRIPTION AND SCHEDULE B-II EXCEPTIONS CONTAINED THEREIN.

SCHEDULE A DESCRIPTION

LOTS 1, 2, & 3, IN BLOCK 5, OF WORLD LOGISTICS PARK, PHASE II AN ADDITION TO THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 43, PAGE 63 OF THE MAP/PLAT RECORDS OF WEBB COUNTY, TEXAS, CONTAINING 25.87 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B

(1) — THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

THOSE RECORDED IN/UNDER VOLUME 43, PAGE 63 OF THE MAP/PLAT RECORDS OF WEBB COUNTY, TEXAS; VOLUME 5180, PAGE 550, IN/UNDER VOLUME 5748, PAGE 555 IN/UNDER VOLUME 5751, PAGE 609; IN/UNDER VOLUME 5751, PAGE 626 AND IN/UNDER VOLUME 5961, PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS; BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
(AFFECTS, BLANKET IN NATURE)

(10) — THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

(C) — SUBJECT TO ALL EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, NOTATIONS AND OTHER MATTERS NOTED ON PLAT OF WORLD LOGISTICS PARK PHASE II, RECORDED IN VOLUME 43, PAGE 63, MAP/PLAT RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, PLOTTED AND SHOWN)

(D) — A STATED FIVE FOOT BUILDING SETBACK LINE, AS SET FORTH BY WORLD LOGISTICS PARK PHASE II RECORDED IN/UNDER VOLUME 43, PAGE 63 OF THE MAP/PLAT RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, PLOTTED AND SHOWN)

(E) — A STATED TEN FOOT BUILDING SETBACK LINE, AS SET FORTH BY WORLD LOGISTICS PARK PHASE II RECORDED IN/UNDER VOLUME 43, PAGE 63 OF THE MAP/PLAT RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, PLOTTED AND SHOWN)

(F) — A STATED TEN FOOT UTILITY EASEMENT, AS SET FORTH BY WORLD LOGISTICS PARK PHASE II PLAT RECORDED IN/UNDER VOLUME 43, PAGE 63 OF THE MAP/PLAT RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, PLOTTED AND SHOWN)

(G) — A STATED TWENTY FOOT UTILITY EASEMENT, AS SET FORTH BY WORLD LOGISTICS PARK PHASE II PLAT RECORDED IN/UNDER VOLUME 43, PAGE 63 OF THE MAP/PLAT RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, PLOTTED AND SHOWN)

(H) — EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN TDB LAND HOLDINGS, LTD., A TEXAS LIMITED PARTNERSHIP, AND MEDINA ELECTRIC COOPERATIVE, INC., BY INSTRUMENT DATED MAY 23, 2024, FILED JUNE 6, 2024, RECORDED IN/UNDER VOLUME 5665, PAGE 466, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS
(DOES NOT AFFECT, EASEMENT LIES OFFSITE TO THE SOUTHEAST)

(I) — OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME OF ALL WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 1100, PAGE 289 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
(AFFECTS, NOT A SURVEY MATTER)

(J) — OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME OF ALL WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 5180, PAGE 542 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
(AFFECTS, NOT A SURVEY MATTER)

(K) — MEMORANDUM OF OIL, GAS AND MINERAL LEASE RECORDED APRIL 07, 2011, RECORDED IN/UNDER VOLUME 3072, PAGE 234 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS IN FAVOR OF LAREDO ENERGY IV GP, LLC. (TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION.)
(AFFECTS, NOT A SURVEY MATTER)

(L) — MEMORANDUM OF OIL, GAS AND MINERAL LEASE RECORDED JULY 27, 2018, RECORDED IN/UNDER VOLUME 4454, PAGE 537 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS IN FAVOR OF EOG RESOURCES, INC.. (TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION.)
(AFFECTS, NOT A SURVEY MATTER)

(M) — OIL, GAS AND MINERAL LEASE RECORDED DECEMBER 21, 2022, RECORDED IN/UNDER VOLUME 5391, PAGE 351 OF THE OFFICIAL RECORDS OF WEBB COUNTY, TEXAS IN FAVOR OF SEGUNDO NAVARRO DRILLING, LTD. (TITLE TO SAID LEASE NOT CHECKED SUBSEQUENT TO ITS DATE OF EXECUTION.)
(AFFECTS, NOT A SURVEY MATTER)

(N) — ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT, RECORDED IN/UNDER VOLUME 2832, PAGE 356, AS AFFECTED BY RECORDING MEMORANDUM RECORDED IN/UNDER VOLUME 4918, PAGE 736, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, BLANKET IN NATURE)

(O) — MEMORANDUM OF RIGHT OF FIRST REFUSAL DATED DECEMBER 23, 2021, EXECUTED BY AND BETWEEN RIATA MINERALS LTD., A TEXAS LIMITED PARTNERSHIP AND TDB LAND HOLDINGS, LTD., A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 5180, PAGE 560, WEBB COUNTY OFFICIAL PUBLIC RECORDS.
(AFFECTS, BLANKET IN NATURE)

(P) — ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF LIMITED SURFACE USE AGREEMENT, RECORDED IN/UNDER VOLUME 5629, PAGE 94 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, BLANKET IN NATURE)

(Q) — ALL TERMS, CONDITIONS, AND PROVISIONS OF THAT CERTAIN AMENDED DISTRICT INFORMATION FORM WEBB COUNTY MUNICIPAL UTILITY DISTRICT, RECORDED IN/UNDER VOLUME 5725, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
(AFFECTS, BLANKET IN NATURE)

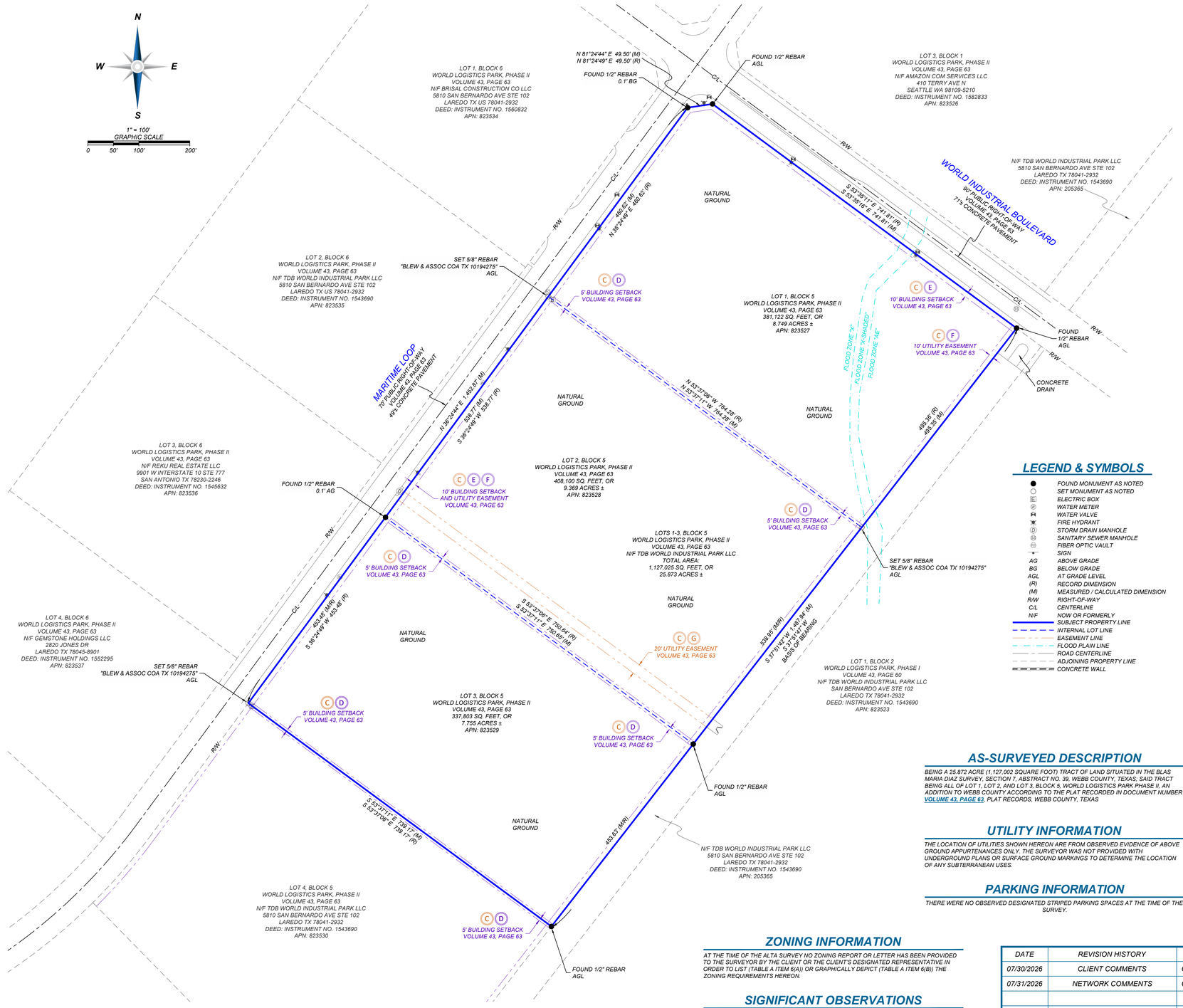
(R) — ALL CHARGES, LIENS, AND ASSESSMENTS PAYABLE TO WORLD INDUSTRIAL PARK ASSOCIATION, INC., INCLUDING THAT LIEN TO SECURE THE PAYMENT THEREOF, RECORDED IN/UNDER VOLUME 5748, PAGE 555 IN/UNDER VOLUME 5751, PAGE 609 AND IN/UNDER VOLUME 5751, PAGE 626 OF THE OFFICIAL RECORDS OF WEBB COUNTY, TEXAS, TOGETHER WITH ALL SUPPLEMENTS AND/OR AMENDMENTS THERETO, IF ANY; TOGETHER WITH ALL SUPPLEMENTS AND/OR AMENDMENTS THERETO, IF ANY. THIS LIEN IS SUBORDINATE TO ANY FIRST MORTGAGE/ DEED OF TRUST OF RECORD.
(AFFECTS, BLANKET IN NATURE)

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHEAST BOUNDARY LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 37°51'42" W PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH ZONE NAD83.
LATITUDE = 27°44'30.8156"
LONGITUDE = -99°26'52.8300"
CONVERGENCE ANGLE = 00°25'49.4482"

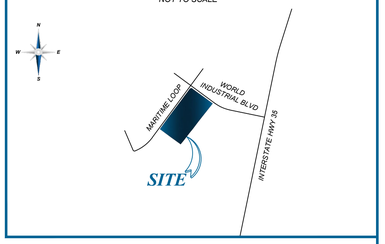
N
W E
S

1" = 100'
GRAPHIC SCALE
0 50' 100' 200'



VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS JULY 22, 2026.
8. THE DISTANCES SHOWN HEREON ARE UNTIS OF GROUND MEASUREMENTS. COMBINED GRID SCALE FACTOR (GRID TO GROUND)= 1.00005382.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WORLD INDUSTRIAL BOULEVARD AND MARITIME LOOP, WHICH ABUTS THE NORTH CORNER OF THE SUBJECT PROPERTY.
10. SURVEYOR NOTES THAT THE SUBJECT PROPERTY ABUTS THE SOUTHWEST RIGHT-OF-WAY LINE OF WORLD INDUSTRIAL BOULEVARD AND THE SOUTHEAST RIGHT-OF-WAY LINE OF MARITIME LOOP AS SHOWN ON SURVEY. NO CURB CUTS OR DRIVEWAYS WERE OBSERVED DURING THE FIELD INSPECTION. ACCESS MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPERTY GOVERNMENTAL APPROVALS.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED TEXAS ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM WEBB COUNTY CENTRAL APPRAISAL DISTRICT.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- FIBER OPTIC VAULT
- SIGN
- AG — ABOVE GRADE
- BG — BELOW GRADE
- AGL — AT GRADE LEVEL
- (R) — RECORD DIMENSION
- (M) — MEASURED / CALCULATED DIMENSION
- R/W — RIGHT-OF-WAY
- C/L — CENTERLINE
- N/F — NOW OR FORMERLY
- SUBJECT PROPERTY LINE
- INTERNAL LOT LINE
- EASEMENT LINE
- FLOOD PLAIN LINE
- ROAD CENTERLINE
- ADJOINING PROPERTY LINE
- CONCRETE WALL

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X," "X-SHADED," AND "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48479C1030C, WHICH BEARS AN EFFECTIVE DATE OF 4/2/2008 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS.

ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY AND R.L.R. INVESTMENTS, L.L.C.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/22/2026.

DATE OF PLAT OR MAP: 07/24/2026

STANLEY CRAWFORD RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7080
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

STATE OF TEXAS — REGISTERED — STANLEY C. RUSSELL — 7080 — PROFESSIONAL LAND SURVEYOR

AS-SURVEYED DESCRIPTION

BEING A 25.972 ACRE (1,127,002 SQUARE FOOT) TRACT OF LAND SITUATED IN THE BLAS MARIA DIAZ SURVEY, SECTION 7, ABSTRACT NO. 39, WEBB COUNTY, TEXAS; SAID TRACT BEING ALL OF LOT 1, LOT 2, AND LOT 3, BLOCK 5, WORLD LOGISTICS PARK PHASE II, AN ADDITION TO WEBB COUNTY ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER VOLUME 43, PAGE 63, PLAT RECORDS, WEBB COUNTY, TEXAS

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

PARKING INFORMATION

THERE WERE NO OBSERVED DESIGNATED STRIPED PARKING SPACES AT THE TIME OF THE SURVEY.

ZONING INFORMATION

AT THE TIME OF THE ALTA SURVEY NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE IN ORDER TO LIST (TABLE A ITEM 6(A)) OR GRAPHICALLY DEPICT (TABLE A ITEM 6(B)) THE ZONING REQUIREMENTS HEREON.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

DATE	REVISION HISTORY	BY
07/30/2026	CLIENT COMMENTS	CW
07/31/2026	NETWORK COMMENTS	CW

BLEW
Surveying | Engineering | Environmental
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OFFICE: 817.591.7720 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 26-7491	**SURVEY DRAWN BY:** CW - 07/24/2026
SURVEY REVIEWED BY: KAF	**SHEET:** 1 OF 1
SURVEY PREPARED FOR: R.L.R. INVESTMENTS, L.L.C.	