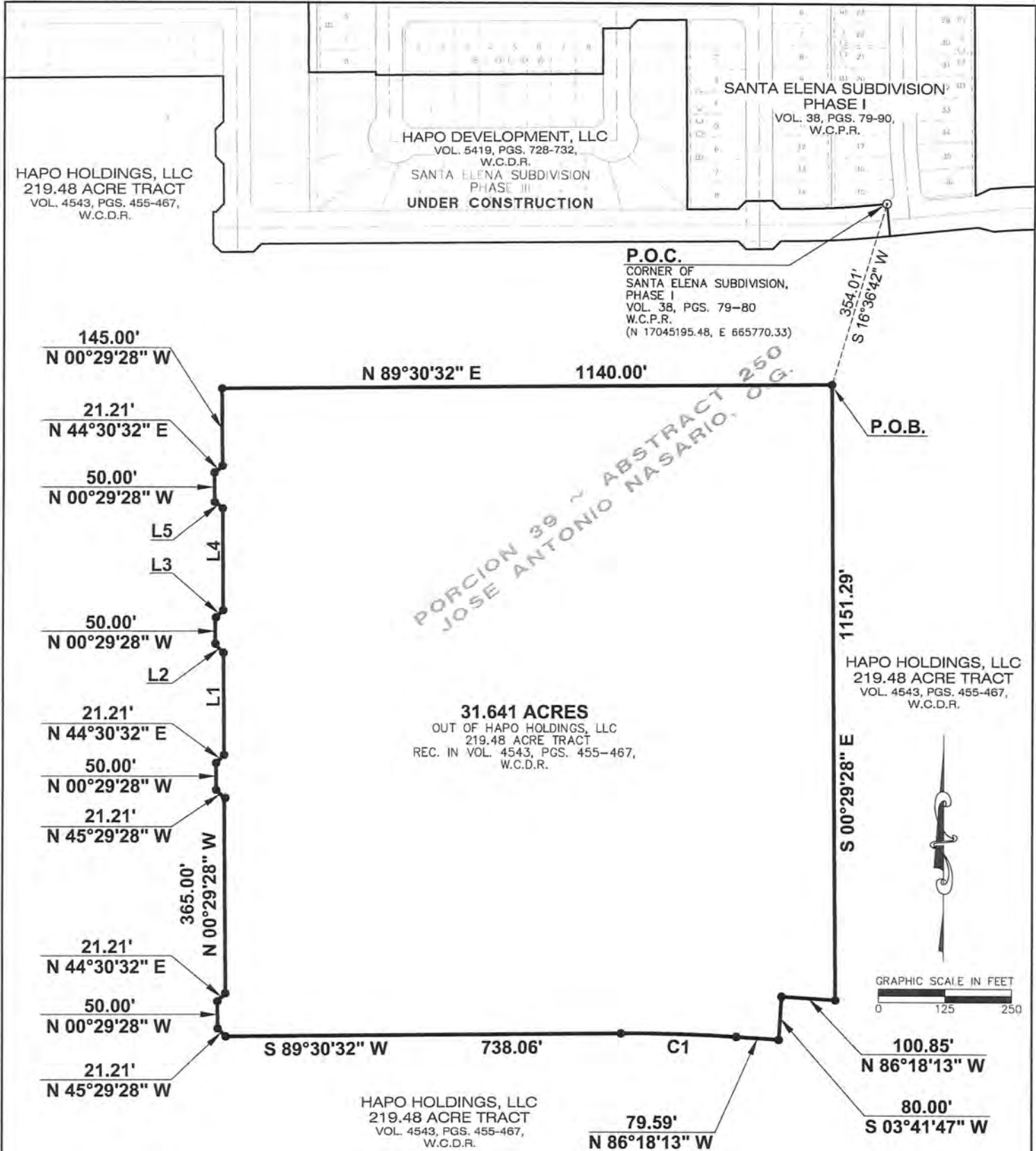


Exhibit A



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED: APRIL 2, 2008.
3. BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE.

LINE DATA		
CLIP	DISTANCE	BEARING
L1	190.00'	N 00°29'28" W
L2	21.21'	N 45°29'28" W
L3	21.21'	N 44°30'32" E
L4	190.00'	N 00°29'28" W
L5	21.21'	N 45°29'28" W

- LEGEND:
- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD
 - POWER POLE
 - R.O.W. RIGHT OF WAY
 - W.C.D.R. WEBB COUNTY DEED RECORDS
 - W.C.P.R. WEBB COUNTY PLAT RECORDS

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	04°11'15"	2960.00'	216.34'	108.22'	216.29'	N 88°23'50" W



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 13TH DAY OF OCTOBER, 2023

WAYNE NANCE, R.P.L.S.
TEXAS REG. NO. 6235

SURVEY OF A
31.641 ACRE TRACT
OUT OF HAPO HOLDINGS, LLC - 219.48 ACRE TRACT
AS RECORDED IN VOLUME 4543, PAGES 455-467
W.C.D.R.
PORCION 39 ~ ABSTRACT 250
JOSE ANTONIO NASARIO, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS



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OFFICE (956) 724-3097
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31.641 ACRE TRACT
Being out and part of
Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 31.641 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 31.641 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

COMMENCING at a found ½" iron rod for an interior corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, THENCE South 16°36'42" West, 354.01 feet, to a set ½" iron rod for the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE South 00°29'28" East, 1151.29 Feet, along the East boundary line of the herein described tract, to the most easterly Southeast corner of this tract;

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

North 86°18'13" West, 100.85 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

South 03°41'47" West, 80.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 86°18'13" West, 79.59 Feet, to a set ½" iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 216.34 feet, with said curve having the following characteristics: Central Angle=04°11'15", R=2960.00 feet, CL=216.34 feet, TAN=108.22 feet, CHD=216.29 feet, CHD. Bearing = N88°23'50" W, to a set ½" iron rod for a point of tangency and the end of this curve;

South 89°30'32" West, 738.06 Feet, to a set ½" iron rod for the most southerly Southwest corner this tract;

THENCE along the Westerly boundary line of the herein described tract, as follows:

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°29'28" West, 365.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°29'28" West, 190.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°29'28" West, 190.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 45°29'28" West, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 00°29'28" West, 50.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 44°30'32" East, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°29'28" West, 145.00 Feet, to a set ½" iron rod for the Northwest corner of this tract;

THENCE North 89°30'32" East, 1140.0 Feet, along the North boundary line of the herein described tract, to 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

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.



10.13.23

Witness my Hand and Seal


Wayne Nance, R.P.L.S.