

Exhibit A

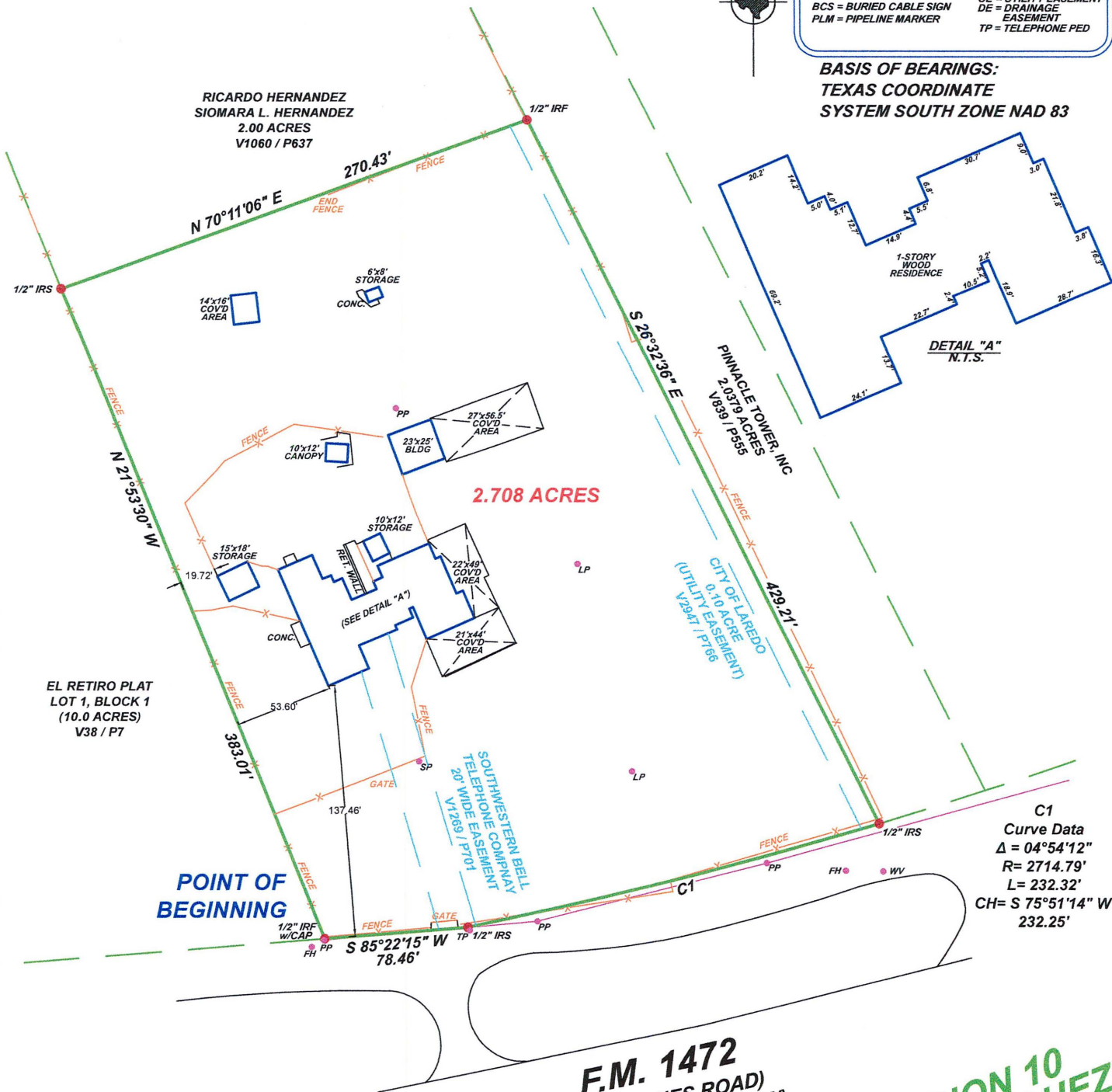
LAND TITLE SURVEY

22315 F.M. 1472 (A.K.A. MINES ROAD), LAREDO, TEXAS 78045
BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. SANCHEZ ORIGINAL GRANTEE, ABSTRACT 280, WEBB COUNTY, TEXAS, OUT OF TRACT 9, PORCION 10, BEING ALL OF A CALLED 2.7455 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALICE KAYE GRANT RECORDED IN DOC.# 1505859 (VOL. 5502, PG. 95), BEING FURTHER DESCRIBED IN VOLUME 1055, PAGE 673 OF THE DEED RECORDS WEBB COUNTY, TEXAS (DRWCT).

LEGEND

- FENCE
OVERHEAD POWER
- CONC. = CONCRETE
PP = POWER POLE
WM = WATER METER
WV = WATER VALVE
IRF = IRON ROD FOUND
IRS = IRON ROD SET
W/CAP # 4207
IPF = IRON PIPE FOUND
FC = FENCE CORNER FOUND
BCS = BURIED CABLE SIGN
PLM = PIPELINE MARKER
- TB = TELEPHONE BOX
LP = LIGHT POLE
GM = GAS METER
EB = ELECTRICAL BOX
PT = PROPANE TANK
SP = SERVICE POLE
FH = FIRE HYDRANT
BL = BUILD LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
TP = TELEPHONE PED

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM SOUTH ZONE NAD 83



C1
Curve Data
 $\Delta = 04^{\circ}54'12''$
 $R = 2714.79'$
 $L = 232.32'$
 $CH = S 75^{\circ}51'14'' W$
 $232.25'$

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM.
THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE CITY OF LAREDO.



I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF DECEMBER 2023, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207

SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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F.M. 1472
(A.K.A. MINES ROAD)
(VARIABLE WIDTH ROW)

PORCION 10
TOMAS SANCHEZ
A-280

HARDIN
SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147

(903) 887-5674 FIRM# 10114700

DATE PERFORMED: DECEMBER 8, 2023

WORK ORDER # N/A

SCALE: 1"= 60 FEET

FIELD BY: BU

DRAWN BY: XC

SURVEY PERFORMED FOR: SAN ANDRES PROPERTIES, LLC

FIELD NOTES

2.708 ACRES
THE GRANT TRACT

PORCION 10, TOMAS SANCHEZ ORIGINAL GRANTEE
ABSTRACT NO. 280

WEBB COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE T. SANCHEZ ORIGINAL GRANTEE, ABSTRACT 280, WEBB COUNTY, TEXAS, OUT OF TRACT 9, PORCION 10, BEING ALL OF A CALLED 2.7455 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALICE KAYE GRANT RECORDED IN DOC.# 1505859 (VOL. 5502, PG. 95), BEING FURTHER DESCRIBED IN VOLUME 1055, PAGE 673 OF THE DEED RECORDS WEBB COUNTY, TEXAS (DRWCT). SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod w/cap found on the northerly right of way line of F.M. 1472 (A.K.A. Mines Road), the southeast corner of El Retiro Plat, Lot 1, Block 1, (10.0 Acres) recorded in Volume 38, Page 7, Plat Records Webb County Texas, the southwest corner of this tract;

THENCE N 21°53'30" W, at a distance of 383.01 feet with the northeast line of the said El Retiro Plat, Lot 1, Block 1, (10.0 Acres) to a ½" iron rod set, the southwest corner of the Ricardo Hernandez and wife Siomara L. Hernandez 2.00 acre tract recorded in Volume 1060, Page 637, DRWCT, the northwest corner of this tract;

THENCE N 70°11'06" E, at a distance of 270.43 feet with the southerly line of the said Ricardo Hernandez and wife Siomara L. Hernandez 2.00 acre tract to a ½" iron rod found on the westerly line of the Pinnacle Tower, Inc 2.0379 acre tract recorded in Volume 839, Page 555, DRWCT, the southeast corner of the said Ricardo Hernandez and wife Siomara L. Hernandez 2.00 acre tract, the northeast corner of this tract;

THENCE S 26°32'36" E, at a distance of 429.21 feet with the westerly line of the said Pinnacle Tower, Inc 2.0379 acre tract to a ½" iron rod set on a curve, the northerly right of way line of the said F.M. 1472 (A.K.A. Mines Road), the southwest corner of the said Pinnacle Tower, Inc 2.0379 acre tract, the southeast corner of this tract;

THENCE along said F.M. 1472 (A.K.A. Mines Road) with highway curve to the right having a delta of 04°54'12"; a radius of 2,714.79 feet; a length of 232.32 feet; a chord bearing of S 75°51'14" W; a chord length of 232.25 feet to a ½" iron rod set, a non-tangent corner of this tract;

THENCE S 85°22'15" W, at a distance of 78.46 feet continuing with the northerly right of way line of said F.M. 1472 (A.K.A. Mines Road) to the POINT OF BEGINNING and CONTAINING 2.708 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM SOUTH ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: DECEMBER 9, 2023

TO: SAN ANDRES PROPERTIES, LLC

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700

