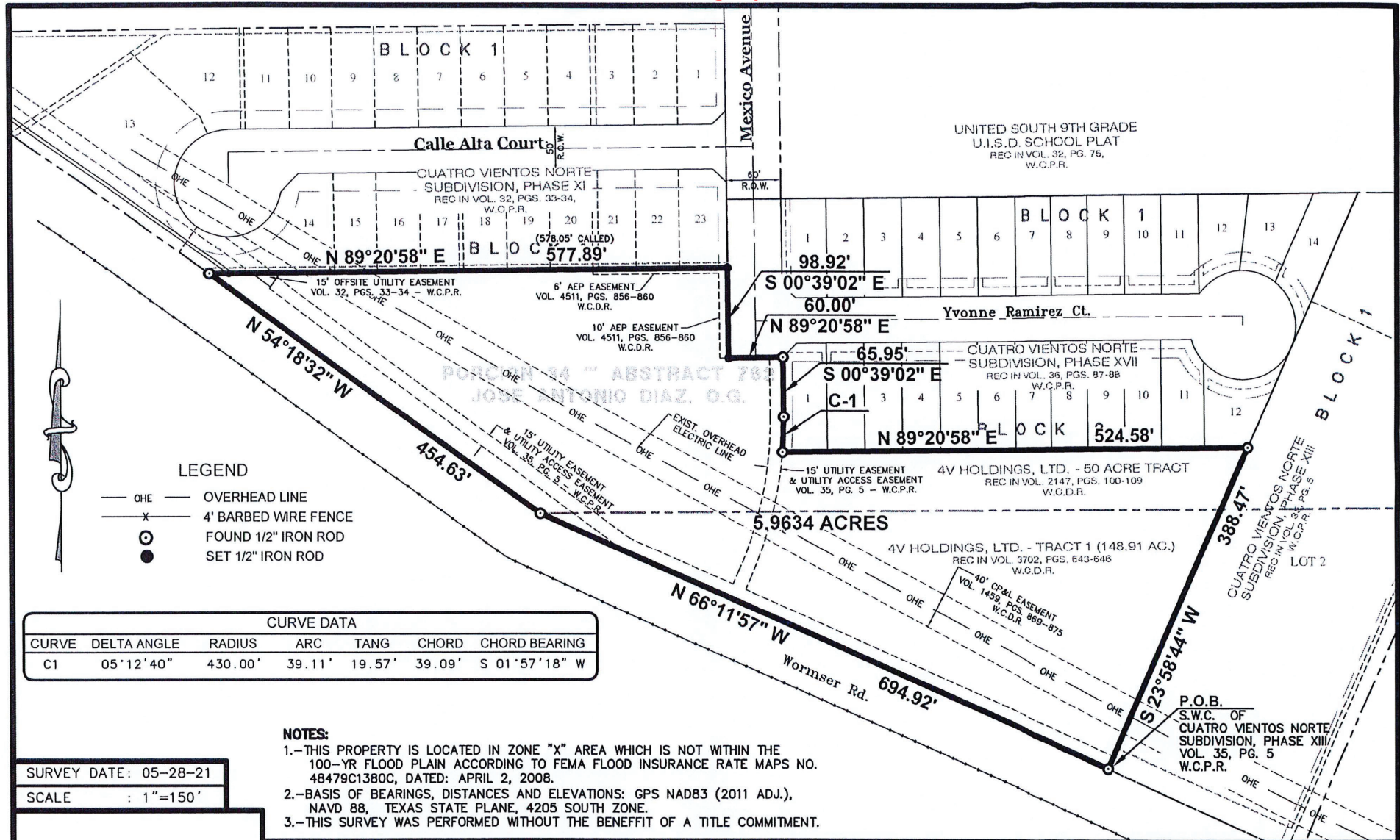


Exhibit A



SURVEY DATE: 05-28-21

SCALE : 1"=150'



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 28TH DAY OF MAY 2021

WAYNE NANCE, R.P.L.S.
TEXAS REG. NO. 6235

SURVEY OF A

5.9634 ACRE TRACT
OUT OF 4V HOLDINGS, LTD. TRACT I (148.91 AC.)
AS REC. IN VOLUME 3702, PAGES 643-646 W.C.D.R.
AND OUT 4V HOLDINGS, LTD 50 ACRE TRACT
AS REC. IN VOLUME 2147, PAGES 100-109 W.C.D.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS



PORRAS NANCE
ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

5.9634 ACRE TRACT
Being out and part of
Porcion 34 ~ Abstract 760 ~ Jose Antonio Diaz, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 5.9634 acres, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of 4V Holdings, Ltd. Tract I (148.91 Ac.) as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records and out of 4V Holdings, Ltd. 50 Acre tract as recorded in Volume 2147, Pages 100-109 of the Webb County Deed; and more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod for the Southwest corner of Cuatro Vientos Norte Subdivision, Phase XIII as Recorded in Volume 35, Page 5 of the Webb County Plat Records, being the Southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE along the Southerly Boundary line of the herein described tract, as follows:

North 66°11'57" West, 694.92 Feet, to a found ½" iron rod for an exterior deflection corner to the right of this tract;

North 54°18'32" West, 454.63 Feet, to a found ½" iron rod for the Southwest corner of Cuatro Vientos Norte Subdivision, Phase XI, as recorded in Volume 32, Pages 33-34 of the Webb County Plat Records, also being the Northwest corner of this tract;

THENCE along the Northerly Boundary line of the herein described tract, as follows:

North 89°20'58" East, 577.89 Feet (578.05' called), along the South boundary line of said Phase XI, to a set ½" iron rod for the Southeast corner of same Phase XI, a point on the Westerly boundary line of Cuatro Vientos Norte Subdivision, Phase XVII, as Recorded in Volume 36, Pages 87-88 of the Webb County Plat Records and an exterior deflection corner to the right of this tract;

South 00°39'02" East, 98.92 Feet, along the common boundary line with said Phase XVII, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 89°20'58" East, 60.00 Feet, continuing along the common boundary line with said Phase XVII, to a found ½" iron rod for an exterior deflection corner to the right of this tract;

South 00°39'02" East, 65.95 Feet, continuing along the common boundary line with said Phase XVII, to a found ½" iron rod for a point of curvature to the right of this tract

A curvilinear distance of 39.11 feet, with said curve having the following characteristics: Central Angle=05°12'40", R=430.00 feet, CL=39.11 feet, TAN=19.57 feet, CHD=39.09 feet, CHD. Bearing = S 01°57'18" W, to a found ½" iron rod for the end of this curve and an interior deflection corner to the left of this tract;

North 89°20'58" East, 524.58 Feet, continuing along the common boundary line with said Phase XVII, to a found ½" iron rod for the Southeast corner of same Phase XVII, a point on the Westerly boundary line of aforesaid Phase XIII and the Northeast corner of this tract;

THENCE South 23°58'44" West, 388.47 feet, along the common boundary line with said Phase XIII, to the Southwest corner of same Phase XIII, the Southeast corner of the herein described tract and the **POINT OF BEGINNING**.

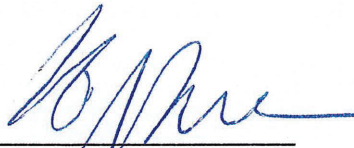
Basis of Bearings:

GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.

Witness my Hand and Seal




Wayne Nance, R.P.L.S.

5.28.21