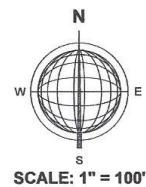
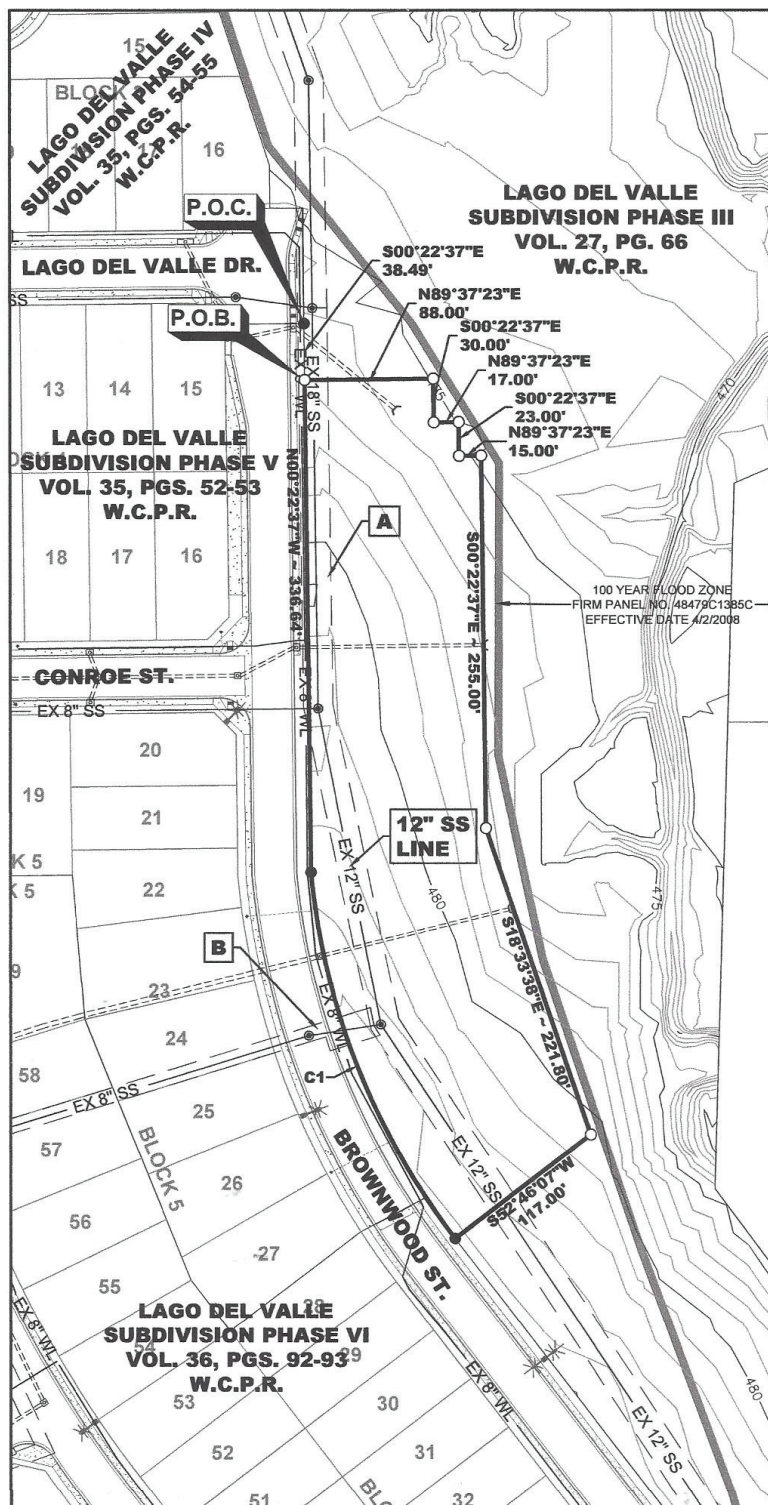


Exhibit A



LEGEND

- - 1/2" I.R. FOUND
- - 1/2" I.R. SET

BASIS OF BEARINGS

LAGO DEL VALLE PHASE III
VOLUME 27, PAGE 66
WEBB COUNTY PLAT RECORDS

NOTES

1. ALL STREET RIGHT-OF-WAYS ARE 50' WIDE.
2. EXISTING HEAVY VEGETATION WITH MULTIPLE TREES OF 4" CALIPER ON PROPERTY.

EASEMENTS

- A. 20' OFFSITE UTILITY EASEMENT VOL. 25, PGS. 114-115 W.C.P.R.
- B. 10' OFFSITE UTILITY EASEMENT VOL. 27, PGS. 48-50 W.C.P.R.

CURVE DATA TABLE

| CURVE# | RADIUS | ANGLE | TANGENT | CURVE LENGTH | CHORD LENGTH | CHORD BEARING |
|--------|---------|-----------|---------|--------------|--------------|---------------|
| C1 | 486.41' | 32°11'57" | 140.39' | 273.35' | 269.77' | N21°07'55"W |



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.

RUBEN FLETES, R.P.L.S. No. 1998

DATE

Improvement survey of a 1.598 acre tract (69,614.48 sf) being out of Tract I from the Mezquite Land Development Inc. deed recorded in Volume 5296, Pages 137-144, W.C.O.P.R.



CRANE ENGINEERING CORP.

1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

SUITE B
956-712-1996

IN ASSOCIATION WITH

FLETES SURVEY COMPANY

Ruben Fletes, R.P.L.S.
P.O. Box 216
Kemp, Texas 75143

Alu Tho 9/12/22

**Legal Description for
a 1.598 acre tract out of
Mezquite Land Development, Inc. Tract I**

A tract of land containing 1.598 acres, more or less out of Porcion 33, Jose Dionisio Trevino, original grantee, Abstract No. 3084, Webb County Texas, said 1.598 acres being out of Tract I respectively, conveyed in deed to Mezquite Land Development, Inc., as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records; this tract of land containing 1.598 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a found ½" diameter iron rod, same being the southeast corner of Lago Del Valle Drive R.O.W. recorded with Lago Del Valle Phase III in Volume 27, Page 66, Webb County Plat Records, same point being the northeast corner of Lago Del Valle Phase V recorded in Volume 35, Pages 52-53, Webb County Plat Records;

THENCE along the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase V, S 00° 22' 37" E, a distance of 38.49 feet to a set ½" diameter iron rod and the **POINT OF BEGINNING** of this tract;

THENCE through the interior of Lago Del Valle Phase III, the following calls and distances:

N 89° 37' 23" E, a distance of 88.00 feet to a set ½" diameter iron rod and exterior corner hereof;

S 00° 22' 37" E, a distance of 30.00 feet to a set ½" diameter iron rod and interior corner hereof;

N 89° 37' 23" E, a distance of 17.00 feet to a set ½" diameter iron rod and exterior corner hereof;

S 00° 22' 37" E, a distance of 23.00 feet to a set ½" diameter iron rod and interior corner hereof;

N 89° 37' 23" E, a distance of 15.00 feet to a set ½" diameter iron rod and exterior corner hereof;

S 00° 22' 37" E, a distance of 255.00 feet to a set ½" diameter iron rod and interior corner hereof;

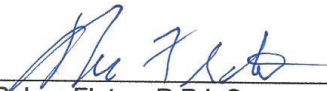
S 18° 33' 38" E, a distance of 221.80 feet to a set ½" diameter iron rod and exterior corner hereof;

S 52° 46' 07" W, a distance of 117.00 feet to a found ½" diameter iron rod, same point being along the west boundary of Lago Del Valle Phase III, and the east boundary of Lago Del Valle Phase VI as recorded in Volume 36, Pages 92-93, Webb County Plat Records, and exterior corner hereof;

THENCE along the aforementioned common boundary line and said curve to the right having a radius of 486.41 feet, delta angle of 32° 11' 57", tangent of 140.39 feet, chord bearing of N 21° 07' 55" W and chord distance of 269.77 feet, a distance of 34.51 feet along curve intersecting with a found ½" diameter iron rod, being the southeast corner of Lago Del Valle Phase V, and exterior corner along the east side of Lago Del Valle Phase VI and a point on the east right-of way line of Brownwood St. for reference, then continuing along said curve, a total distance of 273.35 to a found ½" diameter iron rod, and exterior corner hereof;

THENCE N 00°22' 37" W, along common boundary line of Lago Del Valle Phase III and Lago Del Valle Phase V and the east right-of-way line of Brownwood St., a distance of

336.64 feet to the **POINT OF BEGINNING**, containing within these metes and bounds
1.598 acres, more or less.


Ruben Fletes, R.P.L.S.
TX # 1998

9/13/22
Date



Basis of Bearings:

Lago Del Valle Subdivision
Phase III
Volume 27, Page 66
Webb County Plat Records