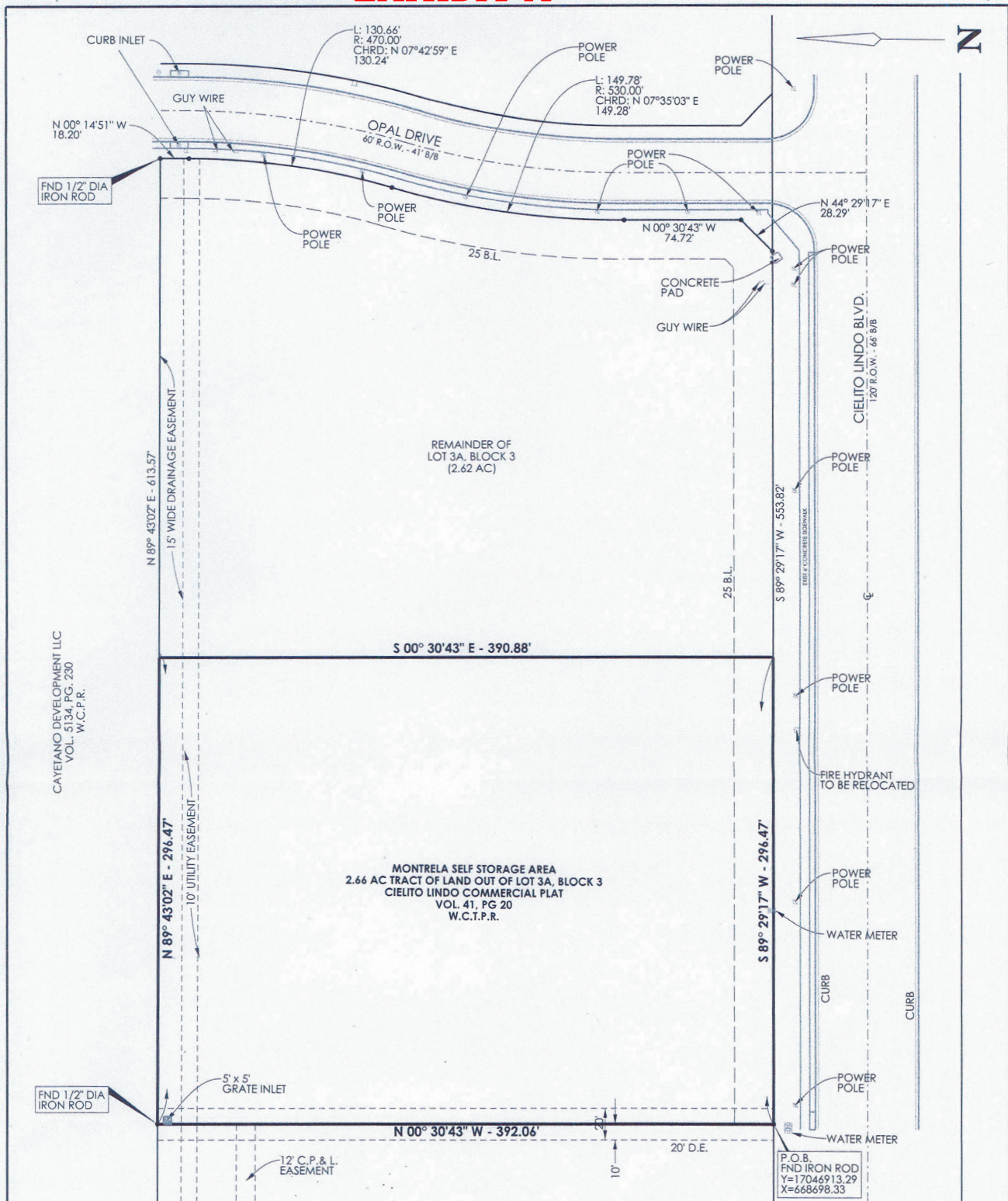


EXHIBIT A



NOTES:
 1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of the date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor; except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original "wet" seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits. 6) This survey was performed without the benefit of an abstract of title.

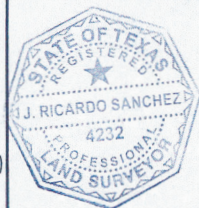
LOT 2
 BLOCK 3
 (1.99 AC)
 VOL. 23, PG. 56
 P.R.W.C.T.

Bearing basis:
 Taken from GPS, Zone 4205, NAD-83 Datum.

Scale (11 X 17): 1"=60'

SURVEY OF
 A 2.66 AC TRACT OF LAND,
 MORE OR LESS, OUT OF LOT 3A,
 BLOCK 3, CIELITO LINDO
 COMMERCIAL PLAT,
 VOL. 41, PG. 20 CITY OF
 LAREDO, PER PLAT RECORDED
 IN THE WEBB COUNTY, TEXAS,
 PLAT RECORDS.
 (METES AND BOUNDS ATTACHED)
 ADDRESS:
 315 CIELITO LINDO BLVD.

SURVEY NO. **21466**



This property ☐ is ☒ is not located within a flood hazard area and is within
 Zone X according to Flood Insurance Rate
 Map No. 48479C1390C F.J.R.M. Date: APRIL 2, 2008

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 20th day of November, 2023.

Signed:

J. Ricardo Sanchez
 R.P.L.S. #4232

DO-RITE
 ENGINEERING, LLC

311 FURBIDE ST.
 LAREDO, TX 78040
 TEL (956) 266-2496
 TEXAS FIRM
 REGISTRATION
 NO. 20695

SANCHEZ ENGINEERING, INC.
 P.O. BOX 2654
 LAREDO, TEXAS 78044
 (956) 723-5578

Texas Land Surveyor Firm No. 10111000

SANCHEZ ENGINEERING, INC.

P.O. BOX 2654, LAREDO, TEXAS 78044

TELEPHONE: (956) 723-5578

Texas Land Surveying Firm No. 10111000

Email: sanchezengineering@att.net

Field Notes

**For a 2.66-acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat
Webb County, Texas**

Being a 2.66-acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat recorded in Volume 41, page 20, Webb County Plat Records and fronting the northerly Cielito Lindo Boulevard Right-of-Way line.

Beginning at a $\frac{1}{2}$ " *rod* found, being the southwest corner of mentioned Lot 3A, same being the southeast corner of Lot 2, Block 3, Cielito Lindo Commercial Plat recorded in Volume 23, page 56, Webb County Plat Records, same being a point along the north Cielito Lindo Boulevard Right-of-Way and going *North 00°30'43" West, 392.06 feet* to a $\frac{1}{2}$ " *iron rod* found being the northwest of mentioned Lot 3A, and the northeast corner of mentioned Lot 2 and a point along the southerly line of a tract of land conveyed to Cayetano Development, LLC described in deed recorded in Volume 5134, page 230, Public Records, Webb County, Texas, for the northwest corner hereof;

Thence, with the southerly line of said Cayetano Development, LLC tract and northerly line of said Lot 3A, *North 89° 43' 02" East, 296.47 feet* to a point along said Cayetano Development, LLC tract and point along said Lot 3A, for the northeast corner hereof;

Thence, through said Lot 3A, *South 00° 30' 43" East, 390.88 feet* to a point along the northerly Cielito Lindo Boulevard Right-of-Way line and point along said Lot 3A, for the southeast corner hereof;

Thence with the northly Right-of-Way line of Cielito Lind Boulevard, *South 89° 29' 17" West, 296.47 feet* to the Point of Beginning and containing 2.66-acres of land, more or less.

Basis of Bearings:

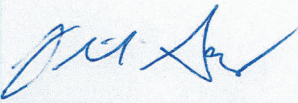
Texas South Zone – 4205 – NAD 83

State of Texas

County of Webb

I, J. Ricardo Sanchez, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.

This survey was prepared to be used only as part of an application for a Special Use Permit.



R.P.L.S. No. 4232-Texas



11-20-2023

Current Date

Survey plat attached: