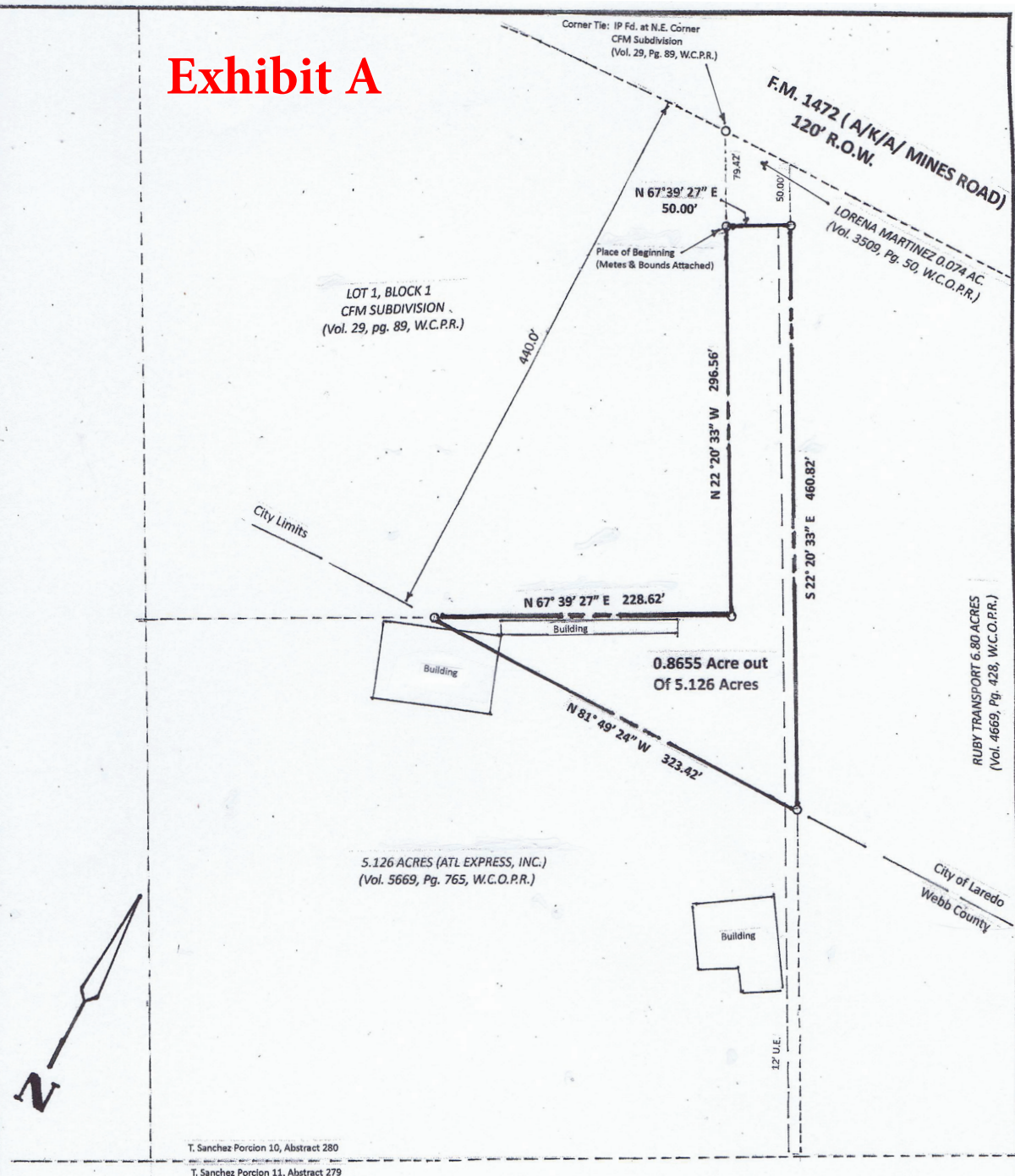


Exhibit A



SURVEY OF

A TRACT OF LAND CONTAINING 0.8655 ACRE, MORE OR LESS,
BEING THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY
OF LAREDO, WEBB COUNTY, TEXAS, OUT OF A 5.126 ACRE TRACT
IN PORCION 30 CONVEYED TO ATL EXPRESS, INC. BY DEED DATED
JUNE 13, 2024, AND RECORDED IN VOLUME 5669, PAGE 765, OF
THE WEBB COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS.

Bearing basis: East line of CFM Subd. Per subd. Plat N 22° 20' 33" W.

SURVEY NO. 21707

Scale: 1" = 100'

This property ☐ is ☒ is not located within a flood hazard area and is within
Zone X according to Flood Insurance Rate
Map No. 48479C1015C, F.I.R.M. Date: APRIL 2, 2008

SURVEYOR'S CERTIFICATION

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 27 TH day of SEPTEMBER, 2024.

Signed:

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

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

Texas Land Surveying Firm No. 10111000



SANCHEZ ENGINEERING, INC.

P.O. BOX 2643

LAREDO, TEXAS 78044

Telephone: (956) 723-5578 E-Mail: sanchezengineering@att.net

Texas Land Surveying Firm No. 10111000 Texas Engineering Firm No. F-005681

0.8655 Acre out of Porcion 10
(City limits portion of 5.126 Ac. Tract)

Field notes for a tract of land containing 0.8655 acre, more or less, being the area within the corporate limits of the City of Laredo, Webb County, Texas, out of a 5.126 acre tract in Porcion 10, more or less, conveyed to ATL Express, Inc., by deed dated June 13, 2024 and recorded in volume 5669, page 765, of the Official Public Records of Webb County, Texas; said 0.8655 acre, more or less, city limits tract, is herein more particularly described by metes and bounds as follows:

Beginning, for a corner tie, at a ½ inch diameter steel rod found being the northeast corner of Lot 1, Block 1, CFM Subdivision, a subdivision filed of record in volume 29, page 89, of the Webb County Plat Records; said rod also being on the south right of way line of F.M. 1472;

Thence, South 22° 20' 33" East, with the east line of CFM Subdivision and west line of a 0.074 acre tract Recorded in volume 3509, Page 50, Webb County Official Public Records, a distance of 79.42 ft. to a ½ inch diameter steel rod found, for the PLACE OF BEGINNING and upper northwest corner of the herein described city limits tract and also upper northwest corner of aforementioned 5.126 acre ATL Express, Inc., tract;

THENCE, North 67° 39' 27" East, with the southerly line of said 0.074 acre tract and northerly line of said 5.126 acre tract and northerly line hereof, a distance of 50.00 ft. to a ½ inch diameter steel rod found on the easterly line of of said 5.126 acre tract, for the northeast corner hereof;

THENCE, South 22° 20' 33" East, with the easterly line of said 5.126 acre ATL Express, Inc. tract and easterly line hereof, a distance of 460.82 ft. to a point, for the southeast corner hereof;

THENCE, North 81° 49' 24" West, across said 5.126 acre tract and with the southerly line hereof, a distance of 323.42 ft. to a point on the southerly line of CFM subdivision and northerly line of said 5.126 acre tract, for the most westerly corner hereof;

THENCE, North 67° 39' 27" East, with the southerly line of CFM subdivision and northerly line of said 5.126 acre tract, a distance of 228.62 ft. to a point being the southeast corner of CFM subdivision, for an interior corner hereof;

THENCE, North 22° 20' 33" West, with the easterly line of CFM subdivision and westerly line of 5.126 acre tract, a distance of 296.56 ft. to the PLACE OF BEGINNING, and containing within these metes and bounds 0.8655 acre of land, more or less.

Bearing basis: Easterly line of CFM Subdivision per subd. Plat N 22° 20' 33" W.

I hereby certify that these field notes are true and correct and were prepared from an actual survey of the property, made on the ground under my supervision, this 27 th day of September, 2024.

Signed: 

J. Ricardo Sanchez, R.P.L.S. No. 3232



Survey plat attached: