



Letters of Credit Department  
1200 San Bernardo Ave.  
Laredo, TX 78040  
Tel: (956) 722-7611 Ext. 26442 Fax: (956) 794-8142  
Email: lcdepartment@ibc.com SWIFT: IBCLUS44  
Member International Bancshares Corporation-Member FDIC

WEBB COUNTY, TEXAS  
100 WASHINGTON ST.  
SUITE 302  
LAREDO, TX 78040

PLEASE SIGN THIS ACKNOWLEDGMENT  
AND RETURN IT TO: INTERNATIONAL  
BANK OF COMMERCE  
P.O. DRAWER 1359  
LAREDO, TX 78042-1359 U.S.A.

RECEIVED BY: [Signature]  
DATE: 7/23/25

**IRREVOCABLE STANDBY LETTER OF CREDIT NO. SBF503268**

ISSUED IN LAREDO, TEXAS ON JULY 23, 2025.

**BENEFICIARY:**

WEBB COUNTY, TEXAS  
100 WASHINGTON ST.  
SUITE 302  
LAREDO, TX 78040

**APPLICANT:**

GATEWAY CORE EQUITY, LTD.  
182 STABLE ROAD  
LAREDO, TX, 78045

**LETTER OF CREDIT AMOUNT:** USD 60,000.00  
SIXTY THOUSAND AND 00/100 U.S. DOLLARS

**DATE AND PLACE OF EXPIRY:**

JULY 23, 2026, AT OUR COUNTERS IN LAREDO, TEXAS.

**SUBDIVISION:** GATEWAY INDUSTRIAL PARK UNIT 1/2.

CREDIT AVAILABLE WITH INTERNATIONAL BANK OF COMMERCE IN LAREDO, TEXAS, BY PAYMENT AGAINST PRESENTATION OF THE DOCUMENTS DETAILED HEREIN AND OF YOUR DRAFT(S) AT SIGHT MARKED "DRAWN ON INTERNATIONAL BANK OF COMMERCE IN LAREDO, TEXAS, IRREVOCABLE STANDBY LETTER OF CREDIT NO. SBF503268".

**WHEN ACCOMPANIED BY THE FOLLOWING DOCUMENTS:**

1. ORIGINAL LETTER OF CREDIT AND ORIGINAL AMENDMENTS, IF ANY.
2. ORIGINAL SIGNED STATEMENT OF AN AUTHORIZED OFFICER OR REPRESENTATIVE OF WEBB COUNTY, TEXAS CERTIFYING THAT:

"DRAWING REPRESENTS THE FUNDS DUE TO WEBB COUNTY, TEXAS BY GATEWAY CORE EQUITY, LTD. AND UNPAID AT THE TIME OF THIS DRAWING".

WEBB COUNTY PLANNING  
JUL 23 '25 PM4:06



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**SPECIAL CONDITIONS:**

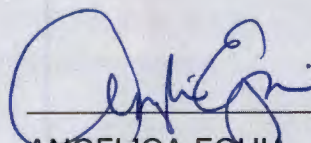
1. PARTIAL DRAWINGS ARE ALLOWED
2. ALL DOCUMENTS MUST BE SENT TO INTERNATIONAL BANK OF COMMERCE, 1200 SAN BERNARDO AVENUE, LAREDO, TX 78040, ATTENTION: LETTERS OF CREDIT DEPARTMENT IN ONE MAILING BY COURIER SERVICE.

**REIMBURSEMENT INSTRUCTIONS:**

PAYMENT WILL BE EFFECTED AS PER YOUR INSTRUCTIONS AGAINST CONFORMING DOCUMENTS PRESENTED AT OUR COUNTERS.

THIS LETTER OF CREDIT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENT OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES. THIS LETTER OF CREDIT SHALL BE GOVERNED BY THE PROVISIONS OF CHAPTER 5 OF THE TEXAS BUSINESS AND COMMERCE CODE IN EFFECT, AND, TO THE EXTENT NOT INCONSISTENT THEREWITH, THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDIT (2007 REVISION) INTERNATIONAL CHAMBER OF COMMERCE (PUBLICATION NO. 600). ANY DISPUTES ARISING HEREUNDER SHALL BE GOVERNED BY ARBITRATION IN ACCORDANCE WITH THE ARBITRATION TERMS SET FORTH IN THE APPLICATION AND AGREEMENT FOR STANDBY CREDIT, WHICH IS INCORPORATED HEREIN FOR ALL PURPOSES. THERE SHALL BE NO REVISIONS, MODIFICATIONS, ADDITIONS OR ALTERATIONS TO THE ORIGINAL UNDERLYING DOCUMENTS BETWEEN APPLICANT AND BENEFICIARY WHICH GIVES RISE TO THIS LETTER OF CREDIT.

WE HEREBY ENGAGE WITH YOU THAT DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT WITH ALL REQUIRED DOCUMENTS AT OUR OFFICE ON OR BEFORE THE EXPIRATION DATE OF THIS LETTER OF CREDIT. THIS LETTER OF CREDIT MUST BE SURRENDERED TO ISSUER FOR ENDORSEMENT WITH THE DRAFT WHICH EXHAUSTS IT.

  
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ANGELICA EGUIA  
VICE PRESIDENT