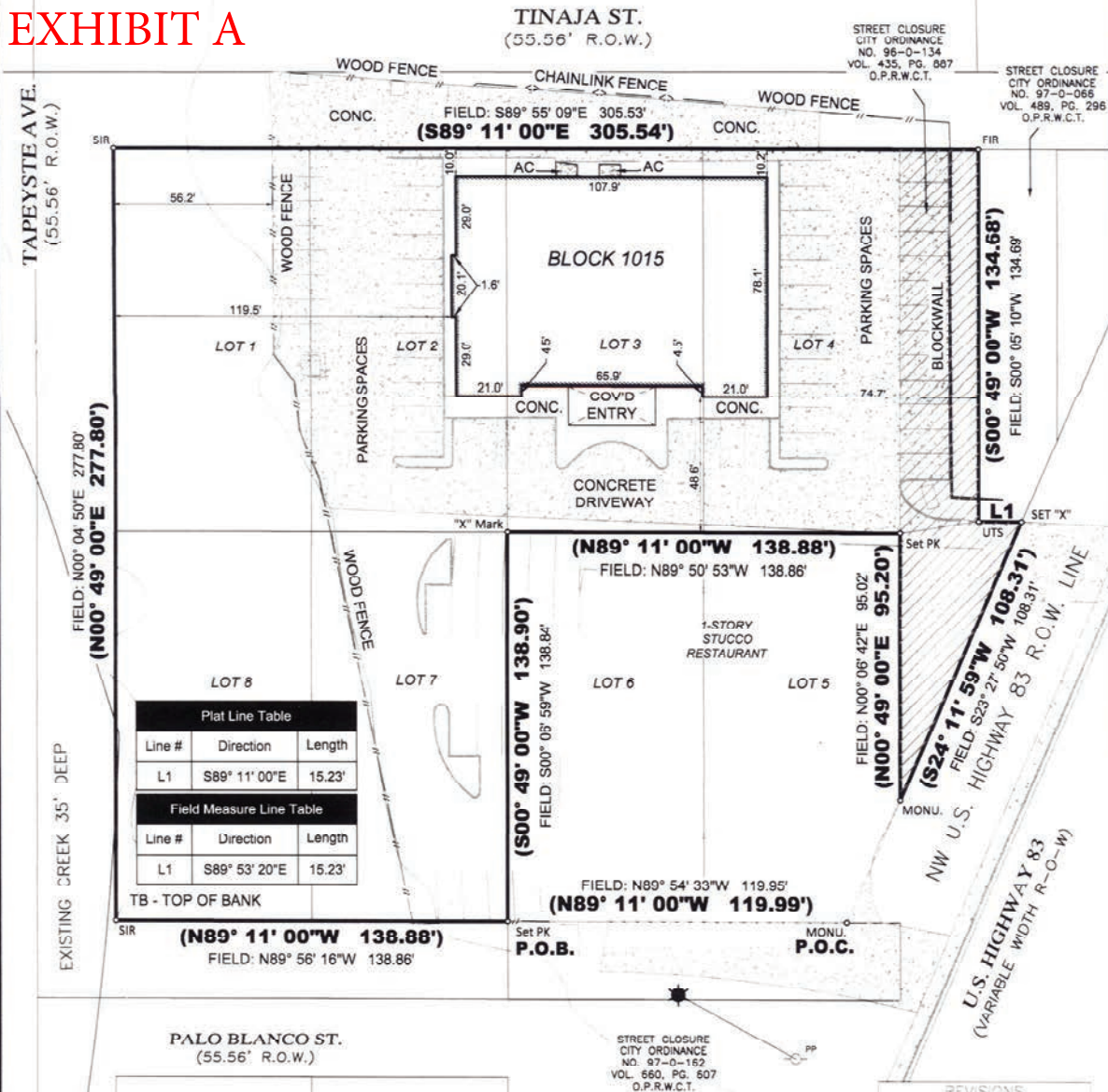


EXHIBIT A



Plat Line Table		
Line #	Direction	Length
L1	S89° 11' 00"E	15.23'

Field Measure Line Table		
Line #	Direction	Length
L1	S89° 53' 20"E	15.23'

TB - TOP OF BANK

PALO BLANCO ST.
(55.56' R.O.W.)

STREET CLOSURE
CITY ORDINANCE
NO. 97-0-162
VOL. 660, PG. 607
O.P.R.W.C.T.

U.S. HIGHWAY 83
VARIABLE WIDTH R-O-W)

LEGEND		
	PROPERTY LINE	o SIR SET IRON ROD*
	RD CENTERLINE	o FIR FOUND IRON ROD
	EASEMENT	o FC FENCE CORNER
	BLDG. SETBACK	o PK PK NAIL FOUND
	BLDG. STRUCT.	o MAG MAG NAIL FOUND
	LOT LINE	o RR RR SPIKE FOUND
	WOOD FENCE	CHAINLINK FENCE
	BLOCK WALL	BARBWARE FENCE

*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00"

NOTE:

1. PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP 48479C1380C. EFFECTIVE DATE: APRIL 02, 2008
2. THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83, AND TIED TO CORS CONTROL "BASE_1" AT: X=685805.806, Y=17092557.087
3. THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION. SURFACE/MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

BASIS OF BEARING

A FOUND IRON ROD AT THE NORTHEAST CORNER OF LOT 3, BLOCK 1063, AT X=867795.15 Y=17062317.42. A FOUND IRON ROD AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1066A, AS RECORDED IN EASTERN DIVISION, VOL. 192, PG. 450-451, WEBB COUNTY PLAT RECORDS.

PLAT CALLED: (N23° 28' 05"E 423.59')
FIELD MEASURED: N23° 27' 50"E 423.71'

(CALLS IN PARENTHESIS FROM RECORDED PLAT
CORNERS)

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

EDUARDO J. GUTIERREZ, R.P.L.S. No 5839

DATE _____

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK
ENGINEERING REGISTRATION No. F-8019 SURVEY REGISTRATION No. 100097-00

UTS: UNABLE TO SET



LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 1.46 ACRES, more or less, consisting of Lot 1, 2, 3, 4, 7 and 8, Block 1015, Eastern Division and Street Closure City Ordinance No. 97-0-134, Eastern Division recorded in Volume 435, Page 887, Official Public Records Webb County Texas. Subsequently deeded to RAMJA Properties, LLC recorded in Volume 4347, Pages 188-193, Official Public Records Webb County Texas

2720 U.S. HIGHWAY 83

DRAWN BY:	J.M.F./J.E.P./E.L.	SCALE:	1"=50'
CHECKED BY:	E.J.G.	JOB #:	13141-19
APPROVED BY:	E.J.G.	FILE NAME:	2720 HIGHWAY 83.DWG
FIELD DATE:	06/28/19 J.M.R.	SHEET:	1 OF 2



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FIELD NOTES

1.46 ACRES
City of Laredo
Webb County, Texas

A TRACT OF LAND CONTAINING 1.46 ACRES, more or less, consisting of Lots One (1), Two (2), Three (3), Four (4), Seven (7), and Eight (8), in Block Number One Thousand Fifteen (1015), Eastern Division, situated in City of Laredo, as per the original map or plat of said city; less and except 0.001 Acre, more or less, out of Lot 5, conveyed to the State of Texas by Right of Way Deed dated February 12, 1947 recorded in Volume 192, Pages 450-451, Webb County Deed Records and particularly described by metes and bounds as follows:

COMMENCING at a found "X" mark in concrete driveway (X: 667530.05, Y: 17061706.69 NAD-83 Texas South Zone 4205 Grid Coordinates) on the South line of said Lot 5, Block 1015, the North line of Street Closure City Ordinance No. 97-0-162 recorded in Volume 660, Page 607, Official Public Records Webb County Texas, the Northwest right-of-way line of US Highway 83 (Variable Width ROW); **THENCE N 89°53'33" W**, a distance of 119.95 feet, to **TRUE POINT OF BEGINNING**, hereof;

BEGINNING at a "Set PK" on the South line of said Lot 7, Block 1015, the North line of street closure ordinance No. 97-0-162 recorded in Volume 660, Page 607, Official Public Records Webb County Texas, the South line of said Lot 6, Block 1015, the Southeast corner of said Lot 7 and Block 1015, the Southeast corner hereof;

THENCE N89° 56' 16"W, with the South line of said Lot 7, Block 1015, the North line of Street Closure City Ordinance No. 97-0-162 and the South line of Lot 8, Block 1015, a distance of **138.86 feet** (Called: N89° 11' 00"W a Distance of 138.88 feet) to a Set ½" Iron Rod w/blue plastic cap labeled "PCE 100097-00", the Southwest corner of said Lot 8, Block 1015, the Southwest corner hereof;

THENCE N00° 04' 50"E, with the East right-of-way line of said Tapeyste Ave. (55.56' ROW), the West lines of said Lots 1 and 8, Block 1015, a distance of **277.80 feet** (Called: N00° 49' 00"W a Distance of 277.80 feet) to a Set ½" Iron Rod w/blue plastic cap labeled "PCE 100097-00", on the South right-of-way line of Tinaja St. (55.56' ROW), the Northwest corner of said Lot 1 and Block 1015, the Northwest corner hereof;

THENCE S89° 55' 09"E, with the South right-of-way line of said Tinaja St. (55.56' ROW), the North lines of said Lots 1, 2, 3 and 4, Block 1015 and North line of said Street Closure City Ordinance No. 97-0-134, a distance of **305.55 feet** (Called: N89° 11' 00"W a Distance of 305.54 feet) to a point, the Northeast corner of said Street Closure City Ordinance No. 97-0-134, the Northwest corner of Street Closure City Ordinance No. 97-0-066 recorded in Volume 489, Page 296, Official Public Records Webb County Texas, the Northeast corner hereof;

THENCE S00° 05' 10"W, with the East line of said Street Closure City Ordinance No. 97-0-134, the West line of said Street Closure City Ordinance No. 97-0-066, a distance of **134.69 feet** (Called: N00° 49' 00"W a Distance of 134.68 feet) to a Set "X" in concrete driveway, an interior corner of said Street Closure City Ordinance No. 97-0-134, the Southwest corner of said Street Closure City Ordinance No. 97-0-066, an interior corner hereof;

THENCE S89° 53' 20" E, with the South line of said Street Closure City Ordinance No. 97-0-066, the North line of said Street Closure City Ordinance No. 97-0-134, a distance of **15.23 feet** (Called: N89° 11' 00"W a Distance of 15.23 feet) to a Set "X" in concrete driveway on the Northwest right-of-way line of said US Highway 83 (Variable Width ROW), an exterior corner hereof;

THENCE S23° 27' 50" W, with the Northwest right-of-way line of said US Highway 83 (Variable Width ROW) a distance of **108.31 feet** (Called: N24° 11' 59"W a Distance of 108.31 feet) the Southeast line of said Street Closure City Ordinance No. 96-0-134, Volume 435, Page 887, O.P.W.R.C.T. to a Concrete Monument, an exterior corner hereof;

THENCE N00° 06' 42" E, with the West line of said Street Closure City Ordinance No. 96-0-134, Volume 435, Page 887, O.P.W.R.C.T. the East line of set Lot 5, Block 1015, a distance of **95.02 feet** (Called: N00° 49' 00"W a Distance of 95.20 feet) to a Set "PK Nail", an interior corner of said Street Closure City Ordinance No. 96-0-134, the Northeast corner of said Lot 5, Block 1015, the Northeast corner hereof;

THENCE N89° 50' 53" W, with the South lines of said Lot 3 and Lot 4, Block 1015, the North lines of said Lot 5 and Lot 6, Block 1015, a distance of **138.86 feet** (Called: N89° 11' 00"W a Distance of 138.88 feet) to a Set "X" on concrete, Northwest corner of said Lot 6, Block 1015, the Northeast corner of said Lot 7, Block 1015, the Northwest corner hereof;

THENCE S00° 06' 59" W, with the West line of said Lot 6, Block 1015, the East line of said Lot 7, Block 1015, a distance of **138.84 feet** (Called: N00° 49' 00"W a Distance of 138.90 feet) to the **POINT OF BEGINNING** and containing **1.46 Acres** of land, more or less.

Basis of Bearing:

Datum Based on Texas State Plane Coordinates System. NAD83 4205 TEXAS SOUTH ZONE, NAVD 88, Elevations MSL (Mean Sea Level), Derived From GPS Observations.

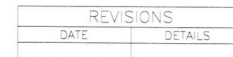
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Eduardo J. Gutierrez
Eduardo J. Gutierrez, R.P.L.S. No. 5839



7-3-19
Date:

FIELD: S89° 55' 07"E 27.78'
(S89° 11' 00"E 27.78')



o UTS UNABLE TO SET



-
- A photograph of a Best Western hotel building. The building is a single-story structure with a light-colored facade. A prominent sign on the left side of the building reads "Best Western". There is a large, dark-colored car parked in the foreground, and another car is visible further back. The parking lot is wet, suggesting it has recently rained. The sky is overcast.

A TRACT OF LAND CONTAINING 0.57 ACRES, more or less, consisting of Lot 6, Part of Lot 5, Block 1015, Eastern Division and Street Closure City Ordinance No. 97-0-134, Eastern Division recorded in Volume 435, Page 887, Official Public Records Webb County Texas. Subsequently deeded to RAMJA Propertied, LLC recorded in Volume 4347, Pages 188-193, Official Public Records Webb County Texas

DRAWN BY:	A.M.	SCALE:	1"=40'
CHECKED BY:	A.X.C.	JOB #:	12626-19
APPROVED BY:	E.J.G.	FILE NAME:	2720 HIGHWAY 83.DWG
FIELD DATE:	02/08/19 M.B.	SHEET:	1 OF 2

The seal is an octagonal emblem with a red border. Inside the border, the words "STATE OF TEXAS" are written in a semi-circle at the top, and "LAND SURVEYOR" is written in a semi-circle at the bottom. In the center, there is a five-pointed star. Below the star, the name "EDUARDO J. GUTIERREZ" is written, followed by the license number "5839" below it.

Eduardo J. Gutierrez
EDUARDO J. GUTIERREZ, R.P.L.S. No 5839

EDUARDO J. GUTIERREZ, R.P.L.S. No 5839 DATE
THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK
ENGINEERING REGISTRATION No. F-8019 SURVEY REGISTRATION No. 100097-00



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FIELD NOTES

0.57 ACRES
 Out of
 1.897 ACRES
 City of Laredo
 Webb County, Texas

A TRACT OF LAND CONTAINING 0.57 ACRES, more or less, consisting of Lot 6, Part of Lot 5, Block 1015, Eastern Division and Street Closure City Ordinance No. 97-0-134, Eastern Division recorded in Volume 435, Page 887, Official Public Records Webb County Texas. Subsequently deeded to RAMJA Propertied, LLC recorded in Volume 4347, Pages 188-193, Official Public Records Webb County Texas and being more particularly described as follows:

BEGINNING at a found "x" mark in concrete driveway (X: 667530.05, Y: 17061706.69 NAD-83 Texas South Zone 4205 Grid Coordinates) on the south line of said Lot 5, Block 1015, the north line of Street Closure City Ordinance No. 97-0-162 recorded in Volume 660, Page 607, Official Public Records Webb County Texas, the northwest right-of-way line of US Highway 83 (Variable Width ROW), the southeast corner hereof;

THENCE N89° 55' 07"W, with the south line of said Lot 5, Block 1015, the north line of Street Closure City Ordinance No. 97-0-162 and the south line of Lot 6, Block 1015, a distance of **119.99 feet** to a set PK nail, the southwest corner of said Lot 6, the southeast corner of Lot 7, Block 1015, the southwest corner hereof;

THENCE N00° 04' 53"E, with the east line of said Lot 7, Block 1015, the west lines of said Lot 6, Block 1015, a distance of **138.90 feet** to a set "x" in concrete, the northeast corner of said Lot 7, the southeast corner of Lot 2, the southwest corner of Lot 3, Block 1015, the northwest corner hereof;

THENCE S89° 55' 07"E, with the south lines of said Lots 3 and 4, Block 1015 and north lines of said Lots 5 and 6, Block 1015, a distance of **138.88 feet** to a set "x" in concrete on the west line of Street Closure City Ordinance No. 96-0-134, recorded in Volume 435, Page 887, the northeast corner of Lot 5, the southeast corner of Lot 4, Block 1015, the southeast corner of Lot 4, Block 1015, an interior corner hereof;

THENCE N00° 04' 53"E, with the west line of said Street Closure City Ordinance No. 96-0-134, the east line of said Lot 4, Block 1015, a distance of **138.90 feet** to a set "x" in concrete, the south right-of-way of Tinaja St. (55.56' ROW), an exterior corner hereof;

THENCE S89° 55' 07" E, with the north line of said Street Closure City Ordinance No. 96-0-134, a distance of **27.78 feet** to a set ½" Iron Rod on the south right-of-way of Tinaja St. (55.56' ROW), the northeast corner of said Street Closure City Ordinance No. 96-0-134, the northwest corner of Street Closure City Ordinance No. 97-0-066, recorded in Volume 489, Page 296, Official Public Records Webb County Texas, an exterior corner hereof;

THENCE S00° 28' 33"W, with the west line of said Street Closure City Ordinance No. 97-0-066, the east line of said Street Closure City Ordinance No. 96-0-134 a distance of **134.75 feet** to a found "x" in concrete, the southwest corner of said Street Closure City Ordinance No. 97-0-066, the southeast corner of said Street Closure City Ordinance No. 96-0-134, an interior hereof;

THENCE S89° 54' 35" E, with the south line of said Street Closure City Ordinance No. 97-0-066, the north line of said Street Closure City Ordinance No. 96-0-134, a distance of **16.13 feet** (Called: 27.78') to a found "x" in concrete driveway on the northwest right-of-way line of said US Highway 83 (Variable Width ROW), an exterior corner hereof;

THENCE S23° 27' 50" W, with the northwest right-of-way line of said US Highway 83 (Variable Width ROW) a distance of **155.91 feet** (Called: 140.29') to the **POINT OF BEGINNING** and containing **0.57 Acres** of land, more or less.

Basis of Bearing:

Datum Based on Texas State Plane Coordinates System. NAD83 4205 TEXAS SOUTH ZONE, NAVD 88, Elevations MSL (Mean Sea Level), Derived From GPS Observations.

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.


 Eduardo J. Gutierrez, R.P.L.S. No. 5839

2-19-19
 Date:

