

EXHIBIT A



Field Notes
for a 0.25 acre tract of land
out of a tract of land conveyed to Jose Julio Gutierrez and wife, Judith Elena Gutierrez
situated in Porcion 10, Tomas Sanchez, Abstract 280
Webb County, Texas

Being a 0.25 acre tract of land, out of a tract of land conveyed to Jose Julio Gutierrez and wife, Judith Elena Gutierrez, described in deed recorded in Volume 5027, Pages 73-78, Official Records, Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " *iron rod* found at the most southerly corner of said Jose Julio Gutierrez tract, at an interior corner of a tract of land conveyed to Albert Sosa III, described in deed recorded in Volume 4471, Pages 667-669, Official Records, Webb County, Texas, for the southwest corner hereof;

Thence, with an easterly line of said Sosa tract, *North 22 degrees 20 minutes 29 seconds West, 47.67 feet* to a *point* at the City of Laredo city limits line, for the northwest corner hereof;

Thence, with the City of Laredo city limits line, *North 68 degrees 05 minutes 56 seconds East, 331.29 feet* to a *point*, at a westerly line of aforementioned Sosa tract, for the northeast corner hereof;

Thence, with a westerly line of said Sosa tract, *South 29 degrees 09 minutes 11 seconds East, 17.45 feet* to the *remains of a cedar post* found at an interior corner of said Sosa tract, for the southeast corner hereof;

Thence, with a northerly line of said Sosa tract, *South 62 degrees 53 minutes 37 seconds West, 334.51 feet* to the Point of Beginning and containing **0.25 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas:

County of Webb:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor, do hereby state that the above captioned "Field Notes" and attached "Plat of Survey" is true and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments shown were properly placed or located under my supervision.

R.P.L.S. No. 5304 – Texas

03-13-25
Current Date