UTILITY CONTACT INFORMATION			
NAME	ADDRESS	PHONE #	
AMERICAN ELECTRIC POWER (AEP)	1520 W CALTON RD	(956) 721-3029	
AT&T (TELEPHONE)	5704 SAN BERNARDO AVENUE	(956) 727-6748	
TIME WARNER CABLE	1313 W CALTON ROAD	(956) 269-1254	
CENTER POINT ENERGY (GAS)	1901 MARKET STREET	(956) 723-6584	
CITY OF LAREDO UTILITIES DEPARTMENT	5816 DAUGHERTY AVENUE	(956) 721-2000	

UTILITY CONTACT INFORMATION

NAME	ADDRESS	PHONE #
TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT)	1817 E BOB BULLOCK LOOP	(956) 712-7402
CITY OF LAREDO	1110 HOUSTON STREET	(956) 794-1625

OWNER INFO

WEST PEAK 18514 LLC 2120 BLAINE ST., STE. 200 LAREDO, TX 78043

LAND AREA

LOT 1, BLOCK 1 OWNED BY WEST PEAK 18514 LLC

TOTAL AREA: 5.5080 ACRES

ZONING DATA

THE PROPERTY IS CURRENTLY WITHIN THE LIMITS OF THE CITY OF LAREDO WITH LIGHT MANUFACTURING DISTRICT CLASSIFICATION

AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH BY THE CITY OF LAREDO *ZONING REPORT/LETTER WAS NOT FURNISHED BY CLIENT TO SPECIFY REQUIREMENTS*

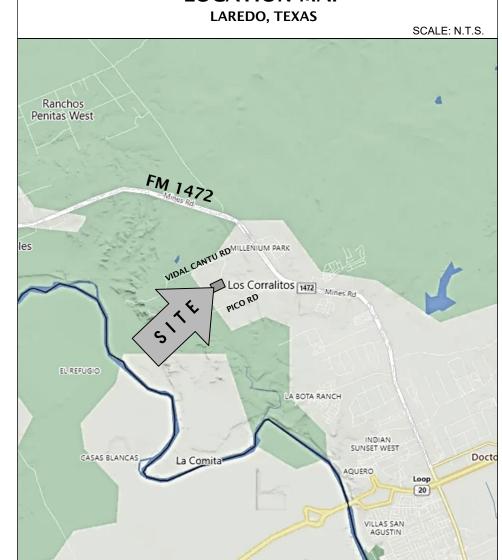
FLOODPLAIN INFORMATION

SAID DESCRIBED PROPERTY IS DESIGNATED AS ZONE X AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS PER FLOOD INSURANCE RATE MAP 48479C WITH A DATE OF IDENTIFICATION OF APRIL 2, 2008, FOR COMMUNITY PANEL NO. 1015C, IN WEBB COUNTY, TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

PARKING

PROPERTY IS CURRENTLY VACANT AND NO PARKING DESIGNATED AT TIME OF SURVEY TRUCK PARKING - 0 CAR PARKING - 0

LOCATION MAP



13.49 ACRES 13.49 ACRES 60' DRAINAGE ESMT GUADALUPE SAENZ, JR ALICIA S. ZUNIGA 1.5259 ACRES V. 1094, P. 703-710 V. 1094, P. 711-718 V. 38, P. 32-34 W.C.R.P.R. W.C.R.P.R. W.C.P.R. V. 4808, P. 445-457 EX. POWER POLE W.C.O.P.R. STREET LIGHT PORCION 13 EX. FIRE HYDRANT J.M. GARCIA W/GATE VALVE A - 51 EX. OVERHEAD ELECTRICAL - EX. CURB & GUTTER N67° 28' 02"E 699.42' C I T Y L I M I T S FND PK - EX. WASTEWATER MANHOLE TOP: 517.36 INV.: 505.27 EX. POWER POLE/ STREET LIGHT EX. WATER MAIN PER C.O.L. AS-BUILT PLANS 18514 WEST PEAK RD. 26"W EX. WATER EX. WATER SERVICE PER C.O.L. **GATE VALVE** LOT 1 AS-BUILT PLANS 26' BLOCK 1 0.48 ACRE TRACT W/GATE VALVE OFF-SITE DRAINAGE ESMT. 5.5080 ACRES V. 4808, P. 445-457 W.C.O.P.R. - EX. WATER EX. WASTEWATER GATE VALVE 23.625 ACRES MAIN PER C.O.L. ALICIA S. ZUNIGA AS-BUILT PLANS V. 1094, P. 711-718 W.C.R.P.R. EX. STORM SEWER CURB INLET S67° 34′ 37″W 699.31′ EX. STORM SEWER CURB INLET EX. CONCRETE EX. POWER POLE/ EX. GRATE INLET -STREET LIGHT TOP: 512.84 PORCION 14 **∠**|2 EX. SANITARY J. GUAJARDO **P** E. W.O. SEWER CLEANOUT LOT 2 A - 56PINNACLE INDUSTRIAL EX. WASTEWATER CENTER - FM 1472 UNIT 3 MANHOLE TOP: 511.33 V. 38, P. 32-34 INV.: 499.33 W.C.P.R.

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):

NOT A **SURVEY**

MATTER

SCHEDULE B

EXCEPTIONS FROM COVERAGE

RIGHTS OF PARTIES IN POSSESSION. (OWNER TITLE POLICY ONLY)

APPLIES b.

ALL CHARGES, LIENS, AND ASSESSMENTS PAYABLE TO THE PROPERTY OWNERS ASSOCIATION OF PINNACLE INDUSTRY CENTER UNIT 3, INCLUDING THAT LIEN TO SECURE THE PAYMENT THEREOF, RECORDED IN/UNDER VOLUME 4880, PAGE 751, OF THE REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS, TOGETHER WITH ALL SUPPLEMENTS AND/OR AMENDMENTS THERETO, IF ANY.

c. ALL BUILDING SET BACK LINES AS SHOWN BY PLAT RECORDED IN/UNDER VOLUME 38, PAGE 32, MAP/PLAT RECORDS, WEBB COUNTY,

TEXAS.

DOES NOT d. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN CANTU FAMILY MANAGEMENT, LLC. AND THE CITY OF LAREDO, BY INSTRUMENT DATED SEPTEMBER 17, 2012, RECORDED IN/UNDER

VOLUME 3333, PAGE 418, OFFICIAL PUBLIC RECORDS, WEBB COUNTY,

APPLY

DOES NOT

APPLY e. ALL THE 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 4024, PAGE 748 OF THE REAL PROPERTY 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.

APPLIES

AGREEMENT BY AND BETWEEN FM1472 INVESTMENTS, INC. AND THE CITY OF LAREDO, BY INSTRUMENT DATED APRIL 30, 2020, FILED JUNE 24, 2020, RECORDED IN/UNDER VOLUME 4808, PAGE 445, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS.

APPLIES (BLANKET TERM) g.

ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, 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 MINERAL INTERESTS THAT ARE NOT LISTED.

APPLIES (BLANKET TERM) 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.

NOTES:

- 1. THIS SURVEY CONSTITUTES A PARTIAL TITLE SEARCH BY TOPSITE CIVIL GROUP, LLC AND TITLE COMMITMENT GF No. 2296097. WITH EFFECTIVE DATE OF APRIL 08. 2024. ISSUED APRIL 13. 2024 AT 12:57 PM. SOLELY RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD AFFECTING SUBJECT PROPERTY.
- 2. NO BUILDINGS OBSERVED AT THE TIME OF SURVEY.
- 3. SETBACKS SHALL BE DETERMINED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4. "LOT 1, BLOCK 1" TAX ID: 787273
- 5. UNDERGROUND PUBLIC UTILITIES WERE OBTAINED FROM RECORD INFORMATION AND/OR VISIBLE APPURTENANCES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- 6. THIS SURVEY FOR LOTS 1, BLOCK 1 IS SURFACE ONLY. ALL UNDERGROUND IMPROVEMENTS WERE NOT VERIFIED. TOPSITE CIVIL GROUP, LLC ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS.
- 7. A ZONING REPORT WAS NOT PROVIDED AT TIME OF SURVEY. SETBACKS DEPICTED HEREON ARE PER RECORDED PLAT.

LEGAL DESCRIPTION: LOTS 1, BLOCK 1 PINNACLE INDUSTRY CENTER - FM 1472 UNIT 3

LOT NUMBER ONE (1), IN BLOCK NUMBER ONE (1), IN PINNACLE INDUSTRY CENTER FM1472 UNIT 3, A SUBDIVISION IN THE CITY OF LAREDO AS PER PLAT RECORDED IN VOLUME 38, PAGE 32-34, WEBB COUNTY PLAT RECORDS.

SURVEY NOTES:

1. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY WAS CONDUCTED ON APRIL 24, 2024.

PLAT NOTES & RESTRICTIONS

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 2. ALL BEARINGS, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET, AND TIED TO CONWAY CONTROL

CERTIFICATE OF SURVEYOR

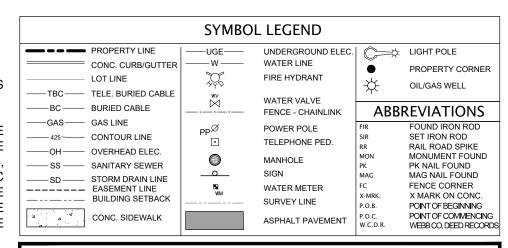
STATE OF TEXAS: COUNTY OF WEBB

TO WEST PEAK 18514, LLC, AND SERVELITE, LLC, ITS SUCCESSORS AND ASSIGNS:

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(b) COMPLETED ON APRIL 24, 2024.

MAY 13, 2024 DATE Of PLAT OR MAP: JORGE A MARTINEZ, R.P.L.S. No. 6568 TBPLS FIRM REG. NO. 10194686



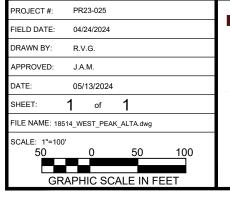


ALTA/NSPS LAND TITLE SURVEY FOR

18514 WEST PEAK RD. LOT 1, BLOCK 1

PINNACLE INDUSTRY CENTER - FM 1472 UNIT 3

PORCION No. 14, J. GUAJARDO, A-56 WEBB COUNTY, TEXAS



6262 McPherson Road, Ste. 206 Laredo, Texas 78041 engr.# F-22574 surv.#10194686 P (956) 725-5057 topsitecivil.com