

DAV

Exhibit "A"

WR: 86360766

Easement #: TX232546

Depiction of a 10' wide AEP Easement

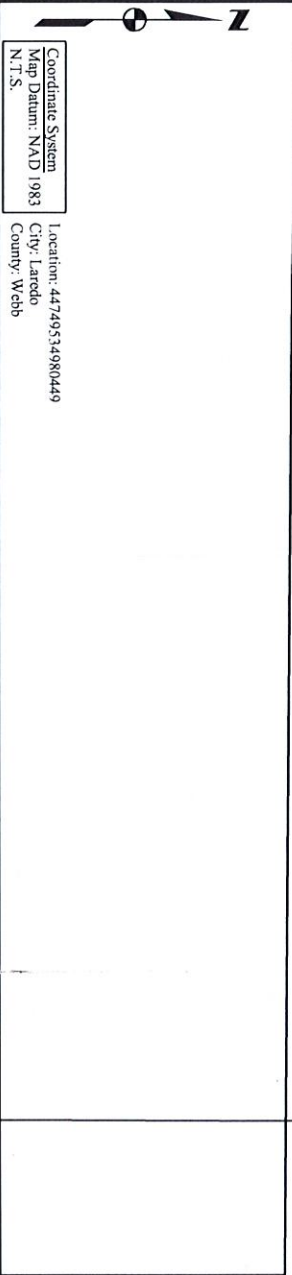
WATER

WATER ST

DAVIS AVE

END POINT:
LAT: 27.501232
LONG: -99.510701

START POINT:
LAT: 27.501141
LONG: -99.510603



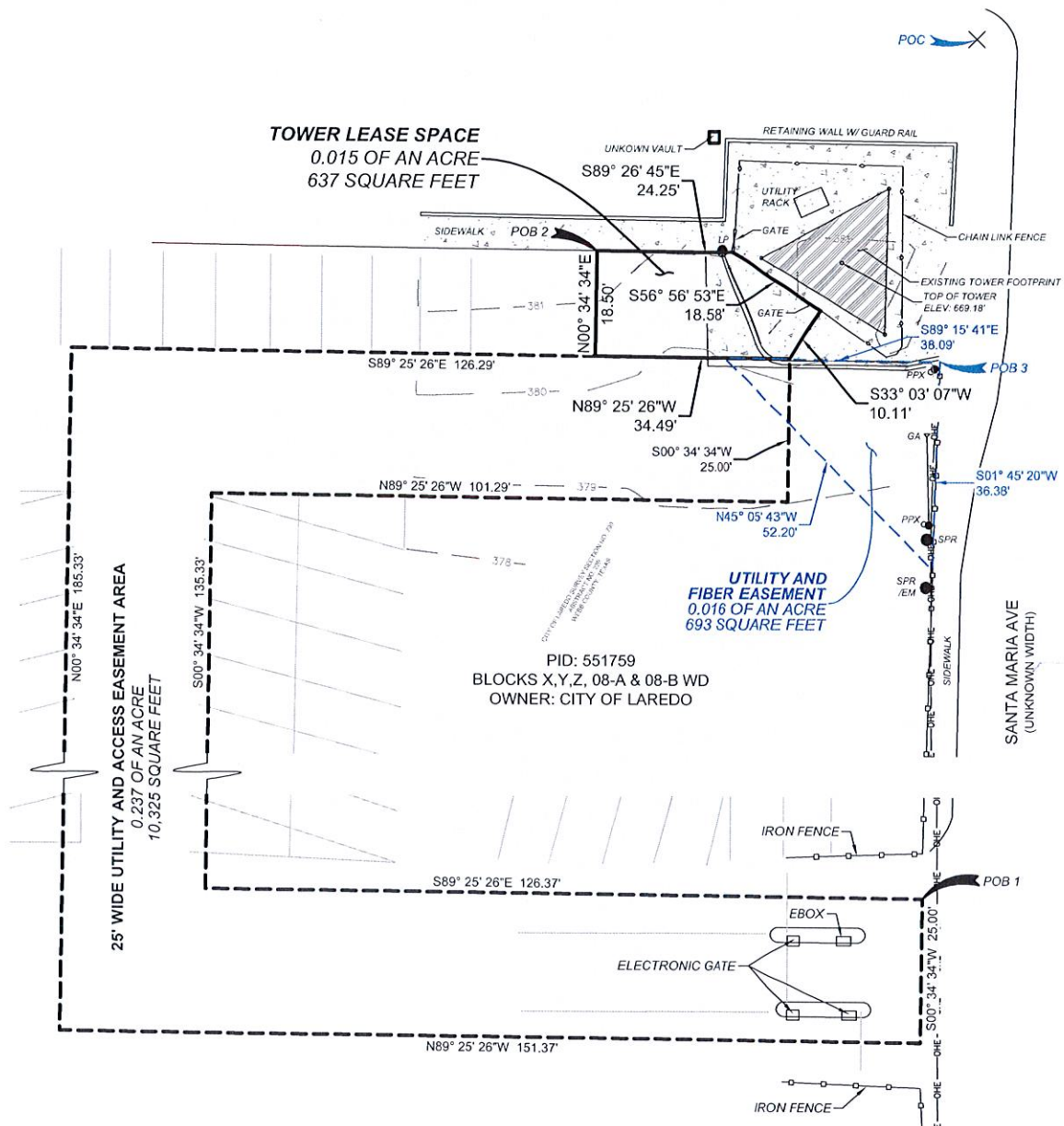
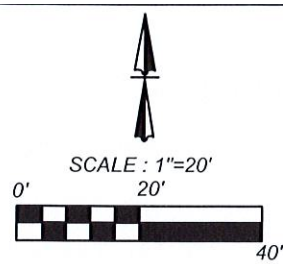
Coordinate System
Map Datum: NAD 1983
City: Laredo
County: Webb
Location: 44749534980449

SANTA



SYMBOL LEGEND

- POB 1 POINT OF BEGINNING FOR 25' WIDE ACCESS AND UTILITY EASEMENT
- POB 2 POINT OF BEGINNING FOR TOWER LEASE AREA
- POB 3 POINT OF BEGINNING FOR UTILITY EASEMENT
- POC POINT OF COMMENCING
- SPR SERVICE POLE RACK
- PPX POWER POLE WITH TRANSFORMER
- GA GUY ANCHOR
- LP LIGHT POLE
- EM ELECTRIC METER
- OVERHEAD UTILITY LINE
- CHAIN LINK FENCE
- IRON FENCE



SURVEYOR'S CERTIFICATE:

Subject to the General Notes shown hereon:

We, Quiddity Engineering, LLC, acting by and through Troy A. Trobaugh, R.P.L.S., hereby certify that the drawing shown hereon is a true and correct representation of a land title survey made on the ground, under our supervision, of the tract or parcel of land more particularly described by metes and bounds hereto affixed. The fieldwork was completed on April 14, 2022.

Date of Map: NOVEMBER 03, 2022

Quiddity Engineering, LLC



Troy A. Trobaugh
Troy A. Trobaugh
Registered Professional Land Surveyor No. 6241
Signature Date: November 03, 2022

REV NO. DATE

SURVEY
OF
RIVER DRIVE REPL-708921
LOCATION CODE: 708921
PTN: 2021
OUT OF
WEBB COUNTY, TEXAS

DATE: 11/03/22
DRWN TM
CHK: TROY



QUIDDITY

TBPELS Registration Nos. F-23290 & 10046100
4350 Lockhill-Seima Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

JOB NO. 01946-0622-00

SHEET 1 OF 2

P:\PROJECTS\50999 GENERAL\123 Benjamin Anno\temp jobs\Laredo\Laredo\River Drive (City Of Laredo) Twr_C30.dwg Nov 03, 2022 - 1:08pm cm4

P:\PROJECTS\50999 GENERAL\123 Benjamin Anna\temp jobs\Towers\Laredo\River Drive (City of Laredo) Twr_C3D.dwg Nov 03,2022 - 1:13pm cm4

1. THIS SURVEY WAS PERFORMED UTILIZING THAT CERTAIN TITLE REPORT PREPARED BY _____, FILE NO. _____ (ISSUE DATE: XX/XX/XXXX) PURSUANT TO SECTION 663.16(B) OF THE PROFESSIONAL LAND SURVEYING PRACTICES ACT (REVISED AUGUST, 2013) AND REFLECTS ONLY THOSE EASEMENTS AND ENCUMBRANCES OF RECORD MENTIONED THEREIN. QUIDDITY PERFORMED NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS. THE SURVEYED TRACT MAY BE SUBJECT TO ADDITIONAL GOVERNMENT REGULATIONS AND RESTRICTIONS PRIOR TO FURTHER SITE DEVELOPMENT.
2. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48479C1195C, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT ALL OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED".
3. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTES (OR ANY OTHER ENVIRONMENTAL ISSUE), ARCHEOLOGICAL SITES OR OBSCURED OR POORLY MARKED GRAVESITES. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
4. THE LESSEE'S RIGHT OF WAY FOR INGRESS/EGRESS AND UTILITIES ADJUTS SANTA MARIA AVENUE AND SUCH ROADWAY IS A DEDICATED PUBLIC RIGHT-OF-WAY. THIS STATEMENT IS SUBJECT TO THE EXERCISE OF POWER OF THE GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS.
5. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATING OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
6. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. AN EXPERT CONSULTANT SHOULD ADDRESS SUCH MATTERS.
7. ALL SQUARE FOOTAGE QUANTITIES SHOWN ON THIS SURVEY ARE BASED UPON THE MATHEMATICAL CLOSURE OF THE BOUNDARY COURSES AND DISTANCES. SAID QUANTITIES DO NOT INDICATE THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
8. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, (NAD83).
9. LATITUDE, LONGITUDE (NAD83) AND ELEVATIONS (NAVD88) WERE OBTAINED WITH GLOBAL POSITIONING SATELLITE EQUIPMENT AT THE TIME THE SURVEY WAS PERFORMED.
10. THIS SURVEY DOES NOT REFLECT LEASE INTERESTS.
11. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
12. THERE MAY BE WATER WELLS SITUATED ON ADJOINING PROPERTIES WITH SANITARY CONTROL EASEMENTS WHICH ENCUMBER THE SUBJECT TRACT. QUIDDITY DID NOT PERFORM A FULL INSPECTION OF ADJOINING PROPERTIES.
13. THE ADJOINING OWNERSHIP INFORMATION WAS OBTAINED FROM THE WEBB COUNTY APPRAISAL DISTRICT TAX ROLLS AND MAY NOT REFLECT THE CURRENT OWNERSHIP STATUS.
14. THERE MAY BE EXISTING UNDERGROUND IMPROVEMENTS THAT ARE NOT SHOWN. THE UNDERGROUND IMPROVEMENTS SHOWN HEREON ARE BASED ON RECORD DRAWINGS AND ARE NOT FIELD VERIFIED.

METES AND BOUNDS DESCRIPTION OF AN
0.015 ACRE (637 SQ.FT.) TRACT OF LAND
TOWER LEASE AREA

A METES & BOUNDS DESCRIPTION OF A CERTAIN 0.015 ACRE TRACT LAND SITUATED IN THE CITY OF LAREDO SURVEY SECTION NO. 799, ABSTRACT NO. 239, WEBB COUNTY, TEXAS, BEING A PORTION OF PARCEL 551759, BLOCKS X, Y, Z, 08-A & 08-B WD CONVEYED TO THE CITY OF LAREDO, SAID 0.015 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE:

COMMENCING AT A FOUND X CUT IN THE SIDEWALK SOUTHWEST OF THE INTERSECTION OF WATER STREET AND SANTA MARIA AVENUE IN THE CITY OF LAREDO, N: 17072385.00 E: 656662.93 (NAD'83);

THENCE, THROUGH THE INTERIOR OF SAID PARCEL 551759, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1.) SOUTH 60°57'30" WEST, 76.93 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, N: 17072347.66 E: 656595.67 (NAD'83);
- 2.) SOUTH 89°26'45" EAST, 24.25 FEET TO A POINT FOR CORNER;
- 3.) SOUTH 56°56'53" EAST, 18.58 FEET TO A POINT FOR CORNER;
- 4.) SOUTH 33°03'07" WEST, 10.11 FEET TO A POINT FOR CORNER;
- 5.) NORTH 89°25'26" WEST, 34.49 FEET TO A POINT FOR CORNER;
- 6.) NORTH 00°34'34" EAST, 18.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.015 ACRE OF LAND IN WEBB COUNTY, TEXAS, AS SHOWN ON DRAWING NO. XX FILED UNDER JOB NO. 01946-0622-00 IN THE OFFICE OF QUIDDITY ENGINEERING IN SAN ANTONIO TEXAS.

NOTE: THE BEARINGS SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREIN TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.

METES AND BOUNDS DESCRIPTION OF AN
0.237 ACRE (10,325 SQ.FT.) TRACT OF LAND
25' ACCESS & UTILITY EASEMENT

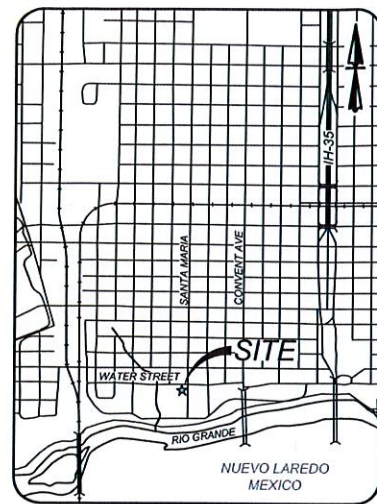
A METES & BOUNDS DESCRIPTION OF A CERTAIN 0.237 ACRE TRACT LAND SITUATED IN THE CITY OF LAREDO SURVEY SECTION NO. 799, ABSTRACT NO. 239, WEBB COUNTY, TEXAS, BEING A PORTION OF PARCEL 551759, BLOCKS X, Y, Z, 08-A & 08-B WD CONVEYED TO THE CITY OF LAREDO, SAID 0.237 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE:

COMMENCING AT A FOUND X CUT IN THE SIDEWALK SOUTHWEST OF THE INTERSECTION OF WATER STREET AND SANTA MARIA AVENUE IN THE CITY OF LAREDO, N: 17072385.00 E: 656662.93 (NAD'83);

THENCE, THROUGH THE INTERIOR OF SAID PARCEL 551759, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1.) SOUTH 02°30'14" WEST, 216.98 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, N: 17072168.23 E: 656653.45 (NAD'83);
- 2.) SOUTH 00°34'34" WEST, 25.00 FEET TO A POINT FOR CORNER;
- 3.) NORTH 89°25'26" WEST, 151.37 FEET TO A POINT FOR CORNER;
- 4.) NORTH 00°34'34" EAST, 185.33 FEET TO A POINT FOR CORNER;
- 5.) SOUTH 89°25'26" EAST, 126.29 FEET TO A POINT FOR CORNER;
- 6.) SOUTH 00°34'34" WEST, 25.00 FEET TO A POINT FOR CORNER;
- 7.) NORTH 89°25'26" WEST, 101.29 FEET TO A POINT FOR CORNER;
- 8.) SOUTH 00°34'34" WEST, 135.33 FEET TO A POINT FOR CORNER;
- 9.) SOUTH 89°25'26" EAST, 126.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.237 ACRE OF LAND IN WEBB COUNTY, TEXAS, AS SHOWN ON DRAWING NO. XX FILED UNDER JOB NO. 01946-0622-00 IN THE OFFICE OF QUIDDITY ENGINEERING IN SAN ANTONIO TEXAS.

NOTE: THE BEARINGS SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREIN TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION OF AN
0.016 ACRE (693 SQ.FT.) TRACT OF LAND
UTILITY AND FIBER EASEMENT

A METES & BOUNDS DESCRIPTION OF A CERTAIN 0.016 ACRE TRACT LAND SITUATED IN THE CITY OF LAREDO SURVEY SECTION NO. 799, ABSTRACT NO. 239, WEBB COUNTY, TEXAS, BEING A PORTION OF PARCEL 551759, BLOCKS X, Y, Z, 08-A & 08-B WD CONVEYED TO THE CITY OF LAREDO, SAID 0.016 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE:

COMMENCING AT A FOUND X CUT IN THE SIDEWALK SOUTHWEST OF THE INTERSECTION OF WATER STREET AND SANTA MARIA AVENUE IN THE CITY OF LAREDO, N: 17072385.00 E: 656662.93 (NAD'83);

THENCE, THROUGH THE INTERIOR OF SAID PARCEL 551759, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1.) SOUTH 06°12'52" WEST, 56.90 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, N: 17072328.43 E: 656656.77 (NAD'83);
- 2.) SOUTH 01°45'20" WEST, 36.38 FEET TO A POINT FOR CORNER;
- 3.) NORTH 45°05'43" WEST, 52.20 FEET TO A POINT FOR CORNER;
- 4.) SOUTH 89°15'41" EAST, 38.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.016 ACRE OF LAND IN WEBB COUNTY, TEXAS, AS SHOWN ON DRAWING NO. XX FILED UNDER JOB NO. 01946-0622-00 IN THE OFFICE OF QUIDDITY ENGINEERING IN SAN ANTONIO TEXAS.

NOTE: THE BEARINGS SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREIN TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.



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Subject to the General Notes shown hereon:

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Date of Map: NOVEMBER 03, 2022

Quiddity Engineering, LLC

Troy A. Trobaugh
Troy A. Trobaugh
Registered Professional Land Surveyor No. 6241
Signature Date: November 03, 2022

REV NO.	DATE
DATE: 11/03/22	
DRWN: TM	
CHK: TROY	

SURVEY
OF
RIVER DRIVE REPL-708921
LOCATION CODE: 208921
PTN: 2021
OUT OF
WEBB COUNTY, TEXAS



QUIDDITY

TBPELS Registration Nos. F-23290 & 10046100
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

JOB NO. 01946-0622-00

SHEET 2 OF 2