

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WEBB §

Situated in Webb County, Texas, and being the SURFACE ONLY of Lot Number ONE (1), in Block Number ONE (1), LAS FLORES SUBDIVISION, PHASE I, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 25, page 89, Webb County Plat Records.

- 1. Subject to Zoning Ordinance of the City of Laredo, effective September 1, 1983.**
- 2. Subject to setback lines, utility easement and plat notations as shown on Plat of Las Flores Subdivision, Phase I, recorded in Volume 25, page 89, Webb County Plat Records.**

3. All oil, gas and other minerals are hereby excepted from Title Policy as reserved by Grantor in Deed dated June 24, 2004, executed by Alexander Properties to Transborder Investments, L.L.C., and recorded in Volume 1632, pages 347-351, Webb County Official Public Records.
4. Right of Way Lease dated August 25, 1936, executed by A.M. Bruni, et al to United Gas Public Service Co., recorded in Volume 141, pages 453-454, Webb County Deed Records.
5. Easement and Right of Way dated August 16, 1948, executed by Adela Bruni by J.C. Martin, Trustee for Central Power and Light Co., recorded in Volume 203, pages 515- 516, Webb County Deed Records.
6. Right of Way dated January 5, 1951, executed by Adela Bruni by J.C. Martin, Trustee to V.F. Neuhaus of Mission, recorded in Volume 221, pages 38-39, Webb County Deed Records; and Transfer of Right of Way to Dehli Pipeline Corp. by instrument dated May 26, 1951, recorded in Volume 217, pages 502-503, Webb County Deed Records.
7. All oil, gas and other minerals reserved by Partition dated July 16, 1951, executed by and between Maria Bruni Leydendecker, et alt, recorded in Volume 219, pages 521-534, Webb County Deed Records
8. Right of Way dated February 24, 1955, executed by J.C. Martin, et al to United Gas Pipeline Co., recorded in Volume 240, pages 336-337, Webb County Deed Records.
9. Right of Way dated February 24, 1955, executed by Fred M. Bruni, et al to United Gas Pipeline Co., recorded in Volume 238, pages 425-426, Webb County Deed Records.
10. Right of Way dated March 1, 1955, executed by A.E. Guajardo to United Gas Pipeline Co., recorded in Volume 238, pages 491-492, Webb County Deed Records.
11. Easement dated May 5, 1949, executed by J.C. Martin, Trustee for Medina Electric Cooperative, recorded in Volume 1182, pages 70-71, Webb County Deed Records.
12. Contractors Subordination Agreement dated July 6, 2004, executed by and between Brother Pavings, Inc., (contractor) and Transborder Investments, LLC (owner), recorded in Volume 1876, pages 616-626, Webb County Official Public Records.

- 13. Standard Maintenance and Monitoring Agreement dated January 18, 2005, executed by and between Transborder Investments, LLC (owner) and City of Laredo, recorded in Volume 1876, pages 616-626, Webb County Official Public Records.
- 14. Easement and Right of Way dated July 28, 2005, executed by Transborder Investments, LLC to AEP Texas Central Company, recorded in Volume 1883, pages 279-281, Webb County Official Public Records.
- 15. Subject to terms and conditions of any unrecorded lease agreements covering subject property.

any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

SALE MADE "AS IS": EXCEPT AS OTHERWISE SET FORTH HEREIN, GRANTEE ACKNOWLEDGES, UNDERSTANDS AND AGREES THAT GRANTEE HAS BEEN GIVEN THE OPPORTUNITY TO MAKE FULL AND COMPLETE INSPECTIONS OF THE PROPERTY TO GRANTEE' S SATISFACTION PRIOR TO THE CLOSING OF THIS CONTRACT AND THAT AS OF THE DATE OF CLOSING, GRANTEE WILL HAVE CONDUCTED ANY TESTS THAT GRANTEE FEELS NECESSARY AS PART OF ITS DUE DILIGENCE. GRANTEE FURTHER ACKNOWLEDGES THAT IT/HE HAS BEEN GRANTED THE RIGHT AND OPPORTUNITY PRIOR TO THE CLOSING DATE TO CONDUCT ANY TESTS AND INSPECTIONS THAT IT/HE DESIRED TO CONDUCT IN CONNECTION WITH THE PURCHASE OF THE PROPERTY, AND ANY DECISION BY GRANTEE NOT TO CONDUCT ANY PARTICULAR TEST OR ANY TESTS AT ALL OR INSPECTION IS GRANTEE'S OWN SOLE RISK. GRANTEE IS RELYING SOLELY ON GRANTEE'S OWN INVESTIGATIONS OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR, OR ANY AGENT, REPRESENTATIVE OR OTHER PARTY ACTING ON BEHALF OF GRANTOR. IT IS THE UNDERSTANDING AND INTENTION OF THE PARTIES THAT THE SALE OF THE PROPERTY FROM GRANTOR TO GRANTEE IS MADE ON AN "AS IS, WHERE IS"

BASIS AND WITH ALL FAULTS. GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, AGREEMENTS OR GUARANTIES OR ANY KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, ORAL OR WRITTEN, RELATING TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR PRESENT OR FUTURE CONDITION OF THE PROPERTY, (B) THE COMPLIANCE OF OR BY THE PROPERTY WITH ANY LAWS, RULES REGULATIONS STATUTES OR ORDINANCES OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (C) THE LIABILITY, MERCHANTABILITY, MARKETABILITY, OR PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THE PROPERTY, OR (D) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE IS RELYING, HAS RELIED AND SHALL IN THE FUTURE RELY SOLELY UPON ITS OWN INVESTIGATIONS, INSPECTIONS AND STUDIES OF THE PROPERTY, AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR, GRANTOR'S AGENTS OR CONTRACTORS OR OTHERWISE GENERATED FROM THIRD PARTY SOURCES. GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENT, REPRESENTATION OR INFORMATION PERTAINING TO THE PROPERTY OR THE OPERATION THEREOF FURNISHED BY ANY PARTY PURPORTING TO ACT ON BEHALF OF GRANTOR, INCLUDING, WITHOUT LIMITATION, ANY REAL ESTATE AGENT, BROKER, SALESPERSON, ENGINEER, OR SURVEYOR. GRANTEE ACKNOWLEDGES THAT THE PURCHASE PRICE HAS BEEN SPECIFICALLY NEGOTIATED AND ADJUSTED TO TAKE INTO ACCOUNT THE AS-IS NATURE OF THIS SALE AND THE DISCLAIMERS AND WAIVERS OF REPRESENTATIONS AND WARRANTIES AS STATED HEREIN. GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USES LAWS, RULES, REGULATIONS, ORDER OR REQUIREMENTS, INCLUDING EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS (AS DEFINED BELOW). GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY DURING THE FEASIBILITY PERIOD, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR AND AT CLOSING AGREES TO ACCEPT THE PROPERTY AND WAIVE ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. THE STATEMENTS AND DISCLAIMERS MADE UNDER THIS PARAGRAPH EXPRESSLY SURVIVE THE CLOSING OF THIS CONTRACT. NOTHING IN THIS PARAGRAPH SHALL OPERATE TO DISCLAIM GRANTOR'S SPECIAL WARRANTY OF TITLE TO BE CONTAINED IN THE DEED PERTAINING SOLELY TO THE TITLE TO THE PROPERTY AND NOT ITS PHYSICAL CONDITION.

It is understood and agreed that the purchase price has been adjusted by prior negotiation to reflect that all of the subject Property is sold by Grantor and purchased by Grantee subject to the foregoing. The recordation of this instrument by the Grantee, or anyone acting in his behalf, conclusively subject to the provisions of the foregoing.

EXECUTED this 14 day of July, 2023.

Tejas Sales International Ltd.
a Texas limited partnership
By: Tejas Sales International Management LLC.
a Texas limited liability company
its general partner

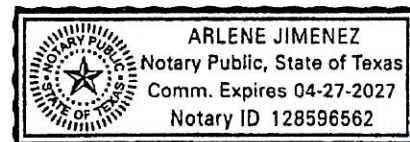
By: Gonzalo P. Farias
Gonzalo P. Farias, manager

Grantees Address:
2019 Houston St.
Laredo, Texas 78040

STATE OF TEXAS §
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COUNTY OF WEBB §

This instrument was acknowledged before me on the 14 day of July, 2023, by Gonzalo P. Farias, manager of Tejas Sales International Management LLC., a Texas limited liability company, on behalf of said company and the company acknowledged this instrument as general partner on behalf of Tejas Sales International Ltd., a Texas limited partnership on behalf of said limited partnership.

Arlene Jimenez
NOTARY PUBLIC, STATE OF TEXAS



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By: Abigail Alonzo, DEPUTY
MARGIE RAMIREZ IBARRA, COUNTY CLERK
Fees: \$42.00

STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME



Margie Ramirez Ibarra
COUNTY CLERK
WEBB COUNTY, TEXAS