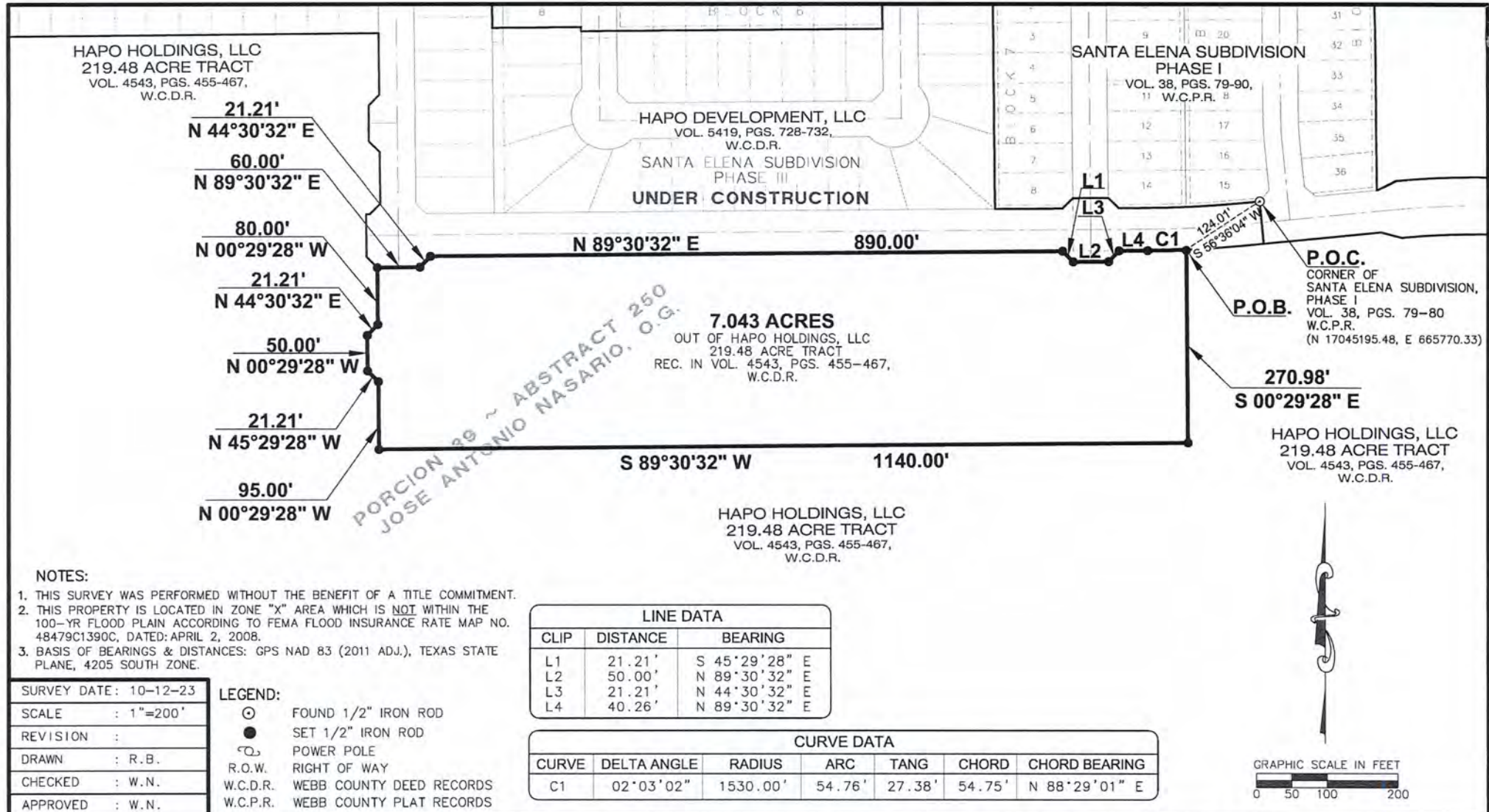


# Exhibit A



## 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 13TH  
DAY OF OCTOBER, 2023.

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



**SURVEY OF A**  
**7.043 ACRE TRACT**  
OUT OF HAPO HOLDINGS, LLC - 219.48 ACRE TRACT  
AS RECORDED IN VOLUME 4543, PAGES 455-467  
W.C.D.R.  
PORCION 39 ~ ABSTRACT 250  
JOSE ANTONIO NASARIO, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS



**PORRAS NANCE**  
**ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78044  
TBPE F-6205  
TBPLS F-10188800  
OFFICE (956) 724-3097  
www.porrasnance.com



**7.043 ACRE TRACT**  
Being out and part of  
**Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being a tract of land found to contain 7.043 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 7.043 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

**COMMENCING** at a found ½" iron rod for an interior corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, THENCE South 56°36'04" West, 124.01 feet, to a set ½" iron rod for the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** South 00°29'28" East, 270.98 Feet, along the East boundary line of the herein described tract, to the Southeast corner of this tract;

**THENCE** South 89°30'32" West, 1140.00 Feet, along the South boundary line of the herein described tract, to the Southwest corner of this tract;

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

North 00°29'28" West, 95.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°29'28" West, 80.00 Feet, to a set ½" iron rod for the Northwest of the herein described tract;

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

North 89°30'32" East, 60.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 89°30'32" East, 890.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 45°29'28" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 89°30'32" East, 50.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 89°30'32" East, 40.26 Feet, to a set ½" iron rod a point of curvature to the left of this tract;

A curvilinear distance of 54.76 feet, with said curve having the following characteristics: Central Angle=02°03'02", R=1530.00 feet, CL=54.76 feet, TAN=27.38 feet, CHD=54.75 feet, CHD. Bearing = N88°29'01" E, to the end of this curve, the Northeast 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



10.13.23

  
Wayne Nance, R.P.L.S.