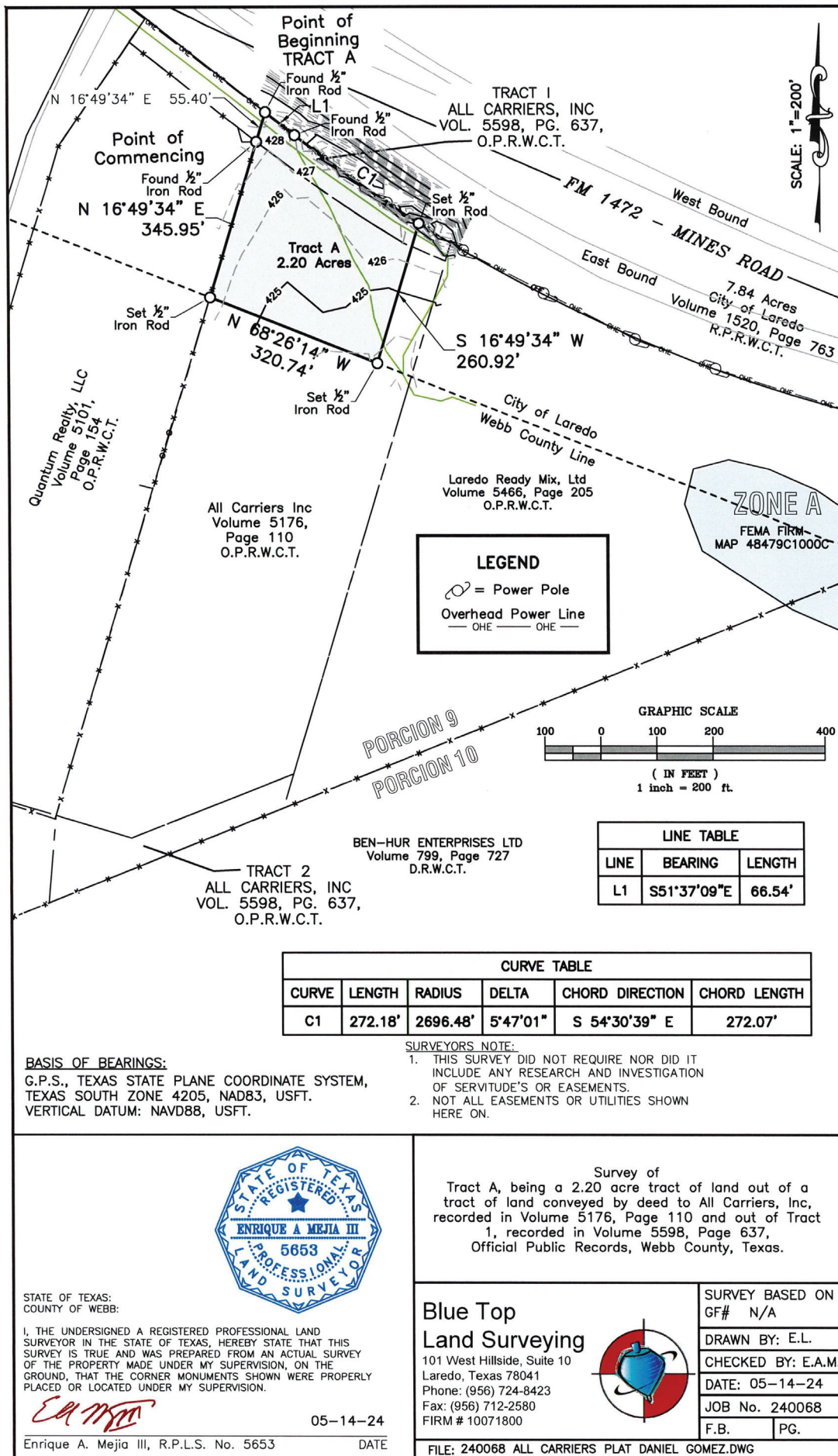


Exhibit A





Blue Top Land Surveying

101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 956-712-2580 fax

**Field Notes of
A 2.20 acre tract of land
conveyed by deed to All Carriers, Inc
Situated in City of Laredo, Webb County, Texas**

A 2.20 acre tract of land out of a tract of land conveyed by deed to All Carriers, Inc, recorded in Volume 5176, Page 110 and Volume 5466, Page 637, Official Public Records, Webb County, Texas, situated in City of Laredo, Webb County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a ½" iron rod found at the northwest corner of a tract of land conveyed by deed to All Carriers, Inc, recorded in Volume 5176, Page 110, Official Public Records, Webb County, Texas, continue *North 16 degrees 49 minutes 34 seconds East, 55.40 feet*, to a ½" inch iron rod found at the **Point of Beginning**, for the northwest corner of the herein described tract;

Thence, along the south right of way line of FM 1472, *South 51 degrees 37 minutes 09 seconds East, 66.54 feet*, to a non- tangent point of a curve to the left,

Thence, along the arc of the curve left, a distance of *272.18 feet*, said curve having a radius of *2696.48 feet*, a delta of *05 degrees 47 minutes and 01 seconds*, with a chord and chord bearing of *272.07 feet* and *South 54 degrees 30 minutes and 39 seconds East*, for the northeast corner of the herein described tract,

Thence, *South 16 degrees 49 minutes 34 seconds West, 260.92 feet* to a ½" iron rod set, for the southeast corner of the herein described tract;

Thence, *North 68 degrees 26 minutes 14 seconds West, 320.74 feet*, to a ½" iron rod set at the east line of Quantum Realty, LLC, recorded in Volume 5101, Page 154, Official Public Records, Webb County, Texas, for the southwest corner of the herein described tract;

Thence, along the east line of said Quantum Tract, *North 16 degrees 49 minutes 34 seconds East, 345.95 feet*, to return and close to the **POINT OF BEGINNING** of this 2.20 Acre Tract, more or less.

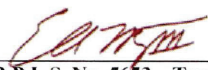
Basis of Bearings:

G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983

State of Texas:

County of Webb:

I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.


R.P.L.S. No. 5653 – Texas

05-14-24
Current Date





Blue Top Land Surveying

101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 956-712-2580 fax

**Closure of
A 2.20 acre tract of land
conveyed by deed to All Carriers, Inc
Situated in City of Laredo, Webb County, Texas**

Segment# 1: Line

Course: S51° 37' 09"E

Length: 66.54'

North: 17,119,029.13'

East: 608,003.96'

Segment# 2: Curve

Length: 272.18'

Radius: 2,696.48'

Delta: 5.7835 (d)

Tangent: 136.21'

Chord: 272.07'

Course: S54° 30' 39"E

Course In: N38° 22' 51"E

Course Out: S32° 35' 50"W

RP North: 17,121,142.90'

East: 609,678.17'

End North: 17,118,871.17'

East: 608,225.49'

Segment# 3: Line

Course: S16° 49' 34"W

Length: 260.92'

North: 17,118,621.43'

East: 608,149.97'

Segment# 4: Line

Course: N68° 26' 14"W

Length: 320.74'

North: 17,118,739.30'

East: 607,851.67'

Segment# 5: Line

Course: N16° 49' 34"E

Length: 345.95'

North: 17,119,070.44'

East: 607,951.82'

Perimeter: 1,266.33'

Area: 2.20Acre

Error Closure: 0.01

Course: N81° 09' 33"E

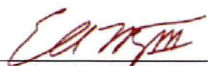
Error North : 0.002

East: 0.012

Precision 1: 126,633.00

**State of Texas:
County of Webb:**

I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Closure" was prepared from an actual survey performed on the ground under my supervision.



R.P.L.S. No. 5653 - Texas

05-14-24

Current Date

