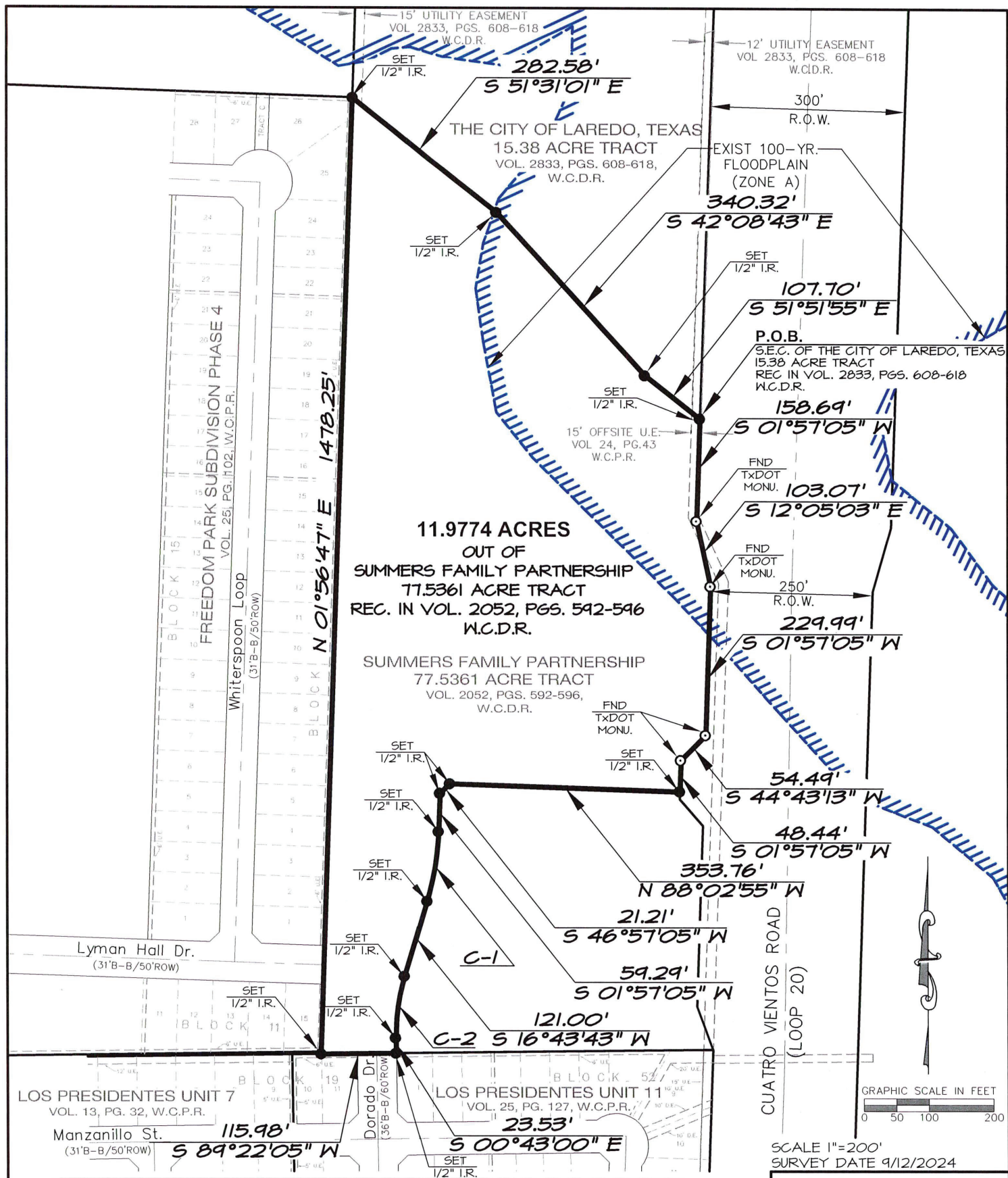


Exhibit A



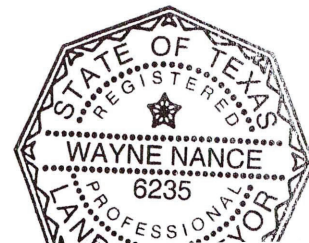
CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANG	CHORD	CHD BEARING
C-1	14°46'38"	425.00'	109.61'	55.11'	109.31'	S 09°20'24" W
C-2	17°26'43"	320.00'	97.43'	49.10'	97.06'	S 08°00'21" W

LEGEND:

- | | |
|--------|--------------------|
| ○ | FOUND MONUMENT |
| ● | SET 1/2" IRON ROD |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| B/B | BACK TO BACK |

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AREA WHICH IS WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP



11.9774 ACRE TRACT
Being out and part of
Porcion 32 ~ Abstract 296 ~ Antonio Treviño, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being an 11.9774 Acre tract of land, more or less, situated in Porcion 32, Abstract 296, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 11.9774 Acre tract being out and part of Summers Family Partnership 77.5361 Acre Tract, as recorded in Volume 2052, Pages 592-596 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set ½" iron rod for the Southeast corner of The City of Laredo, Texas 15.38 Acre Tract, as recorded in Volume 2833, Pages 608-618 of the Webb County Deed Records, being a point on the Westerly right-of-way line of Loop 20 (Cuatro Vientos Rd.), the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

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

South 01°57'05" West, 158.69 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 12°05'03" East, 103.07 Feet, to a found TxDOT disc monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 229.99 Feet, to a found TxDOT disc monument for and exterior deflection corner to the right of this tract;

South 44°43'13" West, 54.49 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 01°57'05" West, 48.44 Feet, to a set ½" iron rod for the most Easterly Southeast corner of this tract;

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

North 88°02'55" West, 353.76 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

South 46°57'05" West, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

South 01°57'05" West, 59.29 Feet, to a set ½" iron rod for a point of curvature to the right of this tract;

A curvilinear distance of 109.61 feet, with said curve having the following characteristics: Central Angle=14°46'38", R=425.00 feet, CL=109.61 feet, TAN=55.11 feet, CHD=109.31 feet, CHD. Bearing = S 09°20'24" W, to a set ½" iron rod for a point of tangency and the end of this curve;

South 16°43'43" West, 121.00 Feet, to a set ½" iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 97.43 feet, with said curve having the following characteristics: Central Angle=17°26'43", R=320.00 feet, CL=97.43 feet, TAN=49.10 feet, CHD=97.06 feet, CHD. Bearing = S 08°00'21" W, to a set ½" iron rod for a point of tangency and the end of this curve;

South 00°43'00" East, 23.53 Feet, to a set ½" iron rod for a point on the North boundary line of Los Presidentes, Unit 11 (amended) as recorded in Volume 25, Page 127 of the Webb County Plat Records and an exterior deflection corner to the right of this tract;

South 89°22'05" West, 115.98 Feet, along said North Boundary line of Los Presidentes, Unit 11, to a set ½" iron rod for the Southwest corner of this tract;

THENCE North 01°56'47" East, at 3.56 feet passing the Southeast corner of Freedom Park Subdivision, Phase 4, as recorded in Volume 25, Page 102 of the Webb County Plat Records, continuing along the common boundary line with same Freedom Park Subdivision, Phase 4, for a total distance of 1478.25 feet, to a set ½" iron rod for the Southwest corner of aforesaid The City of Laredo, Texas 15.38 Acre Tract and the Northwest corner of this tract;

THENCE along the Southerly boundary line of said 15.38 Acre tract, being the Northerly boundary line of the herein described tract, as follows;

South 51°31'01" East, 282.58 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 42°08'43" East, 340.32 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

South 51°51'55" East, 107.70 Feet, to the Southeast corner of aforesaid 15.38 Acre tract, 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

Wayne Nance
Wayne Nance, R.P.L.S.

9.13.24