

**BASIS OF BEARING**  
 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEMS, NAD83 TEXAS SOUTH ZONE (4205)

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: NO ZONING REPORT PROVIDED AT THE TIME OF SURVEY.		

BUILDING AREA	BUILDING HEIGHT
BUILDING #1 : 17,732.00 SQ. FT. BUILDING #2 : 2,003.00 SQ. FT.	BUILDING #1 : HEIGHT-1 : 26.7 FT. HEIGHT-2 : 25.4 FT. BUILDING #2 : HEIGHT : 20.3 FT.

LAND AREA	PARKING
TOTAL MEASURED LAND AREA 1.537 ACRES 66,960.000 SQUARE FEET	REGULAR: 11 COVERED: 00 HANDICAP: 00 TOTAL PARKING: 11

**OBSERVED SIGNIFICANT OBSERVATIONS**  
 NONE APPARENT THE TIME OF SURVEY.

**FLOOD INFORMATION**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480651 (MAP NO. 48479C1205C), WHICH BEARS AN EFFECTIVE DATE OF 04/02/2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**UTILITY NOTE**  
 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E V

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- 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.):  
 THOSE RECORDED IN UNDER **VOLUME 13, PAGE 47-49** OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS; AND RECORDED IN UNDER **VOLUME 65, PAGE 498**; **VOLUME 159, PAGE 100**; **VOLUME 192, PAGE 784** AND **VOLUME 537, PAGE 754** OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS; BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.  
**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.):  
 10a. EASEMENTS AND BUILDING SETBACK LINES AS SHOWN ON PLAT RECORDED IN UNDER **VOLUME 13, PAGE 47-49** OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS; WHICH CITES, AMONG OTHER THINGS, THE FOLLOWING:  
 A STATED 25' BUILDING SETBACK LINE(S)  
**PLOTTABLE, SHOWN HEREON**
  - 10d. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN FRANCISCO FARIAS AND CENTRAL POWER & LIGHT COMPANY, BY INSTRUMENT DATED NOVEMBER 15, 1929, RECORDED DECEMBER 17, 1929, RECORDED IN UNDER **VOLUME 112, PAGE 459** OF THE DEED RECORDS, WEBB COUNTY, TEXAS.  
**AFFECT INDETERMINATE, UNABLE TO DETERMINE AFFECT BY RECORD DOCUMENT**
  - 10e. EASEMENT, RIGHT OF WAY AND/OR AGREEMENT BY AND BETWEEN BLACKSTONE DILWORTH, JR., EXECUTOR OF WILLIAM HUBBERD ESTATE AND SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT FILED JANUARY 4, 1988, RECORDED IN UNDER **VOLUME 1274, PAGE 185** OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
**AFFECT INDETERMINATE, UNABLE TO DETERMINE AFFECT BY RECORD DOCUMENT**
  - 10f. 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 HERE FROM AND NOT INSURED HEREUNDER, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN UNDER **VOLUME 65, PAGE 498** OF THE OFFICIAL PUBLIC 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.  
**NON SURVEY RELATED ITEM**
  - 10g. 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 HERE FROM AND NOT INSURED HEREUNDER, AS SAME ARE SET FORTH IN INSTRUMENT RECORDED IN UNDER COUNTY CLERK'S FILE NO. **1179871** OF THE OFFICIAL PUBLIC 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.  
**NON SURVEY RELATED ITEM**
  - 10j. SUBJECT TO THE CITY OF LAREDO ORDINANCE NO. 93-0-098 RECORDED IN UNDER **VOLUME 109, PAGE 677** OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
**NON SURVEY RELATED ITEM**
  - 10k. ALL CHARGES, LIENS, AND ASSESSMENTS PAYABLE TO THE PROPERTY OWNERS ASSOCIATION OF MILO DISTRIBUTION CENTER, INCLUDING THAT LIEN TO SECURE THE PAYMENT THEREOF, RECORDED IN UNDER **VOLUME 169, PAGE 100** OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, TOGETHER WITH ALL SUPPLEMENTS AND/OR AMENDMENTS THERETO, IF ANY, THIS LIEN HAVING BEEN SUBORDINATED TO ALL VALID PURCHASE MONEY AND CONSTRUCTION LIENS.  
**NON SURVEY RELATED ITEM**

- SURVEYOR'S NOTES**
1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCRAGEMENTS 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 GRAND CENTRAL BOULEVARD, A DULY DEDICATED TO STREET OR HIGHWAYS.
  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 ("REAS") 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, SUBSIDENCE, 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. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
  12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
  13. NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME OF FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT. NECESSARY PERMISSIONS WERE NOT PROVIDED.
  14. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

**TITLE DESCRIPTION**  
 FILE NO.: 2646723  
 LOT 4, IN BLOCK 4, OF MILO DISTRIBUTION CENTER, PHASE 1, A SUBDIVISION IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN UNDER VOLUME 13, PAGE 47-49, OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
 THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 2646723 HAVING AN EFFECTIVE DATE OF JUNE 5, 2025 AT 8:00 A.M.

**TITLE COMMITMENT INFORMATION**  
 THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2646723, ISSUED DATE JUNE 10, 2025, WITH AN EFFECTIVE DATE OF JUNE 5, 2025.

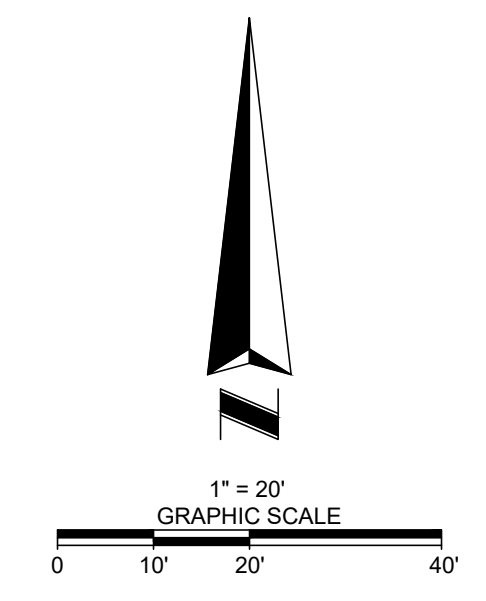
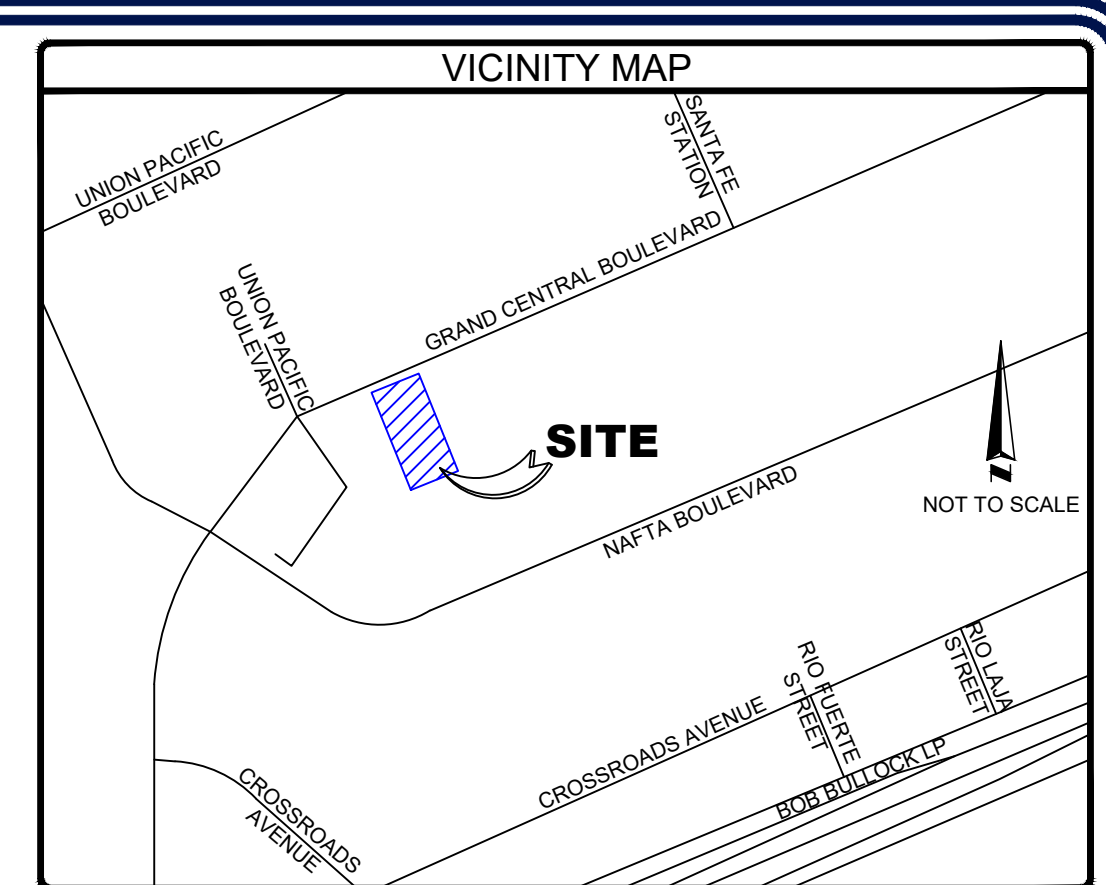
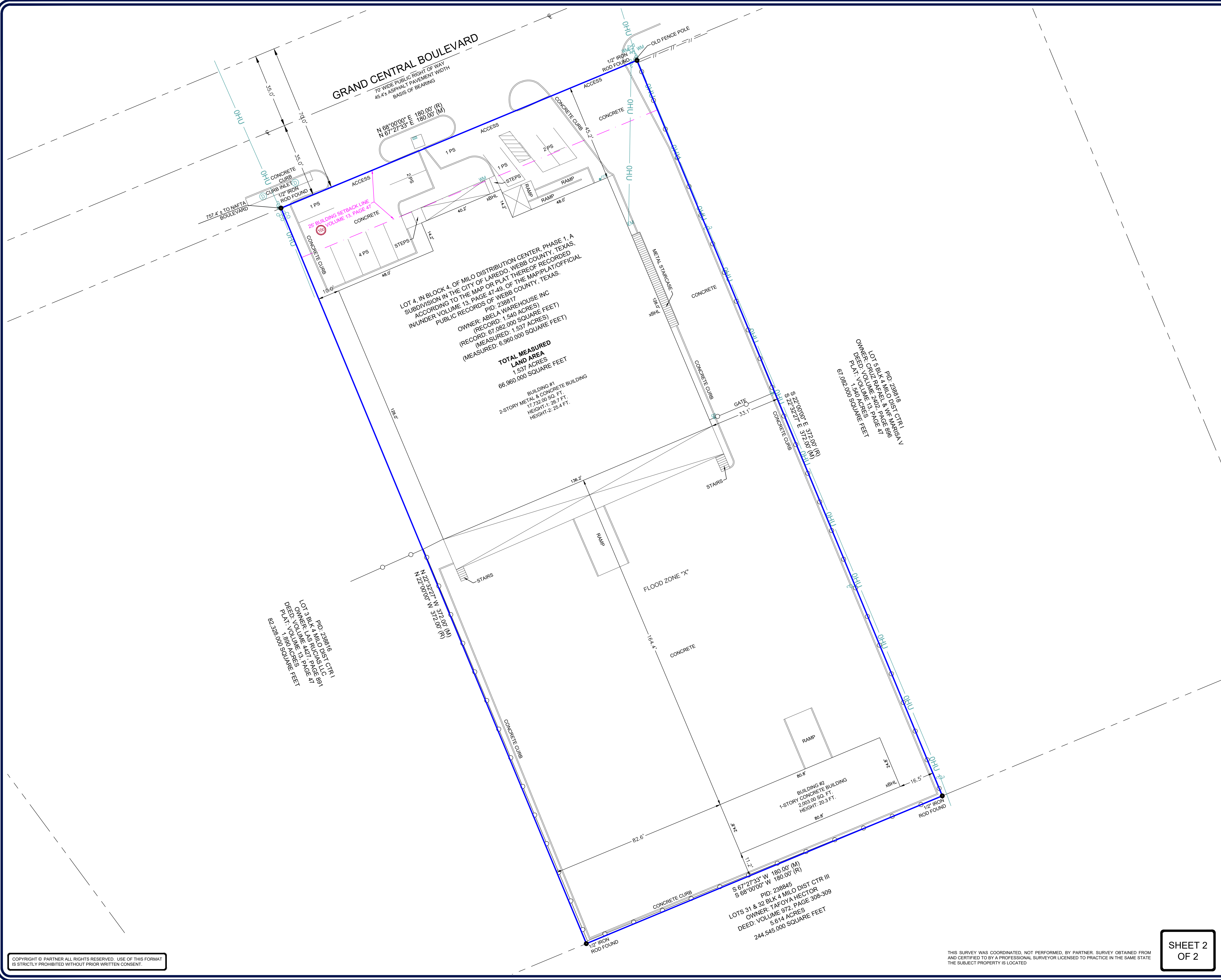
**SURVEYOR'S CERTIFICATE**  
 TO: COHO INTERESTS, LLC; ABELA WAREHOUSE, INC., A TEXAS CORPORATION; STEWART TITLE GUARANTY COMPANY;  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/21/2025  
 DATE OF PLAT OR MAP: 07/24/2025  
**PRELIMINARY**  
 SURVEYOR: ENRIQUE ELIZONDO  
 REGISTRATION NUMBER: 6386  
 STATE OF REGISTRATION: TEXAS  
 FIELD DATE OF SURVEY: 07/21/2025  
 LATEST REVISION DATE: 07/28/2025

2021 ALTA/NSPS LAND TITLE SURVEY  
**GRAND CENTRAL WAREHOUSE**  
 SITE ADDRESS  
 311 GRAND CENTRAL BOULEVARD  
 TOWN OF LAREDO  
 WEBB COUNTY, TEXAS 78045  
 PARTNER PROJECT NUMBER: 25-504048.1

COORDINATED BY  
**PARTNER** CORPORATE OFFICE  
 2154 Torrance Boulevard  
 Torrance, CA 90501  
 Phone: 888-213-7479  
 ALTA@partneresi.com  
 www.partneresi.com

DATE	REVISIONS	DRAWN BY: SMT	DRAWING SCALE: 1"= 20'
-	-	CHECKED BY: ECE	JOB NO.: 9013
-	-	FILENAME: 311 GRAND CENTRAL, LAREDO.DWG	
-	-		
-	-		
-	-		

**SURVEYED BY**  
  
 ELIZONDO & ASSOCIATES SURVEYING AND MAPPING  
 1153 WESTWOOD LOOP, STE 120  
 SAN ANTONIO, TEXAS 78203  
 210-375-4128  
 WWW.ELIZONDOASSOCIATES.COM



- LEGEND**
- BOUNDARY
  - - - ADJOINER LINES
  - - - CENTER LINE
  - - - CHAINLINK FENCE
  - - - WROUGHT IRON FENCE
  - - - OVERHEAD UTILITY LINE
  - - - BUILDING SETBACK LINE
  - (R) RECORDED CALL
  - (M) MEASURED CALL
  - (CM) CONTROL MONUMENT
  - PS PARKING SPACES
  - SQ. FT. SQUARE FEET
  - xBHL BUILDING HEIGHT LOCATION
  - o FOUND MONUMENT (AS NOTED)
  - COVERED AREA
  - NO PARKING SPACES
  - center line symbol
  - GATE POST
  - CLEAN OUT
  - EM ELECTRIC METER
  - FDCC FIRE DEPARTMENT CONNECTION
  - FH FIRE HYDRANT
  - MB MAIL BOX
  - UP UTILITY POLE
  - SM STORM MANHOLE
  - WM WATER METER
  - WV WATER VALVE

2021 ALTA/NSPS LAND TITLE SURVEY  
**GRAND CENTRAL WAREHOUSE**  
 SITE ADDRESS  
 311 GRAND CENTRAL BOULEVARD  
 TOWN OF LAREDO  
 WEBB COUNTY, TEXAS 78045  
 PARTNER PROJECT NUMBER: 25-504048.1

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**ELIZONDO & ASSOCIATES**  
 SURVEYING • MAPPING  
 ELIZONDO & ASSOCIATES SURVEYING AND MAPPING  
 11153 WESTWOOD LOOP, STE 120  
 SAN ANTONIO, TEXAS 78253  
 210-375-4128  
 HENRY@ELIZONDOASSOCIATES.COM  
 WWW.ELIZONDOASSOCIATES.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