Exhibit A NOTES: LEGEND: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A 0 FOUND 1/2" IRON ROD TITLE COMMITMENT. SET 1/2" IRON ROD 2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD 500 POWER POLE INSURANCE RATE MAP NO. 48479C1185C, DATED: APRIL 2, 2008. --- OHE-OVER HEAD ELECTRIC LINES 12' UTILITY EASEMENT 3. BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), VOL. 26, PGS. 7, 7A & 7B R.O.W. RIGHT OF WAY TEXAS STATE PLANE, 4205 SOUTH ZONE. W.C.D.R. WEBB COUNTY DEED RECORDS WEBB COUNTY PLAT RECORDS P.O.C. S.W.C. OF AQUERO BLVD. 90' R.O.W. DEDICATION PLAT 431.80 VOL. 43, PG. 23, W.C.P.R. P.O.B. N.E.C. OF THIS/TRACT U.I.S.D JUAN ROBERTO RAMIREZ MIDDLE SCHOOL REC. IN VOL. 43, PG. 24 UTILITY EASEMENT-WCPR VOL. 25, PGS. 7, 7A & 7B, W.C.P.R. N 07°06'4 AQUERO, LTD. TRACT 3.8239 ACRES REC. IN VOL. 4790, PGS. 192-198 OUT OF AQUERO LTD. TRACT REC. IN VOL. 4790, PGS. 192-198 W.C.D.R. WCDR SURVEY 2143 MORGAN. AQUERO, LTD. TRACT REC IN VOL. 4790, PGS. 192-198 60.34 EXISTING LIMITS OF S 05°49'21" E 100-YR FLOOD - ZONE "A" AS PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48479C1185C EFFECTIVE DATE: APRIL 2, 2008 326.67 RO 12' UTILITY EASEMENT VOL. 28, PGS. 95, 95A & 95B W.C.P.R. GRANDE Bernadette CASA RIO, LLC REC IN VOL. 4673, PGS 508-519 W.C.D.R. GRAPHIC SCALE IN FEET -6" UTILITY EASEMENT VOL. 37, PGS, 27-28 W.C.P.R. SURVEY DATE: 08/18/25 SCALE: 1"=200" A RIO, LLC L 4673 PGS 508-018 W.C.D.P 100 100 200 **BOUNDARY SURVEY OF A** SURVEYOR'S CERTIFICATION 3.8239 ACRE TRACT I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED OUT OF AQUERO LTD. TRACT FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE REC. IN VOLUME 4790, PGS. 192-198, W.C.D.R. PORCION 19 ~ ABSTRACT 47, JOAQUIN GARCIA, O.G. WAYNE NANCE CITY OF LAREDO, WEBB COUNTY, TEXAS 304 E. CALTON RD. LAREDO, TEXAS 78041 PORRAS NANCE TBPE F-6205 TBPLS F-101888 ENGINEERING WAYNE NAME, R.P.L.S. TEXAS BEG NO. 6235 OFFICE (956) 724-3097 www.porrasnance.com

3.8239 ACRE TRACT

Being out and part of

Survey 2143 ~ Abstract 591, Abel Morgan Original Grantee and

Within the limits of the

City of Laredo, Webb County, Texas

Being a 3.8239 Acre tract of land, more or less, situated in Survey 2143, Abstract 591, Abel Morgan Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 3.8239 Acre tract being out and part of Aquero, Ltd. Tract, as recorded in Volume 4790, Pages 192-198 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

COMMENCING at the Southwest corner of Aquero Blvd. 90' ROW Dedication Plat, as recorded in Volume 43, Page 23 of the Webb County Plat Records THENCE South 61°46'08" East, 159.73 feet, to a found ½" iron rod for a point on South right-of-way of Aquero Blvd., the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

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

South 28°13′52" West, 327.71 Feet, to a found $\frac{1}{2}$ " iron rod for an interior deflection corner to the left of this tract; South 05°49′21" East, 60.34 Feet, to a found $\frac{1}{2}$ " iron rod for the Southeast corner of this tract;

THENCE South 75°46′56″ West, 326.67 feet, along the Southerly boundary line of the herein described tract, to a set ½″ iron rod for the Southwest corner of this tract;

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

North 20°00′46″ East, 248.52 Feet, to a set $\frac{1}{2}$ ″ iron rod for an interior deflection corner to the left of this tract; North 07°06′45″ West, 431.80 Feet, to a set $\frac{1}{2}$ ″ iron rod for the Northwest corner of this tract;

THENCE South 61°46′08″ East, 492.57 feet, along the Northerly boundary line of the herein described tract, to a point on said South right-of-way line of Aquero Blvd., 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.

Witness my Hand and Seal

Wayne Mance, R.P.L.S

3.19.25

Porras Nance Engineering - TBPLS Firm 10188800

Page 1 of 1