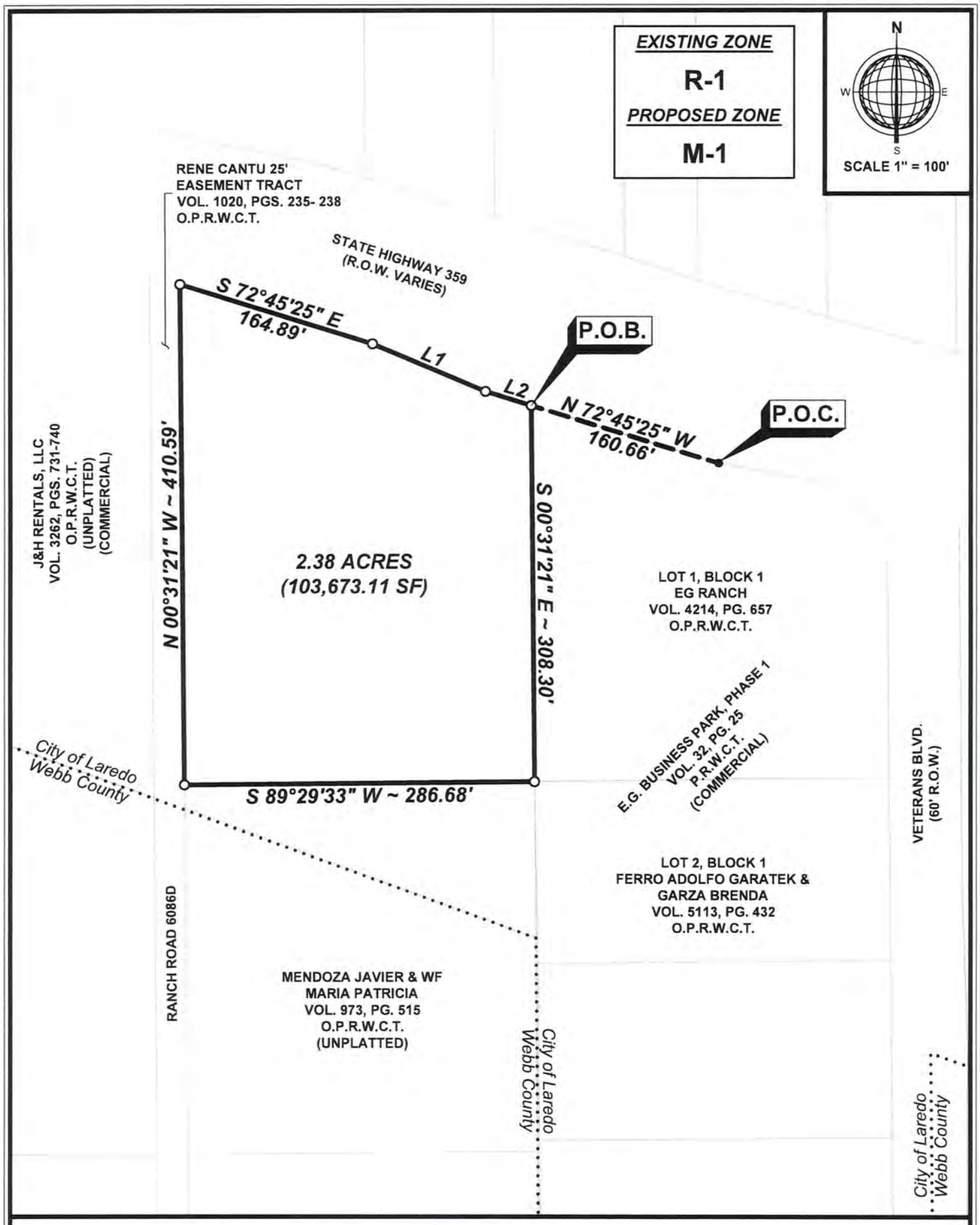
Exhibit A



LINE TABLE		
LINE #	LENGTH	BEARING
L1	100.51'	S 67° 02' 25" E
L2	39.34'	S 72° 45' 25" E

LEGEND

- ● - ½" Ø I.R. FOUND
- ○ - ½"Ø I.R. SET

BASIS OF BEARINGS

NAD83, TEXAS STATE PLANE, 4205 SOUTH ZONE, US FOOT

Zone Change survey of a 2.38 acre tract out of the B.G. International, LLC tract recorded in Volume 5479, Pages 837-841, O.P.R.W.C.T., Laredo, Webb County, Texas

STATE OF TEXAS
REGISTERED
JULIAN JAVIER RUIZ
5304
PROFESSIONAL
LAND SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

10/17/23

JULIAN JAVIER RUIZ, R.P.L.S. No. 5304 DATE

CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353
IN ASSOCIATION WITH
JJ RUIZ LAND SURVEYING
2724 WILDWOOD DRIVE
WESLACO, TX 78596
956-568-4470

J RUIZ Land Surveying
2724 Wildwood Drive
Weslaco, Texas 78596
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

Field Notes
for a 2.38 acre tract of land
conveyed to B.G. International, LLC,
situated in Porcion 32, A. Trevino, Abstract 296
Webb County, Texas

Being a 2.38 acre tract of land, conveyed to B.G. International, LLC, described in deed recorded in Volume 5479, Pages 837-841, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Commencing at a ***½" iron rod found*** at a point of deflection at the northerly line of Lot 1, Block 1, E.G. Business Park, Phase 1, recorded in Volume 32, Page 25, Plat Records, Webb County, Texas, being at the southerly Right-of-Way line of State Highway 359;

Thence, with the southerly line of said State Highway 359, ***North 72 degrees 45 minutes 25 seconds West, 160.66 feet*** to a ***½" iron rod set*** for the **Point of Beginning** and the northeast corner hereof;

Thence, with the westerly line of said Lot 1, Block 1, ***South 00 degrees 31 minutes 21 seconds East, 308.30 feet*** to a ***½" iron rod set*** at the northerly line of the Javier Mendoza and wife, Maria Patricia tract, recorded in Volume 973, Page 515, Official Public Records, Webb County, Texas, for the southeast corner hereof;

Thence, with the northerly line of said Javier Mendoza and wife, Maria Patricia tract, ***South 89 degrees 29 minutes 33 seconds West, 286.68 feet*** to a ***½" iron rod set*** at the easterly line of a 25' easement tract, recorded in Volume 1020, Pages 235-238, Official Public Records, Webb County, Texas, for the southwest corner hereof;

Thence, with the easterly line of said 25' easement tract, ***North 00 degrees 31 minutes 21 seconds West, 410.59 feet*** to a ***½" iron rod set*** at the southerly Right-of-Way line of said State Highway 359 for the northwest corner hereof;

Thence, with the southerly Right-of-Way line of said State Highway 359, the following courses and distances:

> ***South 72 degrees 45 minutes 25 seconds East, 164.89 feet*** to a ***½" iron rod set*** for a point of deflection hereof;
>
> ***South 67 degrees 02 minutes 25 seconds East, 100.51 feet*** to a ***½" iron rod set*** for a point of deflection hereof;

Thence, continuing with the southerly Right-of-Way of said State Highway 359, ***South 72 degrees 45 minutes 25 seconds East, 39.34 feet*** to the **Point of Beginning** and containing 2.38 acres of land, more or less.

Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:
County of Hidalgo:

I, **Julian Javier Ruiz**, 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. 5304 – Texas

10/17/2023
Current Date

2724 Wildwood Drive
Weslaco, Texas 78596
www.jjruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

J J Ruiz Land Surveying

Mapcheck 1: BG Zone Change Boundary

Closure Summary
- Precision, 1 part in: 440959.99'
- Error distance: 0.00'
- Error direction: N87° 44' 50"W
- Area: 103674.04 Sq. Ft.
- Square area: 103674.044
- Perimeter: 1310.31'

Point of Beginning
- Easting: 684306.5459'
- Northing: 17068699.7200'

Side 1: Line
- Direction: S0° 31' 21"E
- Angle: [-0°31'21"]
- Deflection angle: [179°28'39"]
- Distance: 308.30'
- Easting: 684309.3574'
- Northing: 17068391.4329'

Side 2: Line
- Direction: S89° 29' 33"W
- Angle: [-89°59'06"]
- Deflection angle: [90°00'54"]
- Distance: 286.68'
- Easting: 684022.6886'
- Northing: 17068388.8936'

Side 3: Line
- Direction: N0° 31' 21"W
- Angle: [-90°00'54"]
- Deflection angle: [89°59'06"]
- Distance: 410.59'
- Easting: 684018.9444'
- Northing: 17068799.4665'

Side 4: Line
- Direction: S72° 45' 25"E
- Angle: [-72°14'04"]
- Deflection angle: [107°45'56"]
- Distance: 164.89'
- Easting: 684176.4235'
- Northing: 17068750.5889'

Side 5: Line
- Direction: S67° 02' 25"E
- Angle: [-174°17'00"]
- Deflection angle: [5°43'00"]
- Distance: 100.51'
- Easting: 684268.9711'
- Northing: 17068711.3816'

Side 6: Line
- Direction: S72° 45' 25"E
- Angle: [174°17'00"]
- Deflection angle: [-5°43'00"]
- Distance: 39.34'
- Easting: 684306.5430'
- Northing: 17068699.7202'

Julian Javier Ruiz, R.P.L.S.
TX #5304

10/17/2023
Current Date