

## Exhibit A

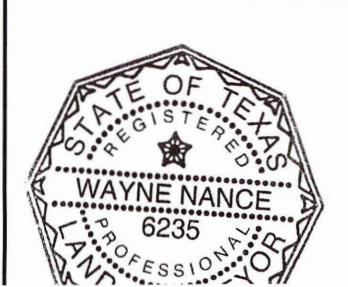
**LEGEND:**

○ FOUND MONUMENT/IRON ROD  
● SET  $\frac{1}{2}$ " IRON ROD  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT-OF-WAY  
B/B BACK TO BACK

#### NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. 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. 48479C1380C,  
DATED 12/21/2006.

SCALE 1"=100'  
SURVEY DATE 9/12/2024



**4.0279 ACRE TRACT**  
Being out and part of  
**Porción 32 ~ Abstract 296 ~ Antonio Treviño, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being a 4.0279 Acre tract of land, more or less, situated in Porción 32, Abstract 296, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 4.0279 Acre tract being out and part of Summers Family Partnership 77.5361 Acre Tract, as recorded in Volume 2052, Pages 592-596 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 Los Presidentes Unit 11 (amended), as recorded in Volume 25, Page 127 of the Webb County Plat Records, being a point on the Westerly right-of-way line of Loop 20 (Cuatro Vientos Rd.), the Southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE South  $89^{\circ}22'05''$  West, 487.01 feet, along the North boundary line of said Los Presidentes, Unit 11 being the South boundary line of the herein described tract, to a set  $\frac{1}{2}$ " iron rod for the Southwest corner of this tract;

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

North  $00^{\circ}43'00''$  West, 23.53 Feet, to a set  $\frac{1}{2}$ " iron rod for a point of curvature to the right of this tract;

A curvilinear distance of 97.43 feet, with said curve having the following characteristics: Central Angle= $17^{\circ}26'43''$ , R=320.00 feet, CL=97.43 feet, TAN=49.10 feet, CHD=97.06 feet, CHD. Bearing = N  $08^{\circ}00'21''$  E, to a set  $\frac{1}{2}$ " iron rod for a point of tangency and the end of this curve;

North  $16^{\circ}43'43''$  East, 121.00 Feet, to a set  $\frac{1}{2}$ " iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 109.61 feet, with said curve having the following characteristics: Central Angle= $14^{\circ}46'38''$ , R=425.00 feet, CL=109.61 feet, TAN=55.11 feet, CHD=109.31 feet, CHD. Bearing = N  $09^{\circ}20'24''$  E, to a set  $\frac{1}{2}$ " iron rod for a point of tangency and the end of this curve;

North  $01^{\circ}57'05''$  East, 59.29 Feet, to a set  $\frac{1}{2}$ " iron rod for an exterior deflection corner to the right of this tract;

North  $46^{\circ}57'05''$  East, 21.21 Feet, to a set  $\frac{1}{2}$ " iron rod for an exterior deflection corner to the right of this tract;

THENCE South  $88^{\circ}02'55''$  East, 353.76 Feet, along the North boundary line of the herein described tract, to a set  $\frac{1}{2}$ " iron rod for a point on the aforesaid Westerly right-of-way line of Loop 20 and the Northeast corner of this tract;

THENCE along said Westerly right-of-way line of Loop 20, being the Easterly boundary line of the herein described tract, as follows;

South 01°57'05" West, 11.56 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 40°49'02" East, 54.49 Feet, to a found TxDOT disc monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 279.99 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 20°00'28" East, 71.38 Feet, to the Northeast corner of aforementioned Los Presidentes Unit 11, the Southeast corner of this tract and the **POINT OF BEGINNING**.

Basis of Bearings:

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

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



9.13.24

Wayne Nance, R.P.L.S.