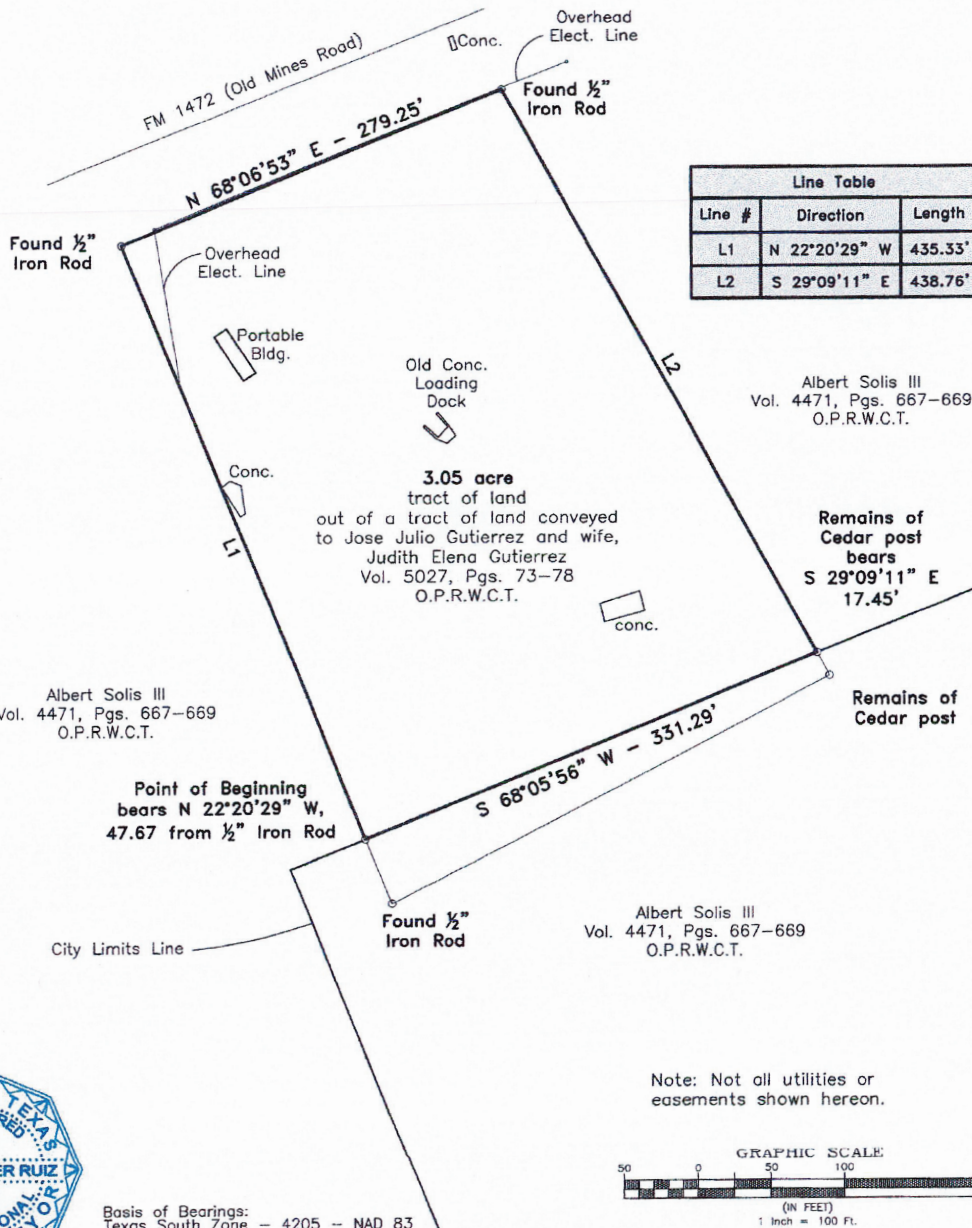


EXHIBIT A

Survey
of a **3.05 acre** tract of land, out of a 3.30 acre tract of land
conveyed to the Jose Julio Gutierrez and wife, Judith Elena Gutierrez
situated in Porcion 10, Tomas Sanchez, Abstract 280
Webb County, Texas



Basis of Bearings:
Texas South Zone - 4205 - NAD 83

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED.

Julian Javier Ruiz

03-13-2025

Julian Javier Ruiz, R.P.L.S. No. 5304-TEXAS

CURRENT DATE:



2724 Wildwood Drive
Weslaco, Texas 78596
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

JJ Ruiz Land Surveying

TECH: J.J.R.

Q.C.: J.J.R.

JOB No.: 25018

DATE: 03-12-25

F.B.: 000

PG.: 000

SHEET: 1 OF 2

Field Notes
for a 3.05 acre tract of land out of 3.30 acre tract of land
conveyed to Jose Julio Gutierrez and wife, Judith Elena Gutierrez
situated in Porcion 10, Tomas Sanchez, Abstract 280
Webb County, Texas

Being a 3.05 acre tract of land out of a 3.30 acre tract of land conveyed to Jose Julio Gutierrez and wife, Judith Elena Gutierrez, described in deed recorded in Volume 5027, Pages 73-78, Official Records, Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a *point* at the City of Laredo city limits line at a northeasterly line of a tract of land conveyed to Albert Sosa III, described in deed recorded in Volume 4471, Pages 667-669, Official Records, Webb County, Texas, which bears North 22 degrees 20 minutes 29 seconds West, 47.67 feet from a ½" iron rod found at the most southerly corner of said Jose Julio Gutierrez tract, for the southwest corner hereof;

Thence, with an easterly line of said Sosa tract, *North 22 degrees 20 minutes 29 seconds West, 435.33 feet* to a ½" iron rod found at the southeasterly Right of Way line of FM 1472 (Old Mines Road), for the northwest corner hereof;

Thence, with the southeasterly Right of Way line of said FM 1472, *North 68 degrees 06 minutes 53 seconds East, 279.25 feet* to a ½" iron rod found at a westerly line of aforementioned Sosa tract, for the northeast corner hereof;

Thence, with a westerly line of said Sosa tract, *South 29 degrees 09 minutes 11 seconds East, 438.76 feet* to a point at the aforementioned City of Laredo city limits line from which the *remains of a cedar post* found at an interior corner of said Sosa tract bears South 29 degrees 09 minutes 11 seconds East, 17.45 feet, for the southeast corner hereof;

Thence, with said City of Laredo city limits line, *South 68 degrees 05 minutes 56 seconds West, 331.29 feet* to the Point of Beginning and containing **3.05 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas:

County of Webb:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor, do hereby state that the above captioned "Field Notes" and attached "Plat of Survey" is true and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments shown were properly placed or located under my supervision.

R.P.L.S. No. 5304 - Texas

03-13-25
Current Date