

ALTA/NSPS LAND TITLE SURVEY
FOR
EASEMENTS AND LEASES ON PARCEL ID 207697

GENERAL NOTES:

1. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON CORNER MONUMENTS FOUND AT THE TIME OF THE SURVEY AND DEEDS AND PLATS OF RECORD.
2. HORIZONTAL DATUM: STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE, NAD83. COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
3. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS/STREAMS MARKERS OBSERVED ON THE SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK, NOR HAS ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY BEEN RECEIVED.
4. THE FIELD AND OFFICE PROCEDURES WERE PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY.
5. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY (G.F. NO. 22000370751, DATED AS OF NOVEMBER 17, 2022).
6. "THE LEASE PARCEL HAS DIRECT ACCESS TO CHACOTA STREET, A PUBLIC ROAD, FOR PUBLIC USE, AND NANCY STREET, A PUBLIC ROAD FOR PUBLIC USE, WITHOUT GAPS OR GORES."
7. LEASE AND EASEMENT LINES HERE, RUN CONTIGUOUS, TOGETHER AND WITHOUT ANY GAPS OR GORES.
8. IF APPLICABLE - NO OFFSITE EASEMENTS WERE OBSERVED OR PROVIDED DURING THE SURVEY.
9. ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE PLOTTED HEREON, INCLUDING ANY ABOVE-GROUND UTILITIES.
10. SURVEYOR'S CERTIFICATE AND NOTES APPLY TO ALL SHEETS.

TABLE "A" NOTES:

- ITEM 1 - ALL MONUMENTS FOUND OR TO BE SET AS SHOWN.
- ITEM 2 - TITLE DOCUMENTS STATE ADDRESS TO BE CHACOTA STREET, LAREDO, TX 78046
- ITEM 3 - FEMA FLOOD HAZARD MAPPING SHOWS THE PROPERTY IN ZONE X, PER MAP NO. 48479C1380C, EFFECTIVE DATE 04/02/2008.
- ITEM 4 - GROSS LAND AREA: 226,476 SQ. FT. OR 5.20 ACRES.
- ITEM 5 - TOPOGRAPHIC SURVEY AS SHOWN
- ITEM 6(a) - NO ZONING REPORT PROVIDED.
- ITEM 6(b) - NO ZONING REPORT PROVIDED.
- ITEM 7(a) - NO BUILDINGS ON SUBJECT TRACT
- ITEM 7(b1) - NO BUILDINGS ON SUBJECT TRACT.
- ITEM 8 - SUBSTANTIAL FEATURES ARE AS SHOWN.
- ITEM 11 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS, UTILITY 811 TICKET, FIELD LOCATIONS OF ASSOCIATED ABOVE GROUND STRUCTURES, AND ANY MARKINGS PROVIDED BY THE CLIENT. THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES AND/OR STRUCTURES, THE LOCATION AND EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN, MAY BE PRESENT ON SITE. LOCATION OF UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES ARE NOT CERTIFIED.
- ITEM 13 - NAMES OF ADJOINING OWNERS PER THE WEBB COUNTY GIS MAP ARE AS SHOWN.
- ITEM 14 - 24'± TO S. EJIDO AVENUE., ALONG CHACOTA STREET.
- ITEM 16 - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17 - NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED ON THE DATE OF THE FIELD WORK.

METES AND BOUNDS DESCRIPTION

BEING 2.000 ACRES OF LAND OUT OF THE SOUTHWEST CORNER OF A 630.18 ACRE TRACT OF LAND OUT OF PORCIONES 33 AND 34 KNOWN AS THE "HILLTOP FARM", WHICH 630.18 ACRES WERE DESCRIBED BY METES AND BOUNDS IN A DEED DATED THE 8TH DAY OF SEPTEMBER, 1941, EXECUTED BY VIRGINIA W. SAMES, INDIVIDUALLY AS EXECUTRIX, AS GRANTOR, TO A.F. MULLER, AS GRANTEE, AS RECORDED IN VOLUME 180, PAGES 354-355, WEBB COUNTY DEED RECORDS, AND BEING THE SAME 630.18 ACRES A.F. MULLER CONVEYED TO SALVADOR VASQUEZ AND WIFE, JODEFA P. VASQUEZ, UNDER A DEED DATED THE 7TH DAY OF JUNE, 1947, AS RECORDED IN VOLUME 198, PAGES 11-12, WEBB COUNTY DEED RECORDS. SAID 2.000 - ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING AT A FOUND IRON PIPE ON THE EAST LINE OF A TRACT OF LAND BEING PARTS OF ALL BLOCK 2061, IN THE CITY OF LAREDO AS CONVEYED TO THE CITY OF LAREDO, RECORDED IN DOCUMENT NUMBER 603952 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF A CALLED 2.02 ACRE - TRACT CONVEYED TO AEP TEXAS INC. IN DOCUMENT NUMBER 1380086 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE OF SAID, CALLED 2.02 ACRE TRACT OF LAND AND THE HEREIN DESCRIBED TRACT OF LAND, NORTH 89° 26' 13" EAST, A DISTANCE OF 417.42 FEET TO A SET 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "CED PROPERTY CORNER" (HEREINAFTER CALLED A SET CE) ON THE WEST LINE OF LOT 1, BLOCK 1 OF THE LAS AMERICAS SUBDIVISION, UNIT 3, ACCORDING TO PLAT OF RECORD IN VOLUME 19, PAGE 62, PLAT RECORDS OF WEBB COUNTY, TEXAS, AS CONVEYED TO HILLTOP FARM LTD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE OF SAID LOT 1 AND THE HEREIN DESCRIBED TRACT OF LAND, SOUTH 00° 20' 47" EAST, A DISTANCE OF 208.71 FEET FROM WHERE A FOUND MAG NAIL BEARS NORTH 11° 14' 13" EAST, A DISTANCE OF 1.55 FEET ON THE NORTH LINE OF LOT 3, BLOCK 1, OF THE CUATRO VIENTOS NORTE SUBDIVISION OF RECORD IN VOLUME 22, PAGE 70, PLAT RECORDS OF WEBB COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE OF SAID CUATRO VIENTOS NORTE SUBDIVISION AND THE HEREIN DESCRIBED TRACT OF LAND, SOUTH 89° 26' 13" WEST, A DISTANCE OF 417.42 FEET FROM WHERE A FOUND 1" IRON ROD BEARS SOUTH 07° 35' 27" WEST, A DISTANCE OF 0.90 FEET IN THE EAST LINE OF SAID OF PARTS OF BLOCK 2061, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE OF SAID PART OF BLOCK 2061, AND THE HEREIN DESCRIBED TRACT OF LAND, NORTH 00° 20' 47" WEST, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING, CONTAINING 87,119 SQUARE FEET OR 2.000 ACRES OF LAND, WEBB COUNTY, TEXAS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY COLLIER'S ENGINEERING AND DESIGN. BEARINGS ARE BASED ON NAD83 TEXAS STATE - PLANE SOUTH ZONE, 4205.

SURVEYOR'S CERTIFICATE

TO CHACOTA STREET STORAGE 1, LLC, AND STEWART TITLE GUARANTY COMPANY;

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 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 8, 11, 13, 14, 16, 17 AND 19 OF TABLE A. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2023.

SAUL V. CASTILLO, R.P.L.S.

DATE

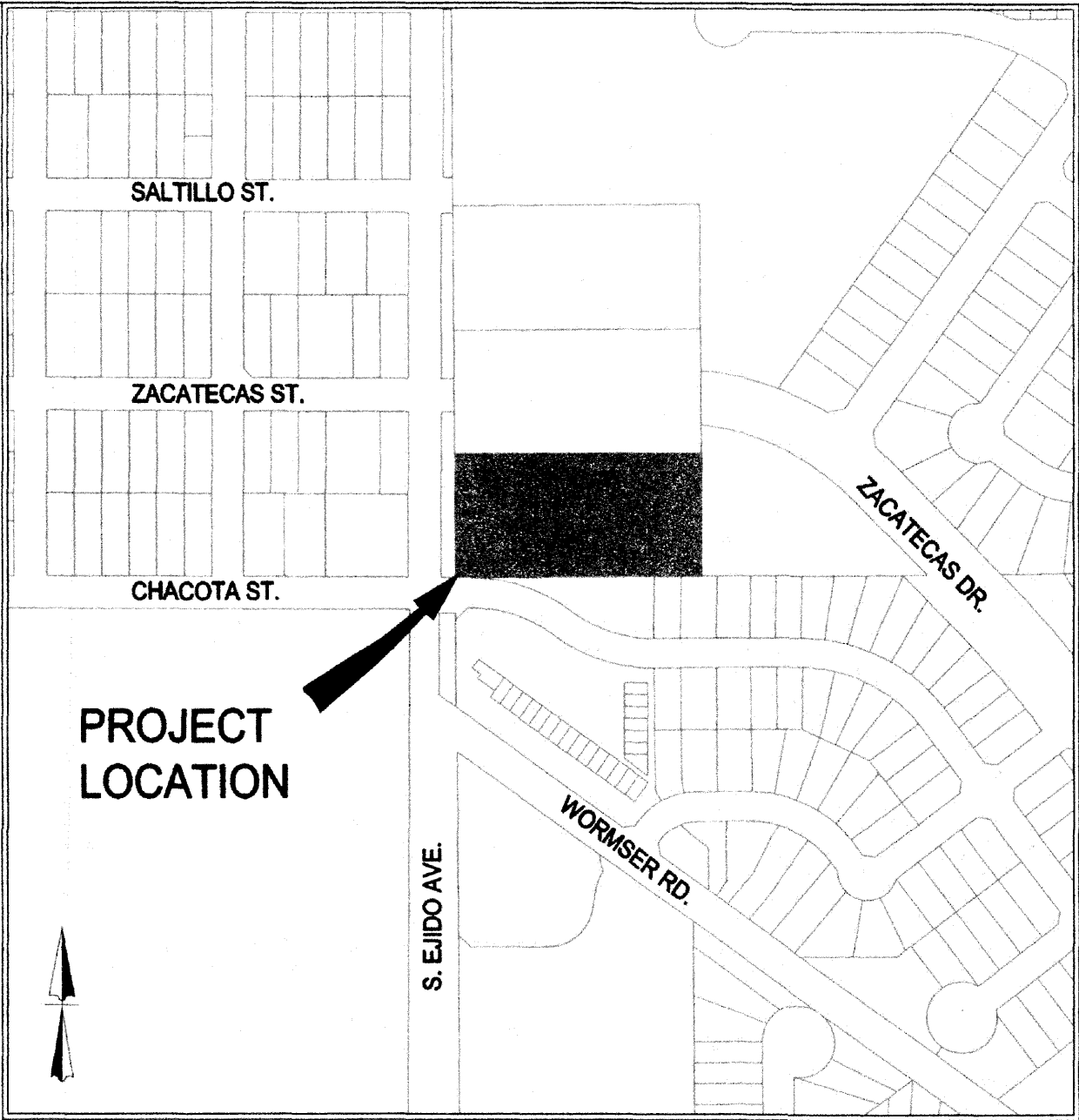
TEXAS LICENSE #6192

SOURCE OF TITLE

ALFONSO HYNES ORNELAS JR. &
ADRIANA SELINA ORNELAS
DOC. NO. 569152

PLATS OF REFERENCE

VOL. 22, PG. 70
VOL. 19, PG. 62



VICINITY MAP
(NOT TO SCALE)

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO.: 22000370751
EFFECTIVE DATE: NOVEMBER 17, 2022
SCHEDULE B - SECTION II
EXCEPTIONS

10(i). LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, RECORDED IN VOLUME 226, PAGE 459; VOLUME 256, PAGE 352; AND VOLUME 301, PAGE 113 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS. REFERENCE WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT A SURVEY MATTER)

ALTA/NSPS LAND TITLE SURVEY
FOR
EASEMENTS AND LEASES ON
PARCEL ID 207697

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RELEASE LEVEL

CHECKED

DRAWN

DATE

REV

PLAN SHEET 1 OF 2



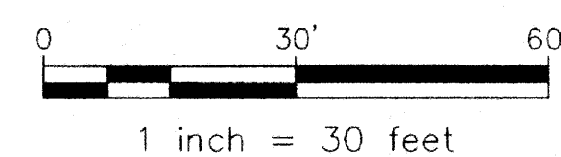
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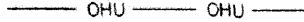
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207697

PLAN SHEET 2 OF 2

○ FIR	FOUND 1/2" IRON ROD OR AS NOTED
P.R.W.C.T.	PLAT RECORDS OF WEBB COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
(R)	RECORD BEARING AND DISTANCE
TPED	TELEPHONE PEDESTAL
SLPB	SLOPE BOTTOM
SLPT	SLOPE TOP
POB	POINT OF BEGINNING
⊙ MP	MARKER POST
⊙ FIP	FOUND IRON PIPE
⊙ FMN	FOUND MAG NAIL ON VERTICAL FACE OF STUCCO WALL
⊙ SBM	SET BENCHMARK

- | | | |
|---|-------------|-----------------------------|
|  | PP | POWER POLE |
|  | PPX | POWER POLE WITH TRANSFORMER |
|  | GUY | GUY |
|  | WM | WATER METER |
|  | WV | WATER VALVE |
|  | SSMH | SANITARY SEWER MANHOLE |
|  | OHU — OHU | OVERHEAD UTILITY LINE |
|  | — G — | GAS LINE |
|  | — CATV — | CATV |
|  | — — — | WALL |
|  | — x — x — | BARBED WIRE FENCE |
|  | — // — // — | WOOD FENCE |