

Exhibit A

LAREDO INDEPENDENT SCHOOL DISTRICT
EXISTING ZONING: R-2

EJIDO AVENUE
(90' RIGHT-OF-WAY)
(REC. VOL. 1672, PGS. 190-193,
W.C.O.P.R.)

N00°24'21"W 173.02'

S.I.R.

S.I.R.

N89°35'39"E 250.00'

LA TERRAZA WAY
(50' R.O.W. - 31' B/B)
(REC. VOL.30, PG.85, W.C.M.R.)

EXISTING ZONING: R-1A

S89°33'14"W 398.83'

2.65 ACRE TRACT
EXISTING ZONING: R-1A
PROPOSED ZONING: B-1

N00°24'27"W 192.00'

S.I.R.

N36°13'46"W
33.52'

S.I.R.

S.I.R.

CUATRO VIENTOS DRIVE
50' R.O.W.-31' B/B

LOMAS DEL SUR SUBDIVISION - UNIT XIX
FAMILY DOLLAR STORE
RECORDED IN VOLUME 37, PAGES 30 - W.C.M.R.
LOT 1
BLOCK 1
EXISTING ZONING: B-1

N08°43'09"E
22.27'

N78°16'58"E
27.09'

20.0' UTILITY EASEMENT &
UTILITY ACCESS EASEMENT
VOLUME 35, PAGES 21-22
W.C.M.R.

POINT OF BEGINNING
AT A FOUND IRON ROD
FOR A 2.65 ACRE TRACT.
N: 17061839.51
E: 672612.13

S54°20'42"E

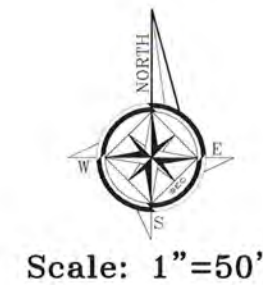
60' WORMSER ROAD
107.50'
WIDE RIGHT OF WAY

S00°26'46"E 452.56'

1
2
3
4
5
6
7
8

LOMAS DEL SUR SUBDIVISION - UNIT XI
ALS HOLDINGS, LLC.
RECORDED IN VOLUME 35, PAGES 21-22
W.C.M.R.

EXISTING ZONING: R-1B



FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY (AREAS OF
MINIMAL FLOODING) OF THE FLOOD
INSURANCE RATE MAP.

SUBJECT IS NOT LOCATED IN A FLOOD
PLAIN ACCORDING TO FIRM MAP
COMMUNITY-PANEL NUMBER
48479C1380C, APRIL 02, 2008

BASIS OF BEARINGS:

TEXAS COORDINATE SYSTEM, SOUTH ZONE,
NAD 83, GRID BASED OPUS SOLUTION

LEGEND

- S.I.R. = SET 1/2" IRON ROD
- F.I.R. = FOUND 1/2" IRON ROD
- WCOPR = WEBB COUNTY OFFICIAL PUBLIC RECORDS
- WCMR = WEBB COUNTY MAP RECORDS

Curve Table

Curve #	Length	Radius	Delta	CHORD BEARING	CHORD DISTANCE
C1	92.44	125.00	042°22'17"	N29°54'15"E	90.35
C2	19.48	75.00	014°52'54"	N16°09'32"E	19.42

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.


FRANCISCO ESTRADA, IV, TEXAS R.P.L.S. No. 5862

10-17-2023
DATE



BOUNDARY SURVEY OF

A TRACT OF LAND CONTAINING 2.65 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 34, ABSTRACT 762, JOSE ANTONIO DIAZ ORIGINAL GRANTEE SAME BEING OUT OF ALS HOLDINGS, LLC TRACT AS RECORDED IN VOLUME 3342, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS

Drawn By : RXL
Checked By : FE
Approved By : FE
Date : 10/17/2023
Revision : 0
Project No. : 8331.00



SHERFEY
ENGINEERING
COMPANY, L.L.C.
TBPE FIRM REGISTRATION No: F-3132
TPBLS FIRM No. 100 99 800

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

File : X:\Open Projects\8331.00 Lomas Del Sur Unit XXII (22)\11.0 Surveys & MBDs\B-1_ZONE CHANGE-LOMAS SUBD XXII.dwg



Sherfey Engineering Company, L.L.C.

TBPE FIRM REGISTRATION No. F-3132

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511 FAX: (956) 791-3144

METES AND BOUNDS DESCRIPTION

2.65 ACRE TRACT

WEBB COUNTY, TEXAS

A tract of land containing 2.65 acres of land, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz original grantee same being out of ALS Holdings, LLC Tract as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod on the south right-of-way line of Wormser Road (a 60 foot wide right-of-way) same being a point on the east right-of-way line of Cuatro Vientos Drive (a 50 foot wide right-of-way) the northwest corner of the herein described tract;

THENCE, S 54°20'42" E, along the south right-of-way line of said Wormser Road and along a barbed wire fence in places a distance of 107.50 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 00°26'46" E, leaving the south right-of-way line of said Wormser Road and along the common property line with Lomas Del Sur Subdivision Unit XI as recorded in Volume 35, Pages 21-22, Webb County Map Records a distance of 452.56 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, S 89°33'14" W, along the north right-of-way line of La Terraza Way (a 50 foot wide right-of-way) as recorded in Volume 30, Page 85, Webb County Map Records a distance of 398.83 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 00°24'21" W, leaving the north right-of-way of said La Terraza Way and along the east right-of-way line of Ejido Avenue (a 90 foot wide right-of-way) as recorded in Volume 1672, Pages 190-193, Webb County Official Public Records a distance 173.02 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 89°35'39" E, leaving the east right-of-way of said Ejido Avenue a distance of 250.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 00°24'27" W, a distance of 192.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 36°13'46" W, a distance of 33.52 feet to a set 1/2 inch iron rod on the southeasterly right-of-way line of said Cuatro Vientos Drive, a non-tangent point of curvature to the left;

THENCE, along the easterly right-of-way of said Cuatro Vientos Drive and along said arc to the left with a radius of 125.00, a delta of 42°22'17", a chord and chord bearing of 90.35 feet and N 29°54'15" E a distance of 82.44 feet to a set 1/2 inch iron rod, a tangent points;

THENCE, N 08°43'09" E, continuing along the easterly right-of-way of said Cuatro Vientos Drive a distance of 22.27 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, continuing along the easterly right-of-way of said Cuatro Vientos Drive and along said arc to the right with a radius of 75.00 feet, a delta of 14°52'54", a chord and chord bearing of 19.42 feet and N 16°09'32" E a distance of 19.48 feet to a set 1/2 inch iron rod, a non-tangent point of deflection to the right;


THENCE, N 78°16'58" E, continuing along the easterly right-of-way line of said Cuatro Vientos Drive a distance of 27.09 feet to return to and close at the **POINT OF BEGINNING**, containing 2.65 acres of land.

Basis of Bearing

For this legal description is the G.P.S. Texas Coordinate System, Texas South Zone (NAD 83)

State of Texas §
County of Webb §

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" was prepared from available office records and on the ground survey of the property made under my supervision.


R.P.L.S. No. 5862-Texas

10-17-2023
Current Date

