

Exhibit A

PINE ST.
(55.56' R.O.W.)

(N89° 38' 08"E 43.49')



LEGEND			
	PROPERTY LINE		SET IRON ROD*
	RD. CENTERLINE		FOUND IRON ROD
	EASEMENT		FENCE CORNER
	FEMA FLOOD ZONE		PK NAIL FOUND
	BLDG. STRUCT.		MAG NAIL FOUND
	LOT LINE		RR SPIKE FOUND
	WOOD FENCE		CHAINLINK FENCE
	BLOCK WALL		BARBWIRE FENCE

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

NOTES:

- 1. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP 48479C1380C. EFFECTIVE DATE: 04/02/2010.
- 2. THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83
- 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.



CERTIFICATE OF SURVEYOR

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

Eduardo J. Gutierrez

10-31-23

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

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.138 ACRES, MORE OR LESS, BEING OUT OF A 8.50 ACRE TRACT OF LAND SITUATED IN WEBB COUNTY, TEXAS, PORCION 33, ABSTRACT 3084, RECORDED IN VOLUME 415, PAGES 443-447, WEBB COUNTY TEXAS DEED RECORDS, SITUATED IN PORCION 33, ABSTRACT 3084, CITY OF LAREDO, WEBB COUNTY, TEXAS

3511 PINE ST.

DRAWN BY:	K.G.	SCALE:	1"=20'
CHECKED BY:	E.J.G.	JOB #:	18879-23
APPROVED BY:	E.J.G.	FILE NAME:	18879-23 SURVEY.dwg
FIELD DATE:	10/13/23 J.R.	SHEET:	1 OF 1



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MARTIN B MORILLO PLAT
LOT 1, BLOCK 1

LOT 1, BLOCK 1,
DIEGO RODRIGUEZ PLAT
VOL. 16, PG. 96,
W.C.M.R.

(N00° 21' 52"W 138.00')

BARBED WIRE FENCE

0.138
ACRES

O&A LAND SALES INC
0.1637 ACRES
VOL. 5357, PGS. 171-173
O.P.R.W.C.T.

BARBED WIRE FENCE

(S00° 21' 51"E 138.00')

MARIA ESTHER VALDEZ VERDIN
0.1334 ACRES
VOL. 5461, PGS. 248-252
D.R.W.C.T.

CLAUDIA TOVAR
0.1334 ACRES
VOL. 5188, PG. 349
D.R.W.C.T.

(S89° 38' 08"W 43.49')

BARBED WIRE FENCE

FIELD NOTES**0.138 ACRES:**

A TRACT OF LAND CONTAINING 0.138 ACRES, MORE OR LESS, BEING OUT OF A 8.50 ACRE TRACT OF LAND SITUATED IN WEBB COUNTY, TEXAS, PORCION 33, ABSTRACT 3084, RECORDED IN VOLUME 415, PAGES 443-447, WEBB COUNTY TEXAS DEED RECORDS, SITUATED IN PORCION 33, ABSTRACT 3084, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND IRON ROD ALONG THE SOUTH RIGHT-OF-WAY LINE OF PINE STREET (55.56' R.O.W.), THE NORTHEAST CORNER OF LOT 1, BLOCK 1, DIEGO RODRIGUEZ PLAT, RECORDED IN VOLUME 16, PAGE 96, WEBB COUNTY MAP RECORDS, THE NORTHWEST CORNER HEREOF;

THENCE N89° 38' 08"E A DISTANCE OF **43.49 FEET** MEASURED, EAST A DISTANCE OF 43.49 FEET DEED CALLED, ALONG THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED PINE STREET TO A FOUND IRON ROD AT THE NORTHWEST CORNER OF A 0.1334 ACRE TRACT BEING OUT OF SAID 8.50 ACRE TRACT, THE NORTHEAST CORNER HEREOF;

THENCE S00° 21' 51"E A DISTANCE OF **138.00 FEET** MEASURED, SOUTH A DISTANCE OF 138 FEET DEED CALLED, TO A FOUND IRON ROD ALONG THE WEST LINE OF SAID 0.1334 ACRES TRACT, THE SOUTHEAST CORNER HEREOF;

THENCE S89° 38' 08"W A DISTANCE OF **43.49 FEET**, WEST A DISTANCE OF 43.49 FEET DEED CALLED, ALONG A NORTHERLY LINE OF AFOREMENTIONED LOT 1, BLOCK 1, DIEGO RODRIGUEZ PLAT, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE SOUTHWEST CORNER HEREOF;

THENCE N00° 21' 52"W A DISTANCE OF **138.00 FEET**, NORTH 138 FEET DEED CALLED, ALONG AN EASTERLY LINE OF SAID DIEGO RODRIGUEZ PLAT, TO THE POINT **OF BEGINNING** AND CONTAINING **0.1383 ACRES** OF LAND, MORE OR LESS.

BASIS OF BEARING:

DATUM BASED ON TEXAS STATE PLANE COORDINATES SYSTEM. NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT, ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC 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

**10-31-23**

DATE: