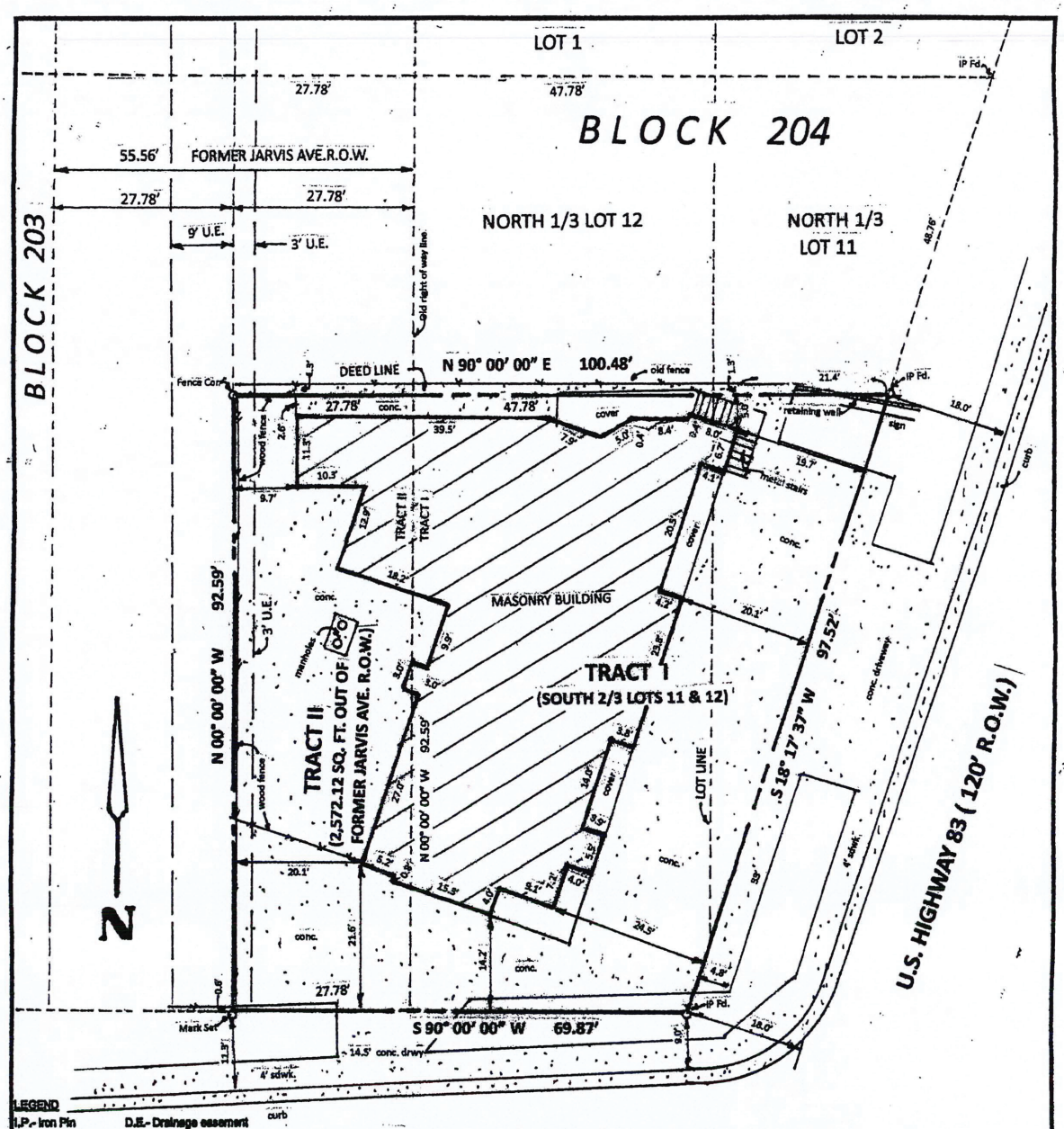
EXHIBIT A



LEGEND

I.P.- Iron Pin D.E.- Drainage easement
P.L.- Property Line B.L.- Building Line
U.E. - Utility Easement

CLIENT: SUSANA V. GARCIA

NOTES:
1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor, except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original "wet" seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

Subject to recorded restrictive covenants and/or easements as follows: Per Title Commitment Dated : _____ GF# not provided

Vol. 7 Pg. 15 Webb County Plat Records
Vol. _____ Pg. _____ Records
Vol. _____ Pg. _____ Records
Vol. _____ Pg. _____ Records

Bearing basis: Santa Clara St. R.O.W. per subd. Plat N 90° 00' 00" E

SURVEY OF

TRACT I: THE SOUTH 2/3 OF LOTS 11 AND 12, BLOCK 204, EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS, AS PER THE RIVERSIDE RE-PLAT OF SAID BLOCK, *LESS AND EXCEPT* THAT PART CONVEYED TO THE CITY OF LAREDO FOR HIGHWAY PURPOSES IN DEED RECORDED IN VOLUME 152, PAGES 27-30, WEBB COUNTY, TEXAS, DEED RECORDS.

TRACT II: A TRACT OF LAND CONTAINING 2,572.12 SQ. FT. SITUATED IN THE CITY OF LAREDO, BEING PART OF FORMER JARVIS AVE. RIGHT OF WAY AND DESCRIBED BY METES AND BOUNDS IN DEED.

TRACTS I AND II ARE DESCRIBED IN WARRANTY DEED DATED APRIL 21, 2011 AND RECORDED IN VOLUME 3097, PAGE 15, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

ADDRESS: 1516 SOUTH U.S. HIGHWAY 83

SURVEY NO. 6323

Scale: 1" = 20'

This property ☐ is ☑ is not located within a flood hazard area and is within Zone X according to Flood Insurance Rate Map No. 48479C1380C, F.I.R.M. Date: APRIL 2,2008

SURVEYOR'S CERTIFICATION

STATE OF TEXAS REGISTERED J. RICARDO SANCHEZ 4232 PROFESSIONAL LAREDO, TEXAS

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 1 ST day of APRIL, 2024.

Signed: _____

J. Ricardo Sanchez
R.P.L.S. # 4232

SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
(956) 723-5578
Texas Land Surveying Firm No. 10111000