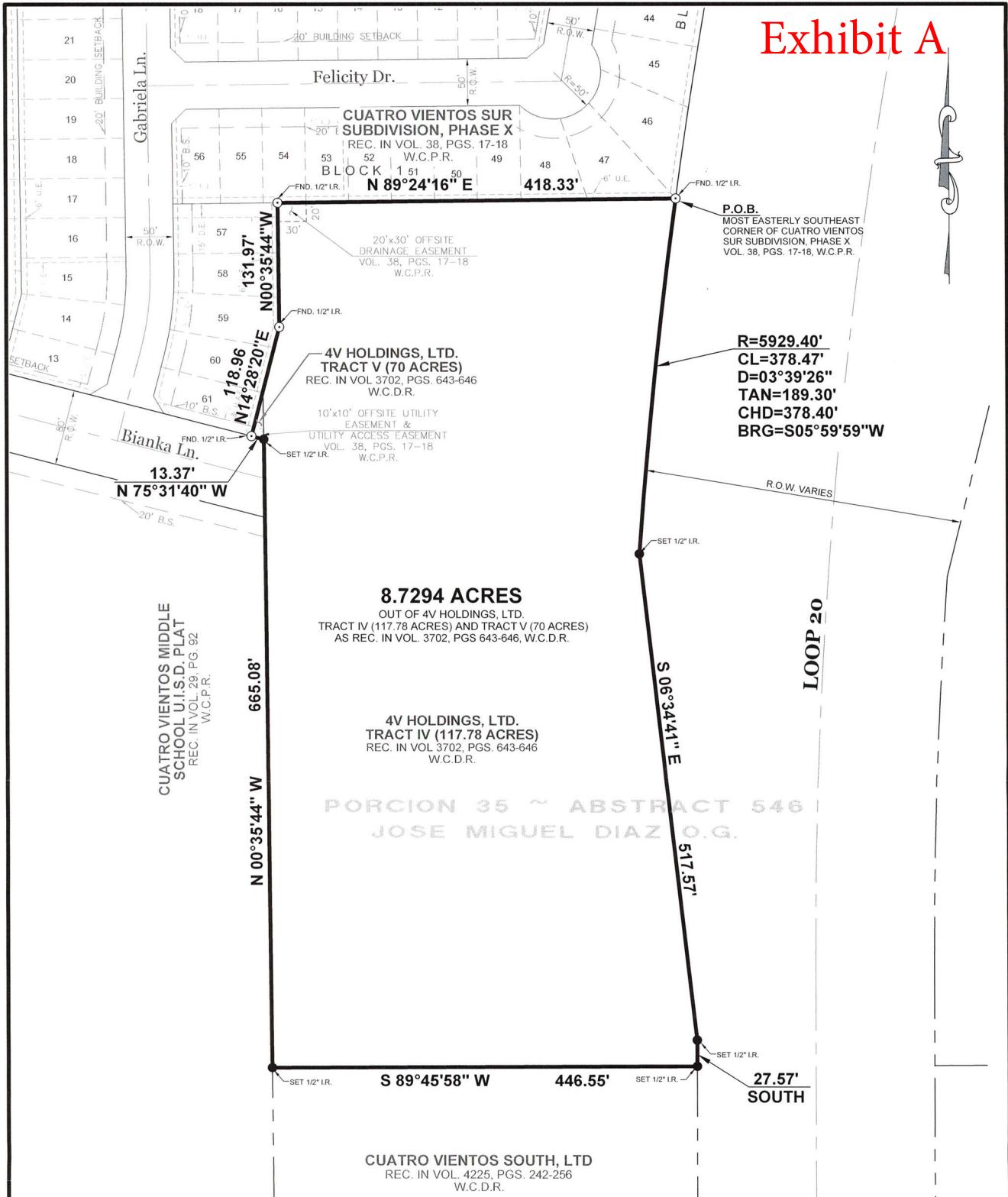


# Exhibit A



DATE : 09-09-24
SCALE : 1"=100'
REVISION :
DRAWN : R.B.
CHECKED : W.N.
APPROVED : W.N.

**WAYNE NANCE**  
WAYNE NANCE, R.P.L.S.  
6235  
PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 6235

**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 9<sup>th</sup> DAY OF SEPTEMBER, 2024

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

**BOUNDARY SURVEY OF AN**  
**8.7294 ACRE TRACT**  
BEING OUT OF 4V HOLDINGS, LTD.,  
TRACT IV (117.78 ACRES) AND TRACT V (70 ACRES)  
AS REC. IN VOL. 3702, PGS 643-46  
W.C.D.R.  
PORCIÓN 35 ~ ABSTRACT 546  
JOSE MIGUEL DIAZ, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**PORRAS NANCE**  
PROFESSIONAL LAND SURVEYOR  
6235  
PORRAS NANCE  
ENGINEERING

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TBPLS F-101888  
OFFICE (956) 724-3097  
www.porrasnance.com

**8.7294 ACRE TRACT**  
Being out and part of  
**Porción 35 ~ Abstract 546 ~ Jose Miguel Diaz, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being an 8.7294 Acre tract of land, more or less, situated in Porción 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 8.7294 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres) and Tract V (70 Acres), as recorded in Volume 3702, Pages 643-646 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 most Easterly Southeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 38, Pages 17-18 of the Webb County Plat Records, being a point on a curve to the left in the Westerly right-of-way line of Loop 20, the Northeast corner of the herein described tract, and the **POINT OF BEGINNING**;

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

A curvilinear distance of 378.47 feet, with said curve having the following characteristics: Central Angle=03°39'26", R=5929.40 feet, CL=378.47 feet, TAN=189.30 feet, CHD=378.40 feet, CHD. Bearing = S 05°59'59" W, to a set  $\frac{1}{2}$ " iron rod for a non-tangent interior deflection corner to the left of this tract;

South 06°34'41" East, 517.57 Feet, to a set  $\frac{1}{2}$ " iron rod for an exterior deflection corner to the right of this tract;

South, 27.57 Feet, to a set  $\frac{1}{2}$ " iron rod for a point on the Southerly boundary line of said Tract IV (117.78 Acres) and the Southeast corner of this tract;

**THENCE** South 89°45'58" West, 446.55 feet, along said Southerly boundary line of Tract IV (117.78 Acres) and the South boundary line of the herein described tract, to a set  $\frac{1}{2}$ " iron rod for the Southwest corner of Same Tract IV (117.78 Acres), a point on the Easterly boundary line of Cuatro Vientos Middle School U.I.S.D. Plat, as recorded in Volume 29, Page 92 of the Webb County Plat Records and the Southwest corner of this tract;

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

North 00°35'44" West, 665.08 Feet, to a set  $\frac{1}{2}$ " iron rod for a point on the Northerly right-of-way line of Bianka Ln. and an interior deflection corner to the left of this tract;

North 75°31'40" West, 13.37 Feet, along said Northerly right-of-way line of Bianka Ln., to a found  $\frac{1}{2}$ " iron rod for an exterior corner of aforesaid Cuatro Vientos Sur Subdivision, Phase X and an exterior deflection corner to the right of this tract;

North 14°28'20" East, 118.96 Feet, along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a found  $\frac{1}{2}$ " iron rod for an interior deflection corner to the left of this tract;

North 00°35'44" West, 131.97 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a found ½" iron rod for an interior corner of same Phase X and the Northwest corner of this tract;

**THENCE** North 89°24'16" East, 418.33 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X and North boundary line of the herein described tract, to a the most Easterly Southeast corner of same Phase X, a point on the Westerly right-of-way line of Loop 20, 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, 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



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Wayne Nance, R.P.L.S

9.9.24