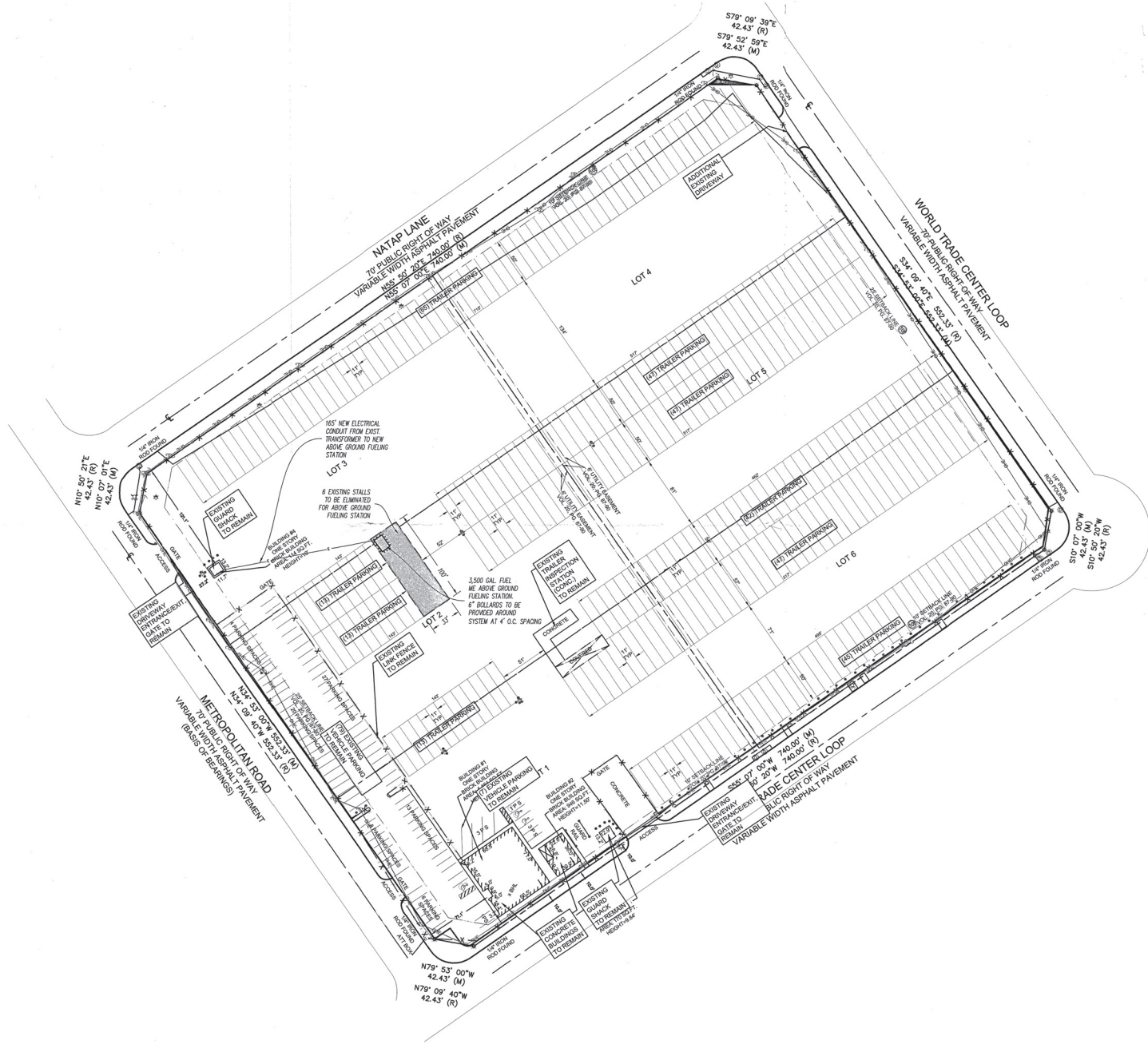




SITE ANALYSIS

METRO METROPOLITAN RD
 LAREDO, TX
 PROPOSED USE: EXISTING TRUCK PARKING (PRIMARY)
 ADJACENT FUEL STATION (ACCESSORY)
 EXISTING ZONING: M-1
 REQUIRED ZONING: M-1 SPECIAL USE

LEGEND

PROPERTY LINE
 EASEMENT LINE
 SETBACK LINE

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADIUS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
5. SEE DETAILS FOR RETAINMENT AND CONCRETE PAVEMENT SECTIONS.
6. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES FOR INTERFERENCE COMPATIBILITY.
7. ALL CURB AND GUTTER SHALL BE 36" BARRIERS UNLESS OTHERWISE NOTED ON PLANS.
8. THREE (3) DOTTED AND GRAYED HOS 5" REINFORCING BARS OR EXPANSION BE ANCHORS, 5'x4" IN DIAMETER SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.

LEGAL DESCRIPTION

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6), BLOCK THREE (3), AMENDED PLAT OF WILLOW PARK, IN THE CITY OF LAREDO, MEXICO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 25-26, PLAT RECORDS, MEXICO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

KORU

Koru Group, PLLC
 2135 CityGate Lane, STE 330
 Harperville, IL 60553

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 KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any view be printed or copied without the express permission of this office.

CLIENT:

CONSULTING ARCHITECT:

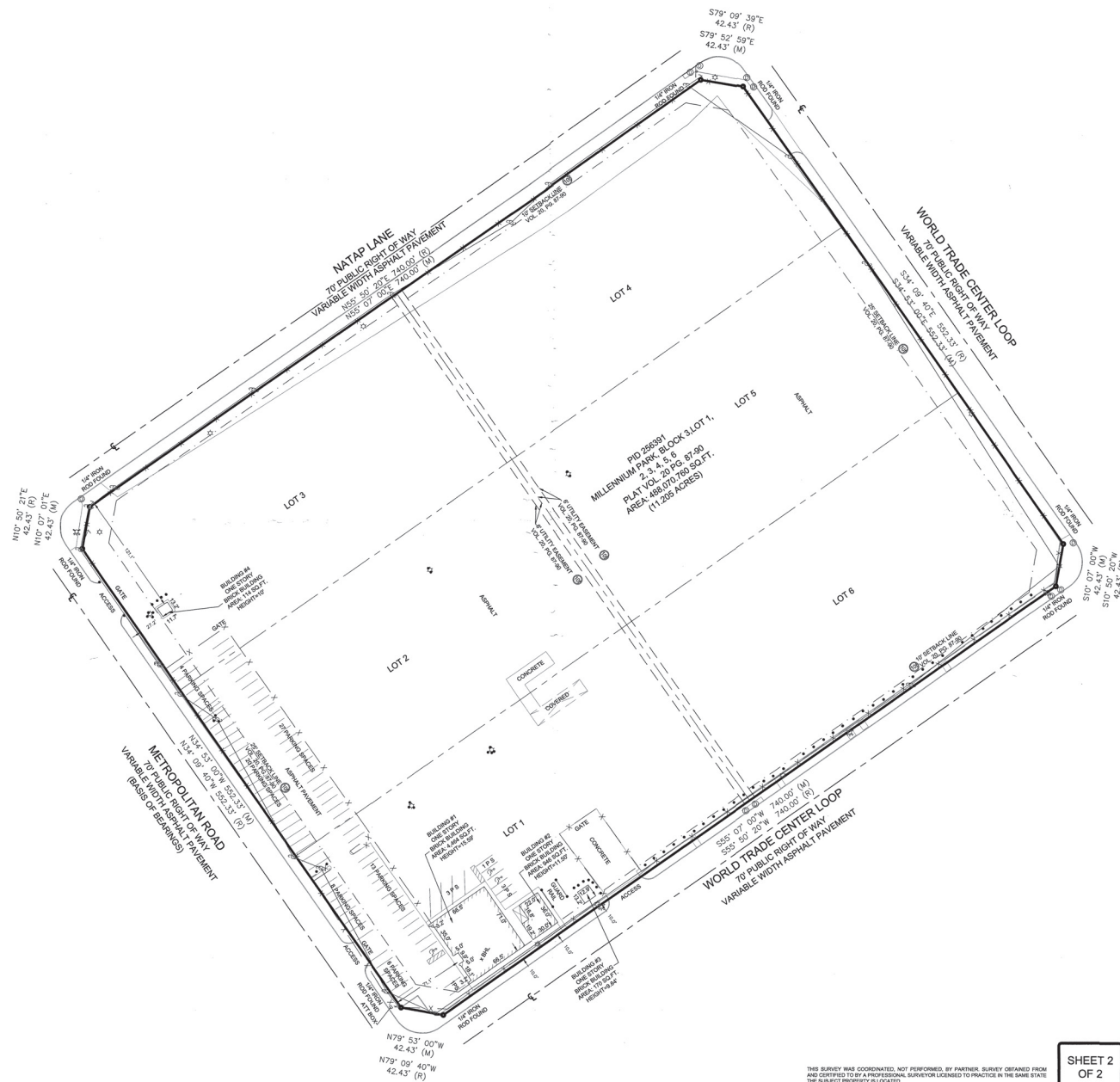
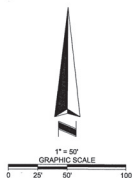
GENERAL CONTRACTOR:

New Construction:

Truck Yard Improvements

18702 Metropolitan Road
 Laredo, Texas

PROJECT NUMBER: 25004
 DRAWN BY: MTE
 REVIEWED BY: MTE
 SHEET TITLE:
 PRELIM SITE PLAN
 SHEET NO.
 S1



- LEGEND**
- | | |
|--------------------------|-----------------------|
| • BOLLARD | ⊙ STORM MANHOLE |
| ⊕ FIRE HYDRANT | ⊕ UTILITY POLE |
| ⊕ GUY ANCHOR | (M) MEASURED |
| ⊕ HANDICAP PARKING SPACE | PS PARKING SPACE(S) |
| ⊕ LIGHT POLE | (R) RECORD |
| ⊕ NO PARKING AREA | SQ. FT. SQUARE FEET |
| ⊕ SET/FOUND MONUMENT | |
| ⊕ AS NOTED | |
| ⊕ SIGN | |
| --- | ADJUNCTION LINES |
| --- | BOUNDARY |
| --- | BUILDING |
| --- | CENTER LINE |
| --- | CHAINLINK FENCE |
| --- | OVERHEAD UTILITY LINE |
| --- | ZONING SETBACK |

2021 ALTANS/PS LAND TITLE SURVEY

TRANSMAGUILA, INC.

SITE ADDRESS

18702 METROPOLITAN ROAD

CITY OF LAREDO

WEBB COUNTY, TEXAS 78045

PARTNER PROJECT NUMBER: 23-398805.2

COORDINATED BY

PARTNER

DATE: _____

REVISIONS: _____

DRAWN BY: DK

CHECKED BY: ECE

FILENAME: 18702 METROPOLITAN ROAD.DWG

DRAWING SCALE: 1"= 50'

JOB NO.: 888

SURVEYED BY

ELIZONDO & ASSOCIATES

SURVEYING + MAPPING

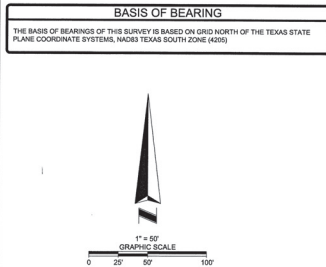
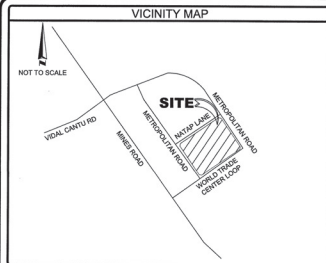
11153 Westwood Loop Suite 120, San Antonio, TX 78253

Phone: (210) 375-4128 elizondosurvey.com

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

SHEET 2
OF 2



OBSERVED SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME SURVEY WAS PERFORMED.

ZONING INFORMATION		
ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION		REPORT DATE:
MINIMUM LOT AREA (SQ. FT.)		REPORT #:
MINIMUM FRONTAGE		
MINIMUM LOT WIDTH		
MAX IMPERVIOUS COVERAGE		PARKING REQUIREMENTS:
MAX BUILDING HEIGHT		
MINIMUM SETBACKS		
FRONT		
SIDE		
REAR		
NOTES:	ZONING REPORT NOT PROVIDED AT THE TIME OF SURVEY.	

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4847C/1002 (MAP NO. 48065), WHICH BEARS AN EFFECTIVE DATE OF 4/20/08, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "C" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

- NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
VOLUME 244, PAGE 300, VOLUME 551, PAGE 153 AND VOLUME 1146, PAGE 209 IN THE OFFICIAL RECORDS, WEBB COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
AFFECTS, NON SURVEY RELATED ITEM.
 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):
101. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGES 87-89, MAP RECORDS, WEBB COUNTY, TEXAS.
AFFECTS, AS SHOWN ON SURVEY.
 102. EASEMENT FOR UNDERGROUND FACILITIES GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JANUARY 26, 1991, RECORDED IN **VOLUME 549, PAGE 140, RECD RECORDS, WEBB COUNTY, TEXAS.**
AFFECTS, UNABLE TO PLOT, EASEMENT IS BLANKET IN NATURE.
 103. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED MAY 30, 2000, RECORDED IN **VOLUME 539, PAGE 673, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.**
DOES NOT AFFECT SUBJECT PROPERTY.
 104. MAINTENANCE AND/OR SPECIAL ASSESSMENT(S) PAYABLE TO LAREDO MILLENNIUM PARK PROPERTY OWNERS' ASSOCIATION, INC. AS SET OUT IN INSTRUMENT DATED AUGUST 15, 2000, FILED AUGUST 15, 2000 RECORDED IN **VOLUME 593, PAGE 152, OFFICIAL RECORDS, WEBB COUNTY, TEXAS, AND THE SAME ARE EXPRESSLY MADE SUBORDINATE, SECONDARY AND INFERIOR TO ALL LIENS FOR TAXES AND SPECIAL ASSESSMENTS LEVIED BY ANY GOVERNMENTAL AGENCY AND ALL LIENS SECURING MONIES DUE OR TO BECOME DUE UNDER ANY MORTGAGE, VENDOR'S LIE OR DEED OF TRUST FILED FOR RECORD PRIOR TO THE DATE PAYMENT FOR SUCH ASSESSMENT FOR COMMON EXPENSES BECOMES DUE.**
AFFECTS, NON SURVEY RELATED ITEM.

TITLE DESCRIPTION

TITLE DESCRIPTION OF LAND:
LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6), BLOCK THREE (3), AMENDED PLAT OF MILLENNIUM PARK, IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGES 87-90, PLAT RECORDS, WEBB COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.
THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2601022018 HAVING AN EFFECTIVE DATE OF MAY 28, 2023.

- SURVEYOR'S NOTES
1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTIAL WALLS, EASEMENTS, BENCHMARKS, FOUNDATIONS AND POSSIBLE ANCHORAGE, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO METROPOLITAN ROAD A WORLD TRADE CENTER LOOP, A DEDICATED PUBLIC RIGHT-OF-WAYS.
 3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
 4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
 6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
 7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 9. ALL RECIPROCAL EASEMENT AGREEMENTS (REAP) THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
 10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSURFACE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 11. UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJACENT PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
 12. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

BUILDING AREA	
BUILDING 1:	4,484 SQ. FT.
BUILDING 2:	948 SQ. FT.
BUILDING 3:	179 SQ. FT.
BUILDING 4:	114 SQ. FT.

BUILDING HEIGHT	
BUILDING 1:	15.09 ±
BUILDING 2:	11.97 ±
BUILDING 3:	9.84 ±
BUILDING 4:	10.07 ±

LAND AREA	
TOTAL AREA:	480,075.780 SQ. FT. (11.265 ACRES)

PARKING	
REGULAR:	86
COVERED:	0
HANDICAP:	3
TOTAL PARKING:	89

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2601022018, ISSUED 06/02/2023 WITH AN EFFECTIVE DATE OF 05/25/2023.

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, LARDO INDUSTRIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, THE CROSS-DOCK OPTION LLC, A TEXAS LIMITED LIABILITY 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/SPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 12, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/02/2023.

DATE OF PLAT OR MAP: 06/19/2023

PRELIMINARY

SURVEYOR: ENRIQUE ELIZONDO
REGISTRATION NUMBER: 4086
STATE OF REGISTRATION: TEXAS
FIELD DATE OF SURVEY: 4/26/2023
LATEST REVISION DATE: 6/15/2023

2021 ALTA/SPS LAND TITLE SURVEY

TRANSMACQUILA, INC.
SITE ADDRESS
18702 METROPOLITAN ROAD
CITY OF LAREDO
WEBB COUNTY, TEXAS 78045

PARTNER

COORDINATED BY

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneres.com
www.partneres.com

DATE	REVISIONS	DRAWN BY: DR	DRAWING SCALE: 1"= 50'
		CHECKED BY: ECE	JOB NO.: 4389
		FILENAME: 18702 METROPOLITAN ROAD.DWG	

SURVEYED BY

ELIZONDO & ASSOCIATES
SURVEYING + MAPPING
11153 Westwood Loop Suite 120, San Antonio, TX 78253
Phone: (210) 375-4128 elizondoassociates.com