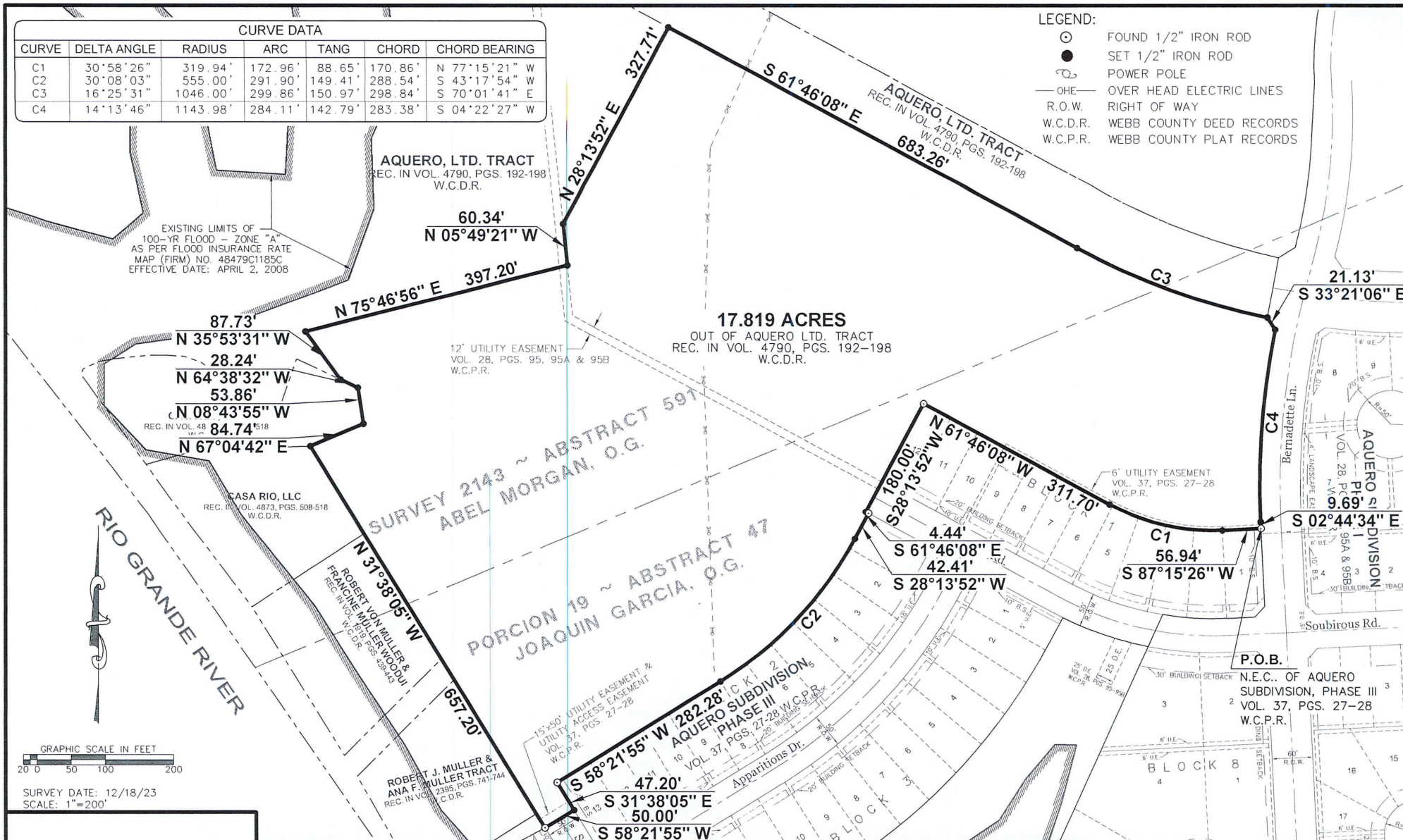


EXHIBIT A



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 19TH DAY OF DECEMBER, 2023

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

BOUNDARY SURVEY OF A 17.819 ACRE TRACT

OUT OF AQUERO LTD. TRACT
REC. IN VOLUME 4790, PGS. 192-198, W.C.D.R.
SURVEY 2143 ~ ABSTRACT 591, ABEL MORGAN, O.G.
PORCION 19 ~ ABSTRACT 47, JOAQUIN GARCIA, O.G.
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



17.819 ACRE TRACT
Being out and part of
Survey 2143 ~ Abstract 591, Abel Morgan Original Grantee and
Porcion 19 ~ Abstract 47 ~ Joaquin Garcia, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 17.819 Acre tract of land, more or less, situated in Survey 2143, Abstract 591, Abel Morgan Original Grantee and Porcion 19, Abstract 47, Joaquin Garcia, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 17.819 Acre tract being out and part of Aquero, Ltd. Tract, as recorded in Volume 4790, Pages 192-198 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found $\frac{1}{2}$ " iron rod for the Northeast corner of Aquero Subdivision, Phase III, as recorded in Volume 37, Pages 27-28 of the Webb County Plat Records, same being a point on the Westerly right-of-way line of Bernadette Ln., the most Easterly Southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE along the Southerly boundary line of the herein described tract and common boundary line with said Aquero Subdivision, Phase III, as follows:

South $87^{\circ}15'26''$ West, 56.94 Feet, to a set $\frac{1}{2}$ " iron rod for a point of curvature to the right of this tract;

A curvilinear distance of 172.96 feet, with said curve having the following characteristics: Central Angle= $30^{\circ}58'26''$, R=319.94 feet, CL=172.96 feet, TAN=88.65 feet, CHD=170.86 feet, CHD. Bearing = N $77^{\circ}15'21''$ W, to a set $\frac{1}{2}$ " iron rod for a point of tangency and the end of this curve;

North $61^{\circ}46'08''$ West, 311.70 Feet, to a found $\frac{1}{2}$ " iron rod for an interior deflection corner to the left of this tract;

South $28^{\circ}13'52''$ West, 180.00 Feet, to a set $\frac{1}{2}$ " iron rod for an interior deflection corner to the left of this tract;

South $61^{\circ}46'08''$ East, 4.44 Feet, to a found $\frac{1}{2}$ " iron rod for an exterior deflection corner to the right of this tract;

South $28^{\circ}13'52''$ West, 42.41 Feet, to a set $\frac{1}{2}$ " iron rod for a point of curvature to the right of this tract;

A curvilinear distance of 291.90 feet, with said curve having the following characteristics: Central Angle= $30^{\circ}08'03''$, R=555.00 feet, CL=291.90 feet, TAN=149.41 feet, CHD=288.54 feet, CHD. Bearing = S $43^{\circ}17'54''$ W, to a set $\frac{1}{2}$ " iron rod for a point of tangency and the end of this curve;

South $58^{\circ}21'55''$ West, 282.28 Feet, to a found $\frac{1}{2}$ " iron rod for an interior deflection corner to the left of this tract;

South $31^{\circ}38'05''$ East, 47.20 Feet, to a set $\frac{1}{2}$ " iron rod for an exterior deflection corner to the right of this tract;

South $58^{\circ}21'55''$ West, 50.00 Feet, to a found $\frac{1}{2}$ " iron rod for the Southwest corner of this tract;

THENCE along the Westerly boundary line of the herein described tract as follows:

North $31^{\circ}38'05''$ West, 657.20 Feet, to a set $\frac{1}{2}$ " iron rod for an exterior deflection corner to the right of this tract;

North 67°04'42" East, 84.74 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;
North 08°43'55" West, 53.86 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;
North 64°38'32" West, 28.24 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;
North 35°53'31" West, 87.73 Feet, to a set ½" iron rod for the most Northerly Northwest corner of this tract;

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

North 75°46'56" East, 397.20 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;
North 05°49'21" West, 60.34 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;
North 28°13'52" East, 327.71 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;
South 61°46'08" East, 683.26 Feet, to a set ½" iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 299.86 feet, with said curve having the following characteristics: Central Angle=16°25'31", R=1046.00 feet, CL=299.86 feet, TAN=150.97 feet, CHD=298.84 feet, CHD. Bearing = S 70°01'41" E, to a set ½" iron rod for an exterior deflection corner to the right and the end of this curve;

South 33°21'06" East, 21.13 Feet, to a set ½" iron rod for a point on the Westerly right-of-way line of Bernadette Ln., a point on a curve to the left of this tract and the most Easterly Northeast corner of this tract;

THENCE along the said Westerly right-of-way line of Bernadette Ln. and the Easterly boundary line of the herein described tract as follows:

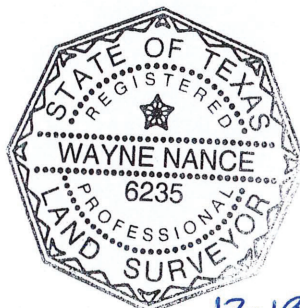
A curvilinear distance of 284.11 feet, with said curve having the following characteristics: Central Angle=14°13'46", R=1143.98 feet, CL=284.11 feet, TAN=142.79 feet, CHD=283.38 feet, CHD. Bearing = S 04°22'27" W, to a set ½" iron rod for a point of tangency and the end of this curve;

South 02°44'34" East, 9.69 Feet, to the most Easterly Southeast corner of this tract and the **POINT OF BEGINNING**.

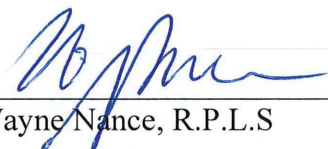
Basis of Bearings:

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.

12.19.23