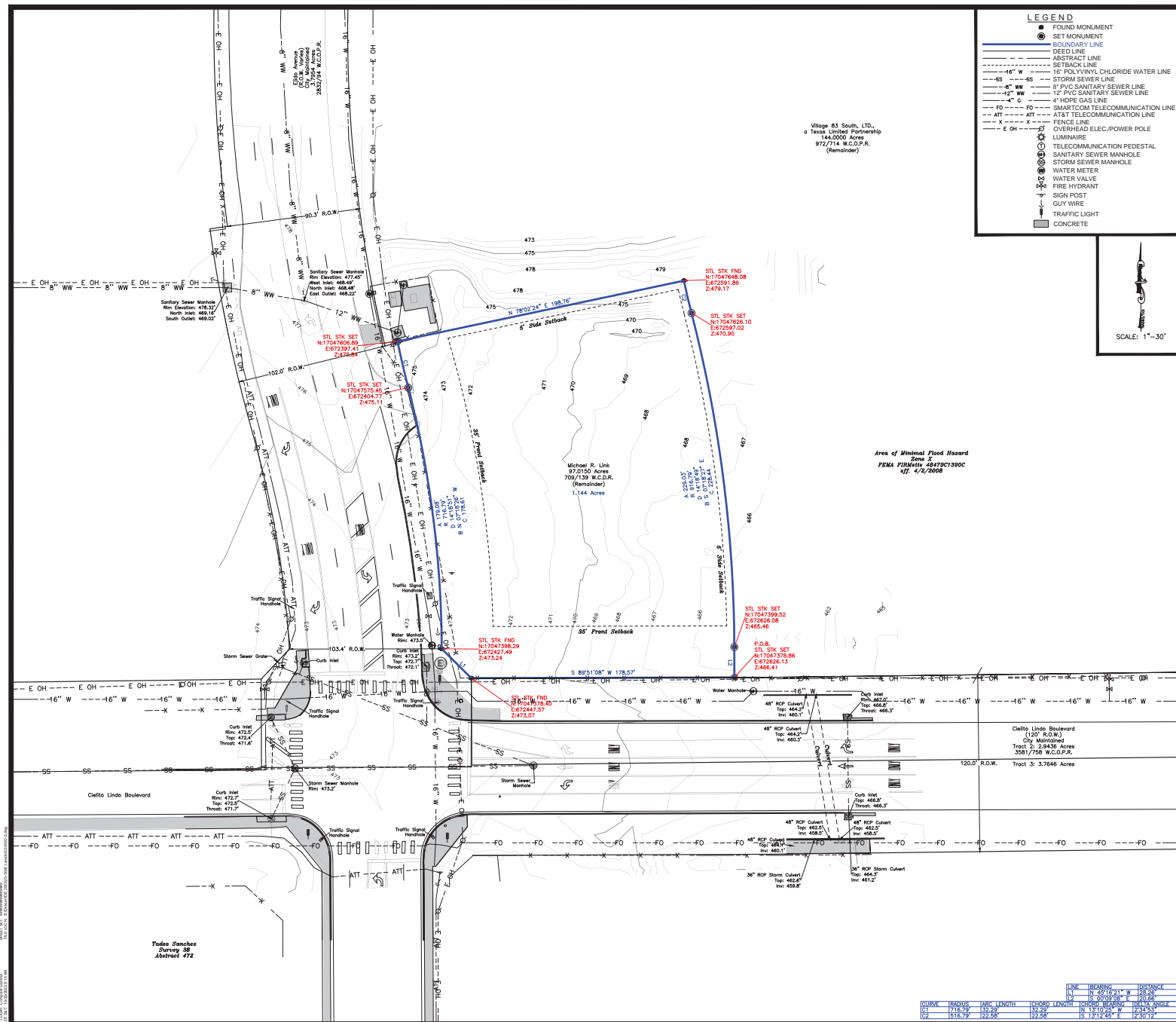


# EXHIBIT A



**LEGEND**

- |         |                                   |
|---------|-----------------------------------|
| ●       | FOUND MONUMENT                    |
| ⊙       | SET MONUMENT                      |
| —       | BOUNDARY LINE                     |
| —       | DEED LINE                         |
| —       | ABSTRACT LINE                     |
| —       | SETBACK LINE                      |
| — 16" W | 16" POLYVINYL CHLORIDE WATER LINE |
| — 8" S  | 8" STORM SEWER LINE               |
| — 8" P  | 8" PVC SANITARY SEWER LINE        |
| — 12" P | 12" PVC SANITARY SEWER LINE       |
| — 4" H  | 4" HDPE GAS LINE                  |
| — 42" W | SMARTCOM TELECOMMUNICATION LINE   |
| — 4" AT | 4" AIRTEL TELECOMMUNICATION LINE  |
| —       | FENCE LINE                        |
| — X —   | OVERHEAD ELECT./POWER POLE        |
| ⊕       | LUMINAIRE                         |
| ⊕       | TELECOMMUNICATION PEDESTAL        |
| ⊕       | SANITARY SEWER MANHOLE            |
| ⊕       | STORM SEWER MANHOLE               |
| ⊕       | WATER METER                       |
| ⊕       | WATER VALVE                       |
| ⊕       | FIRE HYDRANT                      |
| ⊕       | SIGN POST                         |
| ⊕       | GUY WIRE                          |
| ⊕       | TRAFFIC LIGHT                     |
| ■       | CONCRETE                          |

DRAWING SHOWING

Being 1.144 acres, loted in the Tadeo Sanchez, Survey 38, Abstract 472, Webb County, part of the remainder of a 97.0150 acres tract described in conveyance document to Michael R. Link recorded in Volume 709, Pages 139-et seq. of the Webb County Deed Records, Webb County, Texas and being further described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Zone, corners called for as being set are marked on the ground with 1/2" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set (N:17047378.86, E:672626.13) in the north line of Cielito Lindo Boulevard, at a southwest corner of a 144.0000 acres tract described in conveyance document to Village 83 South, LTD., recorded in Volume 372, Pages 714-et seq., of the Webb County Official Public Records or the southeast corner of the herein described tract;

THENCE S 89°51'08" W. 178.57 feet to a steel stake found at a northeast intersection of Ejido Avenue with Cielito Lindo Boulevard for a southwest corner of the herein described tract;

THENCE With the easine line of Ejido Avenue for the following three (3) calls;  
 1. N 45°16' 26" W, 28.26 feet to a steel stake found;  
 2. Northwesterly with a non-tangent curve to the left, having a radius of 716.79 feet, chord N 07°18' 26" W, 178.61, central angle of 14°18' 55" for an arc length of 179.08 feet to a steel stake set;  
 3. Northwesterly with a curve to the right, having a radius of 716.79 feet, chord N 13°10' 25" W, 32.29 feet, central angle of 2°34' 53" for an arc length of 32.29 feet to a steel stake set for the northwest corner of the herein described tract;

THENCE With the common time of said 144.0000 acres tract for the following four (4) calls;

1. N 78°02'24" E, 198.76 feet to a steel stake found;
2. Southeastwly with a non-tangent curve to the left, having a radius of 516.79 feet, chord S 17°12'45" E, 22.58 feet, central angle of 2°30'12" for an arc length of 22.58 feet to a steel stake
3. Southeastwly with a curve to the right, having a radius of 516.79 feet, chord S 07°18'21" E, 228.44 feet, central angle of 14°14'49" for an arc length of 229.03 feet to a steel stake
4. S 00°15'08" E, 30.66 feet to the POINT OF BEGINNING containing 1.144 acres of land within the herein described boundary as surveyed by Dirksen Engineering on October 17, 2023.

ALTA / ACSM LAND TITLE SURVEY

TO: STEEPLECHASE VENTURES, LLC, JAKE MCGLAUN, AND ALLIANT NATIONAL TITLE INSURANCE COMPANY AS FOLLOWS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 8, 11, 13, 15, and 16 from Table A thereof. The field work was completed on October 3, 2023.

The land shown on this plat is the same land described in General File Number 225773-DGS, Effective Date August 8, 2023 prepared by Alliant National Title Insurance Company. Visible exceptions and easements found on date of survey are shown on this plat.

Kenneth R. Dirksen  
Kenneth R. Dirksen R.P.L.S. 6260



**SCHEDULE B EXCEPTIONS:**

10.e APPLIES, BLANKET IN NATURE. UTILITY NOT OBSERVED. 545/457 W.C.D.R.  
10.f DOES NOT APPLY. 1357/700 W.C.R.P.R.  
10.g APPLIES, BLANKET IN NATURE. OVERHEAD ELECTRIC OBSERVED AT TIME OF SURVEY SHOWN ON DRAWING.  
1447/586 W.C.R.P.R.  
10.h DOES NOT APPLY. UTILITY NOT OBSERVED. 1498/887 W.C.R.P.R.  
10.i APPLIES, BLANKET IN NATURE. 709/139 W.C.D.R.  
10.k DOES NOT APPLY. 972/735 W.C.O.P.R.


**NOTES:**

- 1 SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION, BEARING, DISTANCES, AND AREAS SHOWN  
2 HEREIN CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE.  
3 ELEVATION SHOWN HEREIN IS BASED ON NAVD 83. BEARING SHOWN HEREIN IS BASED ON THE GRID.  
4 THE TRACT SHOWN HEREIN IS LOCATED WITHIN THE CITY OF LAREDO, TEXAS. ZONED AG - AGRICULTURAL  
5 TRACTS OF THE FRONT, SETBACK, AND SETBACK SETBACK DISTANCES SHOWN HEREIN ARE BASED ON THE  
6 THE TRACT SHOWN HEREIN IS LOCATED INSIDE AREA OF MINIMAL FLOOD HAZARD ZONE - AG SHOWS ON FEMA  
7 FIRM MAP 4847C1300C, EFFECTIVE ON APRIL 1, 2008.  
8 12" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN269" SET AT ALL CORNERS UNLESS  
9 OTHERWISE NOTED OR SHOWN.  
10 NO DEBRIS PILE WERE OBSERVED ON THE DATE OF SURVEY.  
11 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EJIDO AVENUE AND CIELO LINDO BOULEVARD, BOTH PUBLIC  
12 RIGHT-OF-WAYS.

LOCAL CONTACTS:

TXDOT - MARLA MARTINEZ - (956)-764-1224  
CITY OF LAREDO UTILITIES DEPARTMENT -  
PEGGY THOMAS - (956)-721-2000  
AEP TEXAS - ROLANDO GUZMAN - (956)-721-3164  
CENTERPOINT ENERGY - (800)-427-7142 - (CENTERPOINT  
ENERGY DOES NOT PROVIDE LOCAL CONTACT OR  
UTILITY INFORMATION. NO GAS UTILITIES OBSERVED AT  
TIME OF SURVEY).  
AT&T - MIKE FARIAS - (956)-229-2325  
SMARTCOM - (888)-302-1125

VICINITY MAP:  
LAREDO, TEXAS



SCALE: 1"=2000'

23-3092

D	DRAWING
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23-30

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# DIRKSEN ENGINEERING

441 Fort Clark Road, Ste B

Uvalde, Texas 78801

TBPE FIRM # F-8848

TBPLS FIRM # 10193741

Office Tel. (830) 278-2100

Fax (830) 278-2102

## FIELD NOTES FOR A 1.144 ACRES BOUNDARY SURVEY COMPLETED ON OCTOBER 17, 2023

Being 1.144 acres, located in the Tadeo Sanchez, Survey 38, Abstract 472, Webb County, part of the remainder of a 97.0150 acres tract described in conveyance document to Michael R. Link recorded in Volume 709, Pages 139-et seq., of the Webb County Deed Records, Webb County, Texas and being further described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Zone, corners called for as being set are marked on the ground with ½" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

**BEGINNING** at a steel stake set (N:17047378.86, E:672626.13) in the north line of Cielito Lindo Boulevard, at a southwest corner of a 144.0000 acres tract described in conveyance document to Village 83 South, LTD., recorded in Volume 972, Pages 714-et seq., of the Webb County Official Public Records or the southeast corner of the herein described tract;

**THENCE** S 89°51'08" W, 178.57 feet to a steel stake found at a northeast intersection of Ejido Avenue with Cielito Lindo Boulevard for a southwest corner of the herein described tract;

**THENCE** With the east line of Ejido Avenue for the following three (3) calls;

1. N 45°16'21" W, 28.26 feet to a steel stake found;
2. Northwesterly with a non-tangent curve to the left, having a radius of 716.79 feet, chord N 07°18'26" W, 178.61, central angle of 14°18'51" for an arc length of 179.08 feet to a steel stake set;
3. Northwesterly with a curve to the right, having a radius of 716.79 feet, chord N 13°10'25" W, 32.29 feet, central angle of 2°34'53" for an arc length of 32.29 feet to a steel stake set for the northwest corner of the herein described tract;

**THENCE** With the common line of said 144.0000 acres tract for the following four (4) calls;

1. N 78°02'24" E, 198.76 feet to a steel stake found;
2. Southeasterly with a non-tangent curve to the left, having a radius of 516.79 feet, chord S 13°12'45" E, 22.58 feet, central angle of 2°30'12" for an arc length of 22.58 feet to a steel stake set;
3. Southeasterly with a curve to the right, having a radius of 916.79 feet, chord S 07°18'27" E, 228.44 feet, central angle of 14°18'49" for an arc length of 229.03 feet to a steel stake set;
4. S 00°09'08" E, 20.66 feet to the **POINT OF BEGINNING** containing 1.144 acres of land within the herein described boundary as surveyed by Dirksen Engineering on October 17, 2023

THE STATE OF TEXAS:

COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to same said survey.



Kenneth R. Dirksen, P.E., R.P.L.S., Registered Professional Land Surveyor No. 6260  
JOB NO. 23-3092

