

RAWLAND SURVEY KIMLEY HORN

SITE: WM3518 DERBY AVE
SITE #: TX23187-S
ADDRESS: 2320 BOB BULLOCK LOOP
LAREDO TX 78043
WEBB COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
 Office: (386) 418-0500 Fax: (386) 462-9986
 WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY

Professional Land Surveying

10505 Leafwood Place (919) 280-8189
 Raleigh NC 27613 FAX 995-9616
 E-MAIL: raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
TX GRID SOUTH ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA, UNLESS OTHERWISE SHOWN HEREON. THERE ARE NO ENCROACHMENTS INTO OR BEYOND THE DESCRIBED SBA EXCLUSIVE LEASE AREA.
4. NOT ALL SYMBOLS SHOWN HEREON ARE DEPICTED TO SCALE.
5. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

SURVEYOR'S CERTIFICATION

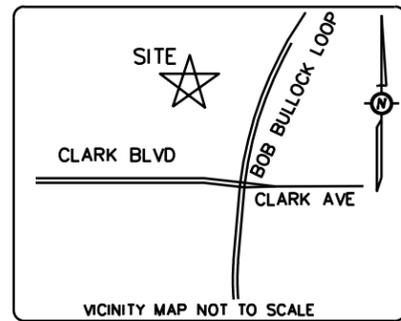
I HEREBY CERTIFY TO:
 SBA TOWERS X, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 5000002973, GF NO. 226068-DGS, EFFECTIVE DATE NOVEMBER 8, 2023 AT 8:00 AM.

MURPHY GEOMATICS

JONATHAN MURPHY
 LAND SURVEYOR - 7062
 DATE: 01/18/2024

FIELD DATE: 12/1/2023

TX FIRM NO. 10194850



PARENT PARCEL INFORMATION:
 OWNER: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST
 2320 BOB BULLOCK LOOP,
 LAREDO, TX 78043
 PARCEL ID #: 264646
 GEO ID: 949-11001-030
 DEED BOOK 33, PAGE 15-16

FAA 1-A INFORMATION:

LATITUDE: 27° 31' 11.25" N
 LONGITUDE: 99° 27' 07.31" W

GROUND ELEVATION AT BASE OF PROPOSED TOWER: 418.8'

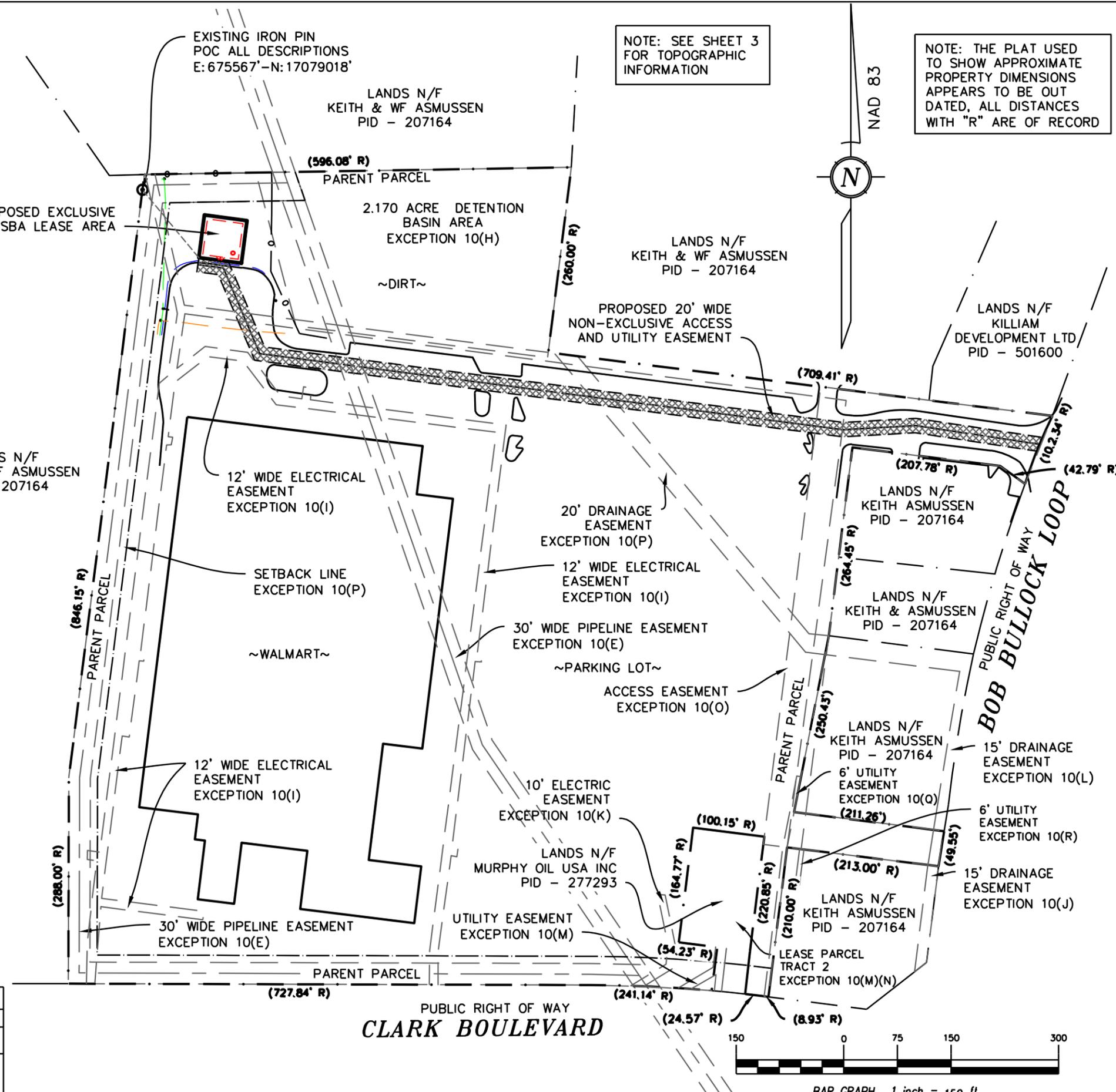
ZONING: N/A

THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 48479C1215C
 EFFECTIVE DATE: 04/02/2008

LEGEND:

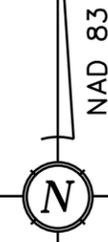
- :SET 5/8" REBAR, OR AS NOTED
- :FOUND 1/2" REBAR, OR AS NOTED
- :FOUND MONUMENT, OR AS NOTED
- (---) :RECORD DESCRIPTION DATA
- P.O.T. :POINT OF TERMINUS
- P.O.B. :POINT OF BEGINNING
- P.O.C. :POINT OF COMMENCEMENT
- o :FENCE AS NOTED
- OH :OVER HEAD UTILITY LINES
- W :WOOD UTILITY POLE
- ET :ELECTRIC TRANSFORMER
- TP :TELCO PEDESTAL
- HH :HAND HOLE
- N/A :NOT AVAILABLE
- N/F :LANDS NOW/FORMERLY
- FL :FLOOD LIGHT
- DFM :UNDERGROUND FIBER MARKER

AREA	SQUARE FEET	ACRES
PARENT PARCEL	1032577	23.70
PROPOSED EXCLUSIVE SBA LEASE AREA	3600	0.08
PROPOSED 20' WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT	24261	0.58



NOTE: SEE SHEET 3 FOR TOPOGRAPHIC INFORMATION

NOTE: THE PLAT USED TO SHOW APPROXIMATE PROPERTY DIMENSIONS APPEARS TO BE OUT DATED, ALL DISTANCES WITH "R" ARE OF RECORD



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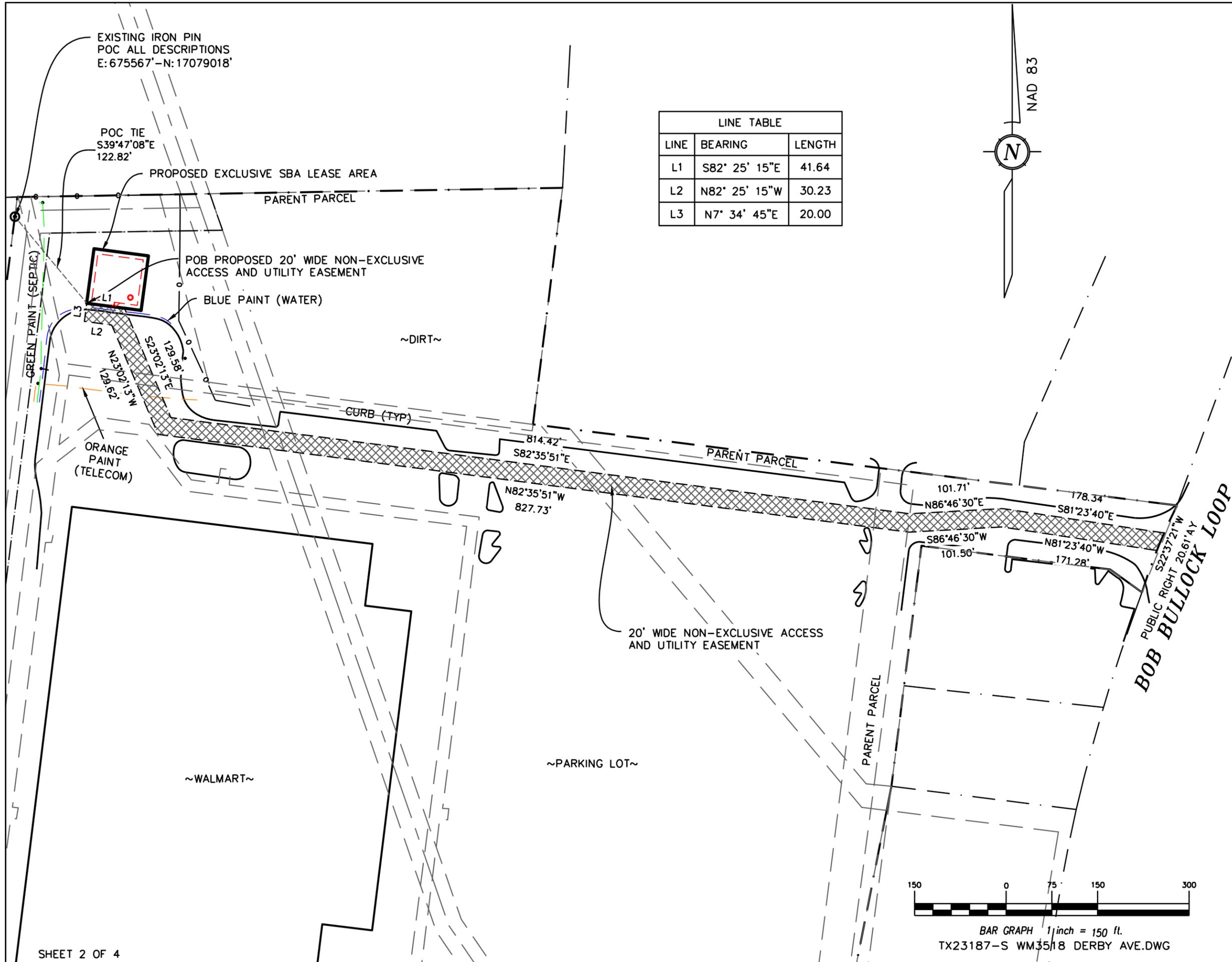
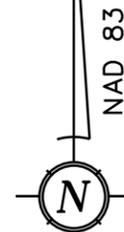
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S82° 25' 15"E	41.64
L2	N82° 25' 15"W	30.23
L3	N7° 34' 45"E	20.00



SURVEYORS REVIEW OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 5000002973 COMMITMENT DATE: NOVEMBER 8, 2023 AT 8:00 AM.

SCHEDULE B, SECTION II:

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
INTENTIONALLY LEFT BLANK
-STANDARD EXCEPTION.
2. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR PROTRUSIONS, OR ANY OVERLAPPING OF IMPROVEMENTS.
-STANDARD EXCEPTION.
3. HOMESTEAD OR COMMUNITY PROPERTY OR SURVIVORSHIP RIGHTS, IF ANY, OF ANY SPOUSE OF ANY INSURED.
(APPLIES TO THE OWNER POLICY ONLY).
-STANDARD EXCEPTION.
4. ANY TITLES OR RIGHTS ASSERTED BY ANYONE, INCLUDING, BUT NOT LIMITED TO, PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES,
A. TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS, OR
B. TO LANDS BEYOND THE LINE OF HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR
C. TO FILLED-IN LANDS, OR ARTIFICIAL ISLANDS, OR
D. TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR
E. TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS THAT AREA.
(APPLIES TO THE OWNER POLICY ONLY.)
-STANDARD EXCEPTION.
5. STANDBY FEES, TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR THE YEAR 2024, AND SUBSEQUENT YEARS; AND SUBSEQUENT TAXES AND ASSESSMENTS BY ANY TAXING AUTHORITY FOR PRIOR YEARS DUE TO CHANGE IN LAND USAGE OR OWNERSHIP, BUT NOT THOSE TAXES OR ASSESSMENTS FOR PRIOR YEARS BECAUSE OF AN EXEMPTION GRANTED TO A PREVIOUS OWNER OF THE PROPERTY UNDER SECTION 11.13, TEXAS TAX CODE, OR BECAUSE OF IMPROVEMENTS NOT ASSESSED FOR A PREVIOUS TAX YEAR.
-STANDARD EXCEPTION.
6. THE TERMS AND CONDITIONS OF THE DOCUMENTS CREATING YOUR INTEREST IN THE LAND.
-STANDARD EXCEPTION.
7. MATERIALS FURNISHED OR LABOR PERFORMED IN CONNECTION WITH PLANNED CONSTRUCTION BEFORE SIGNING AND DELIVERING THE LIEN DOCUMENT DESCRIBED IN SCHEDULE A, IF THE LAND IS PART OF THE HOMESTEAD OF THE OWNER. (APPLIES TO THE MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN ONLY, AND MAY BE DELETED IF SATISFACTORY EVIDENCE IS FURNISHED TO US BEFORE A BINDER IS ISSUED.)
-STANDARD EXCEPTION.
8. LIENS AND LEASES THAT AFFECT THE TITLE TO THE LAND, BUT THAT ARE SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE.
(APPLIES TO MORTGAGEE POLICY (T-2) ONLY.)
-STANDARD EXCEPTION.
9. THE EXCEPTIONS FROM COVERAGE AND EXPRESS INSURANCE IN SCHEDULE B OF THE TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY (T-2R). (APPLIES TO TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY (T-2R) ONLY. SEPARATE EXCEPTIONS 1 THROUGH 8 OF THIS SCHEDULE B DO NOT APPLY TO THE TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY (T-2R).
-STANDARD EXCEPTION.
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):
A. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
-STANDARD EXCEPTION.
- B. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S TITLE POLICY).
-STANDARD EXCEPTION.
- C. ANY VISIBLE AND APPARENT ROADWAY OR EASEMENT OVER OR ACROSS THE SUBJECT PROPERTY, THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD. (OWNER'S TITLE POLICY ONLY).
-STANDARD EXCEPTION.
- D. ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN THE FOLLOWING INSTRUMENTS RECORDED IN VOLUME 522, PAGE 774, IN VOLUME 252, PAGE 21, AND IN VOLUME 684, PAGE 459, WEBB COUNTY DEED RECORDS.
-NOT A SURVEY MATTER.
- E. PIPELINE EASEMENT FROM ANITA UGARTE LUCAS, ET AL TO V. F. NEUHAUS AS SET OUT IN VOLUME 221, PAGE 35, WEBB COUNTY DEED RECORDS, AMENDED BY INSTRUMENT RECORDED IN VOLUME 88, PAGE 124, WEBB COUNTY OFFICIAL RECORDS; FURTHER AMENDED BY INSTRUMENT RECORDED IN VOLUME 1086, PAGES 481-488, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. 30' WIDE PIPELINE EASEMENTS AS SHOWN.
- F. EASEMENTS WITH COVENANTS AND RESTRICTIONS DATED JUNE 25, 2001 EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND KILLAM OIL CO. AND RECORDED IN VOLUME 1069, PAGES 417-443, AND IN PAGES 444-464, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. PARENT PARCEL AS SHOWN.
- G. SUBJECT TO TERMS AND CONDITIONS AS PER STANDARD MAINTENANCE AND MONITORING AGREEMENT DATED NOVEMBER 5, 2001 EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND THE CITY OF LAREDO, AND RECORDED IN VOLUME 1133, PAGES 607-613, WEBB COUNTY OFFICIAL RECORDS.
-DOES NOT AFFECT PARENT PARCEL. EASEMENT LOCATED NEAR SARA ROAD.
- H. SUBJECT TO TERMS AND CONDITIONS AS PER STANDARD MAINTENANCE AND MONITORING AGREEMENT DATED NOVEMBER 5, 2001 EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND THE CITY OF LAREDO, AND RECORDED IN VOLUME 1134, PAGES 688-694, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. 2.170 ACRES DETENTION BASIN AREA AS SHOWN.
- I. EASEMENT AND RIGHT OF WAY DATED JANUARY 21, 2002 EXECUTED BY WAL-MART REAL ESTATE BUSINESS TRUST TO CENTRAL POWER AND LIGHT CO. AND RECORDED IN VOLUME 1182, PAGES 213-216, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. 12' WIDE C.P.L. ELECTRICAL EASEMENTS AS SHOWN.
- J. DRAINAGE EASEMENT DATED MAY 23, 2002 EXECUTED BY KILLAM OIL CO., LTD. TO CITY OF LAREDO AND RECORDED IN VOLUME 1219, PAGES 456-459, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. 15' DRAINAGE EASEMENT AS SHOWN.
- K. EASEMENT AND RIGHT OF WAY DATED JUNE 12, 2002 EXECUTED BY WAL-MART REAL ESTATE BUSINESS TRUST TO CENTRAL POWER AND LIGHT CO., AND RECORDED IN VOLUME 1241, PAGES 87-91, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. 10' ELECTRIC EASEMENT AS SHOWN.
- L. DRAINAGE EASEMENT DATED NOVEMBER 1, 2002 EXECUTED BY WAL-MART REAL ESTATE BUSINESS TRUST TO CITY OF LAREDO AND RECORDED IN VOLUME 1304, PAGES 748-751, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. 15' DRAINAGE EASEMENT AS SHOWN.
- M. SUBJECT TO TERMS AND CONDITIONS AS SET FORTH IN STORM WATER DRAINAGE AND UTILITY EASEMENT DATED APRIL 25, 2002 EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST & MURPHY OIL USA AND RECORDED IN VOLUME 1311, PAGES 456-467, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. LEASE PARCEL AND UTILITY EASEMENT AS SHOWN.
- N. SUBJECT TO EASEMENT WITH COVENANTS AND RESTRICTIONS DATED APRIL 25, 2008 EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND MURPHY OIL USA INC. AND RECORDED IN VOLUME 2695, PAGES 641-662, WEBB COUNTY OFFICIAL RECORDS.
-AFFECTS PARENT PARCEL. TRACT 2 AS SHOWN.

O. SUBJECT TO TERMS AND CONDITIONS AS PER ACCESS EASEMENT DATED NOVEMBER 25, 2014 EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, AND CFT DEVELOPMENTS, LLC AND RECORDED IN VOLUME 3715, PAGES 155-164, WEBB COUNTY OFFICIAL RECORDS.

-AFFECTS PARENT PARCEL. ACCESS EASEMENT AS SHOWN.

P. SUBJECT TO SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS AND PLAT NOTATIONS AS PER PLAT OF PONDEROSA COMMERCIAL SUBDIVISION UNIT 1, RECORDED IN VOLUME 21, PAGE 99, WEBB COUNTY PLAT RECORDS; AND AS PER REPLAT RECORDED IN VOLUME 28, PAGES 18-19, WEBB COUNTY PLAT RECORDS; AND AS PER REPLAT RECORDED IN VOLUME 33, PAGES 15-16, WEBB COUNTY PLAT RECORDS.

-AFFECTS PARENT PARCEL. SETBACK LINE, DRAINAGE EASEMENT AND OTHER EASEMENTS AS SHOWN.

Q. UTILITY EASEMENT AGREEMENT DATED JUNE 29, 2015 EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST TO CFT NV DEVELOPMENTS, LLC AND RECORDED IN VOLUME 3826, PAGES 488-499, WEBB COUNTY OFFICIAL RECORDS.

-AFFECTS PARENT PARCEL. 6' UTILITY EASEMENT AS SHOWN.

R. EASEMENT AND RIGHT OF WAY DATED DECEMBER 3, 2015 EXECUTED BY WAL-MART REAL ESTATE BUSINESS TRUST TO AEP TEXAS CENTRAL COMPANY AND RECORDED IN VOLUME 3896, PAGES 273-278, WEBB COUNTY OFFICIAL RECORDS.

-DOES NOT AFFECT PARENT PARCEL. 6' UTILITY EASEMENT AS SHOWN.

LEGAL DESCRIPTION: PROPOSED EXCLUSIVE SBA LEASE AREA (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, HAVING PARCEL ID: 264646, FURTHER DESCRIBED AS:
COMMENCING FROM AN EXISTING IRON PIN, FOUND ON LINE 21.60' FROM THE NORTHWEST CORNER OF SAID PARCEL, AND HAVING TEXAS STATE PLANE COORDINATES E:675567'-N:17079018';
THENCE, S 39° 47' 08" E FOR A DISTANCE OF 122.82 FEET TO THE POINT OF BEGINNING;
THENCE, N 07° 34' 45" E FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE, S 82° 25' 15" E FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE, S 07° 34' 45" W FOR A DISTANCE OF 60.00 FEET TO A POINT;
THENCE, N 82° 25' 15" W FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 3,600 SQFT -OR- 0.08 ACRES.

LEGAL DESCRIPTION: PROPOSED 20' WIDE ACCESS AND UTILITY EASEMENT (CREATED BY THIS OFFICE)

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, HAVING PARCEL ID: 264646, FURTHER DESCRIBED AS:
COMMENCING FROM AN EXISTING IRON PIN, FOUND ON LINE 21.60' FROM THE NORTHWEST CORNER OF SAID PARCEL, AND HAVING TEXAS STATE PLANE COORDINATES E:675567'-N:17079018';
THENCE, S 39° 47' 08" E FOR A DISTANCE OF 122.82 FEET TO THE POINT OF BEGINNING;
THENCE, S 82° 25' 15" E FOR A DISTANCE OF 41.64 FEET TO A POINT;
THENCE, S 23° 02' 13" E FOR A DISTANCE OF 129.58 FEET TO A POINT;
THENCE, S 82° 35' 51" E FOR A DISTANCE OF 814.42 FEET TO A POINT;
THENCE, N 86° 46' 30" E FOR A DISTANCE OF 101.71 FEET TO A POINT;
THENCE, S 81° 23' 40" E FOR A DISTANCE OF 154.07 FEET TO A POINT LYING ON THE WESTERN RIGHT OF WAY OF BOB BULLOCK LOOP, A DEDICATED PUBLIC RIGHT OF WAY;
THENCE, ALONG SAID RIGHT OF WAY, S 18° 12' 35" W FOR A DISTANCE OF 20.28 FEET TO A POINT;
THENCE, DEPARTING SAID RIGHT OF WAY, N 81° 23' 40" W FOR A DISTANCE OF 148.61 FEET TO A POINT;
THENCE, S 86° 46' 30" W FOR A DISTANCE OF 101.50 FEET TO A POINT;
THENCE, N 82° 35' 51" W FOR A DISTANCE OF 827.73 FEET TO A POINT;
THENCE, N 23° 02' 13" W FOR A DISTANCE OF 129.62 FEET TO A POINT;
THENCE, N 82° 25' 15" W FOR A DISTANCE OF 30.23 FEET TO A POINT;
THENCE, N 07° 34' 45" E FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 24,791 SQFT -OR- 0.57 ACRES.

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT NUMBER THREE-A-ONE (3A1), IN BLOCK NUMBER ONE (1), PONDEROSA COMMERCIAL SUBDIVISION UNIT 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO AS PER REPLAT RECORDED IN VOLUME 33, PAGES 15-16, WEBB COUNTY PLAT RECORDS.

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