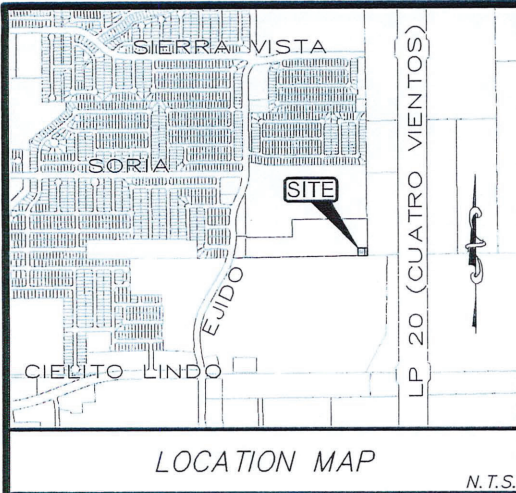


# EXHIBIT A



## LEGEND:

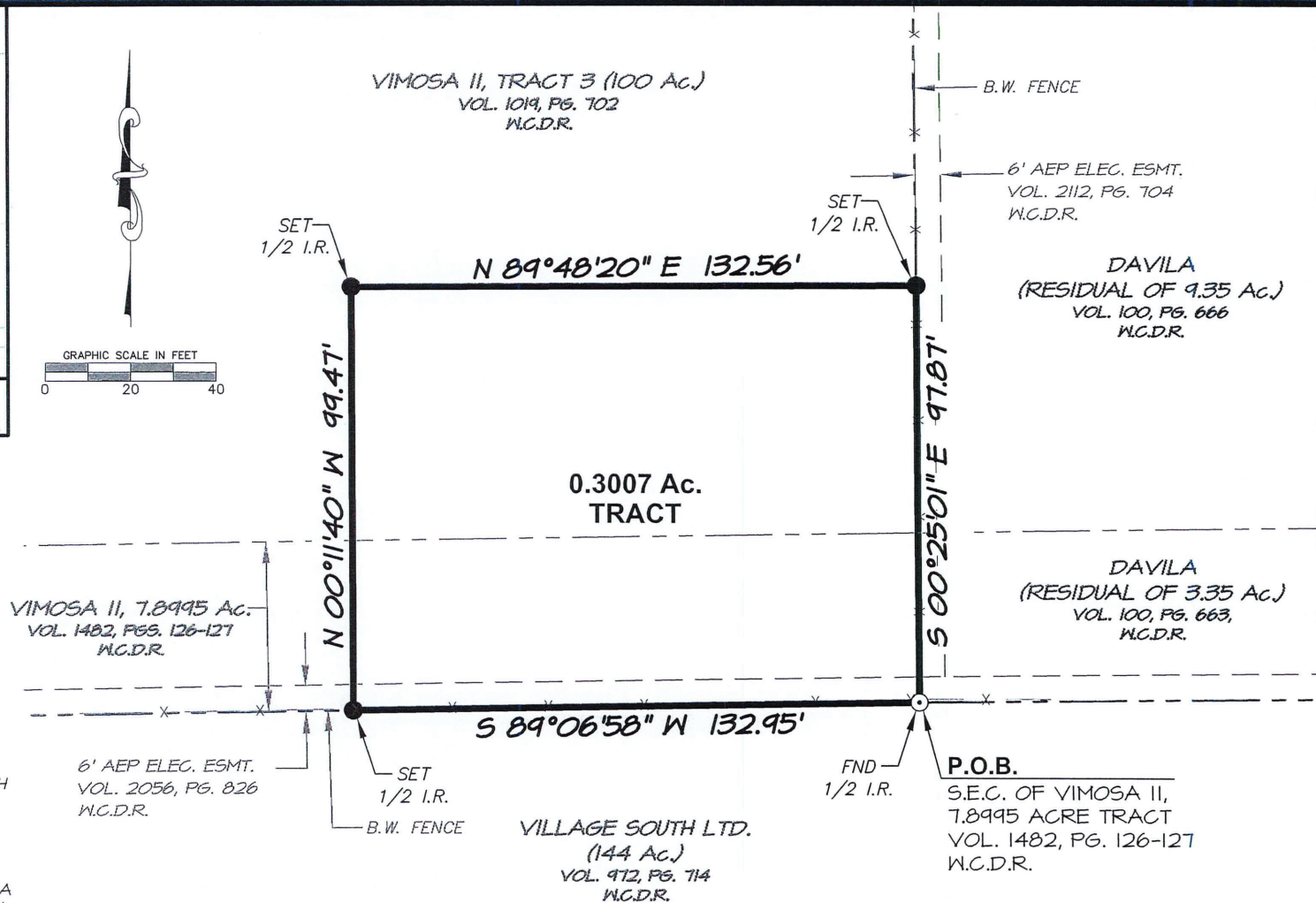
- SET 1/2" IRON ROD
- ⊙ FOUND MONUMENT
- X— BARB WIRE FENCE
- W.C.D.R. WEBB COUNTY DEED RECORDS
- W.C.P.R. WEBB COUNTY PLAT RECORDS

## BASIS OF BEARINGS:

GPS NAD 83, TEXAS STATE PLANE, 4205 SOUTH ZONE

## NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C 1380C, DATED: APRIL 2, 2008.

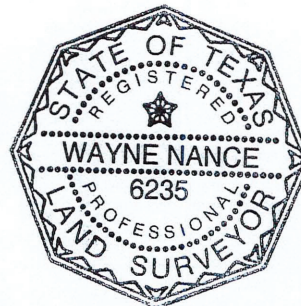


DATE: 01/05/2024 SCALE: 1"=40'

## 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 5<sup>TH</sup>  
DAY OF JANUARY 2024.

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



BOUNDARY SURVEY OF  
0.3007 Ac., OUT OF VIMOSA II, TRACT 3, (100 Ac.)  
REC IN VOL 1019, PG. 702, W.C.D.R.  
& VIMOSA II, 7.8995 Ac. TRACT  
REC IN VOL. 1482, PGS. 126-127, W.C.D.R.  
WEBB COUNTY, TEXAS

**PORRAS NANCE**  
**ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78044  
TBPE F-6205  
TBPLS F-1018800  
OFFICE (956) 724-3097  
www.porrasnance.com

**0.3007 ACRE TRACT**

Being out and part of

**Porcion 37 ~ Abstract 410 ~ Jose Bartolo Chapa, Original Grantee**

**Vimosa II, Tract No. 3 (100.00 Acres)**

**Recorded in Volume 1019, Pages 702-704, Deed Records of Webb County, Texas**

**Vimosa II (7.8995 Acres)**

**Recorded in Volume 1482, Pages 126-127, Deed Records of Webb County, Texas**

Within the limits of the

**City of Laredo and Webb County, Texas**

Being a tract of land found to contain 0.3007 acres, more or less, situated in Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within the City Limits of Laredo and Webb County, Texas, out and part of Vimosa II, Tract No. 3 (100.00 Acres), recorded in Volume 1019, Pages 702-704 of the Deed Records of Webb County, Texas and Vimosa II (7.8995 Acres) recorded in Volume 1482, Pages 126-127, Deed Records of Webb County, Texas; this tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found for the southeast corner of said Vimosa 7.8995 Acre Tract, being a point on the northerly boundary line of the Village 83 South, LTD. Tract, as recorded in Volume 972, Pages 714-722, of the Deed Records of Webb County, Texas for the southeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** South 89°06'58" West, 132.95 Feet, along the common boundary line of said Vimosa 7.8995 Acre Tract and said Village 83 Tract, to a ½" iron rod set for the southwest corner of the herein described tract;

**THENCE** North 00°11'40" West, 99.47 Feet, to a ½" iron rod set for the northwest corner of the herein described tract;

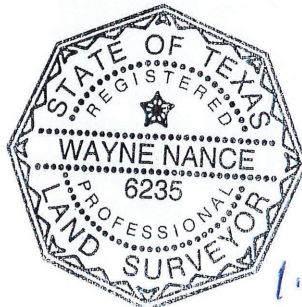
**THENCE** North 89°48'20" East, 132.56 Feet, to a ½" iron rod set in the east line of said Vimosa Tract No. 3 for the northeast corner of the herein described tract;

**THENCE** South 00°25'01" East, 97.87 Feet, to a ½" iron rod found for the southeast corner of said Vimosa 7.8995 Acre Tract, the southeast corner of the herein described tract and the **POINT OF BEGINNING**.

*Basis of Bearings and Distances:*

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.