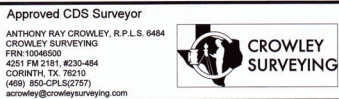


This survey coordinated, but not performed by, Commercial Data Intelligence Services. Survey obtained from and verified by a local surveyor licensed in the state wherein it took place.



- = UTILITY POLE
- = GUY ANCHOR
- = LIGHT POLE
- = TRANSFORMER
- = ELECTRIC METER
- = ELECTRIC BOX
- = CATV BOX
- △ = CATV MAST
- △ = WATER SERVICE
- △ = SANITARY SEWER MANHOLE
- = SEWER CLEAN OUT
- = STORM SEWER MANHOLE
- = GUY POCKET
- = TELEPHONE BOX
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = AIR CONDITIONER
- = BOLLARD
- = SKIN
- = HANGAR PARKING
- = MONUMENT FOUND (AS NOTED)
- = MONUMENT SET (AS NOTED)
- = MONUMENT NOT FOUND OR C.E.
- = CONCRETE
- = WALL
- = PARKING STRIPE
- (C) = CALCULATED FENCE
- = RECALCULATED FENCE
- = MEASURED CATCH
- = RIGHT-OF-WAY
- = POINT OF BEGINNING
- = F.O.B. MANAGEMENT
- = BUILDING HEIGHT LOCATION
- = ADJOINING PROPERTY LINE
- = BUILDING RETRACTION LINE
- = SAVING LINE
- = PROPERTY LINE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY LINE
- = OVERHEAD POWER LINE
- = SEE GENERAL NOTE NUMBER

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

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Prepared For:

NCS No.: _____
Client Ref. No.: _____ Asset No: _____

22 PROJECT ADDRESS

20	PROJECT ADDRESS
	5412 SAN BERNARDO 1318 CARLTON ROAD 4925 TESORO LAREDO, TEXAS

Project Name:	CROWN-LAREDO TX
CDS Project Number:	22-01-0212

- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- TRANSFORMER
- ELECTRIC METER
- ELECTRIC BOX
- CITY BOX
- CITY MARKER SIGN
- GUY WIRE
- SANITARY SEWER MANHOLE
- SEWER CLEAN OUT
- STORM SEWER MANHOLE
- WHITE SILET
- TELEPHONE BOX
- FUEL TANK
- WATER VALVE
- WATER METER
- AIR CONDITIONER
- ROLLER
- SIGN
- HANDICAP PARKING
- MONUMENT FOUND (SEE NOTES)
- MONUMENT SET (SEE NOTES)
- MONUMENT NOT FOUND OR SET
- CONCRETE
- WALL
- PARKING STRIP
- FENCING CALL
- CALCULATED CALL
- FENCING CALL
- MEASURED CALL
- RIGHT OF WAY
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- BUILDING HEIGHT LOCATION
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LOCATION
- EASEMENT LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINE
- ELEVATION
- SEE GENERAL NOTE NUMBER

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys.

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
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Prepared For:

NCS No.:
Client Ref. No.: Asset No:

5412 SAN BERNARDO
1318 CARLTON ROAD
4925 TESORO
LAREDO, TEXAS

Project Name:

CROWN-LAREDO TX
CDS Project Number:
22-01-0212

Approved CDS Surveyor

ANTHONY RAY CROWLEY, R.P.L.S. 6484
CROWLEY SURVEYING
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EXHIBIT "A"
19.401 ACRES
LEGAL DESCRIPTION

(STATE OF TEXAS)

(COUNTY OF WEBB)

All that certain 19.401 acre tract of land being situated in the E. Garza Survey, Abstract Number 425, and in the J. L. Fuentes Survey, Abstract Number 317, in Webb County, Texas, being all of a called 6.83 acre tract of land recorded as Lot Number 3, Canseco Subdivision, Unit 3, recorded in Volume 13, Page 30, of the Plat Records of said county, and being all of Lot 1, Block 1 of Gambit Plat, recorded in Volume 37, Page 8, of said Plat records, and being all of a called 11.1784 acre tract of land to Crown Enterprises, Inc. recorded in Volume 3098, Page 12 of the deed records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rebar found in the east right-of-way line of Santa Maria Avenue, for the west corner of said 11.1784 acre tract, and for west corner described herein; **(NOTE: BEARINGS ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS SOUTH ZONE – 4205);**

THENCE North 15°15'09" East, with said east right-of-way line, a distance of 51.86 feet to a ½ inch iron rebar found for the northwest corner of said 11.1784 acre tract and the southwest corner of said Lot 3;

THENCE North 15°29'37" East, continuing with said east right-of-way line, a distance of 539.43 feet to the northwest corner of said Lot 3, and the northwest corner described herein, from which a PK Nail found for the southwest corner of Lot 4, Block 1 of Canseco Subdivision Unit 4, recorded in Volume 25, Page 149, of said plat records bears North 89°50'00" West, a distance of 5.18 feet;

THENCE South 89°50'00" East, departing said east right-of-way line, and with the common line of said Lot 3 and said Lot 4, a distance of 735.70 feet to a PK Nail found in the west right-of-way line of Tesoro Plaza, a fifty-foot-wide public right-of-way, and for the northeast corner described herein;

THENCE South 00°10'01" West, a distance of 329.42 feet to a ½ inch iron rebar found for the southeast corner of said Lot 3, and in the north line of Lot 5, Block 1 of Tesoro Plaza, recorded in Volume 3, Page 25 of said plat records;

THENCE South 89°55'18" West, a distance of 87.95 feet to ½ inch iron rebar found for the northwest corner of said Lot 5 and the northeast corner of said Lot 3;

THENCE South 15°13'29" West, a distance of 884.19 feet to a ½ inch iron rebar with cap stamped "RPLS 6484" set for the northwest corner of said Lot 1 and the southwest corner of Lot 1, Block 1 of Jose Lopez Plat recorded in Volume 13, Page 100 of said plat records;

THENCE South 86°42'49" East, a distance of 132.50 feet to a PK Nail found in the west right-of-way line of said Tesoro Plaza, for the northeast corner of said Lot 1, and for the southeast corner of said Jose Lopez Plat;

THENCE South 03°45'01" West, with said west right-of-way line and said east line of Lot 1, a distance of 324.35 feet to a ½ inch iron rebar found at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having an arc length of 18.97 feet, a radius of 13.00 feet, a chord bearing of South 60°52'23" West, and a chord length of 17.33 feet to a PK Nail found in the south line of

said Lot 1 and the north right-of-way line of Calton Road, a variable-width right-of-way and at the beginning of a compound curve to the right;

THENCE with said compound curve to the right having an arc length of 56.79 feet, a radius of 666.00 feet, a chord bearing of North 74°53'05" West, and a chord length of 56.77 feet to the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having an arc length of 125.25 feet, a radius of 757.00 feet, a chord bearing of North 77°10'56" West, and a chord length of 125.11 feet to a ½ inch iron rebar found for the southwest corner of said Lot 1 and being in the east line of said 11.1784 acre tract;

THENCE South 15°13'29" West, a distance of 71.62 feet to a point in Calton Road for a south corner described herein;

THENCE North 89°06'23" West, a distance of 370.41 feet to a point in said Calton Road for the southwest corner described herein;

THENCE North 15°10'36" East, passing at 53.06 feet a ½ inch iron rebar found, passing at 99.87 feet a ½ inch iron rebar found, passing at 109.57 feet a ½ inch iron rebar found, in all a total distance of 1,043.28 feet to a ½ inch iron rebar found for the northeast corner of a tract of land described in a deed to AEP Central Texas Company, recorded in Volume 1436, Page 435, of said deed records;

THENCE South 85°12'37" West, with the common line of said 11.1784 acre tract and said AEP Central Texas Company tract, a distance of 376.73 feet to the **POINT OF BEGINNING** and containing 845,090 square feet or 19.401 acres of land, more or less.

I hereby certify that the above and foregoing description represents an on the ground survey conducted in March of 2022 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

Anthony Ray Crowley

Digitally signed by
Anthony Crowley
Date: 21-May-24

Date of Signature: May 21, 2024

ANTHONY RAY CROWLEY, R.P.L.S. No. 6484

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.

FRN: 10046500

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Jacksboro, TX 76458

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