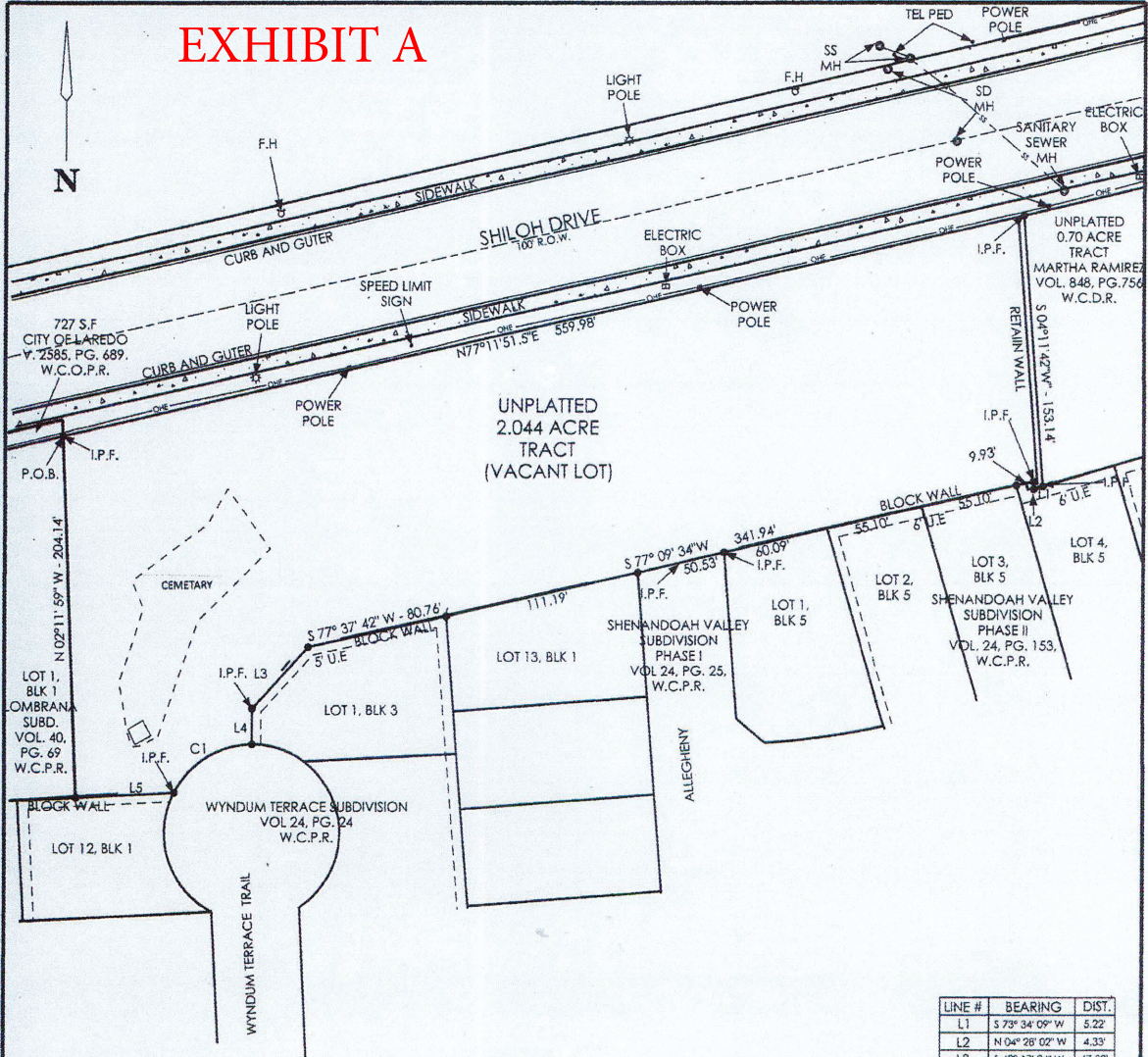


EXHIBIT A



LINE #	BEARING	DIST.
L1	S 73° 34' 09" W	5.22'
L2	N 04° 28' 02" W	4.33'
L3	S 42° 17' 24" W	47.32'
L4	SOUTH	20.00'
L5	S 87° 10' 55" W	35.55'

CURVE #	RADIUS	CURVE LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST.
C1	50'	54.81'	30.53'	62° 48' 44"	S 58° 35' 57" W	52.11'

LEGEND

I.P.F. - Iron Pin Found
P.L. - Property Line
U.E. - Utility Easement
O.H.E. - Over Head Electric
F.H. - Fire Hydrant
TEL PED - Telephone Pedestal
SD MH - Storm Drainage Man Hole
SS MH - Sanitary Sewer Man Hole

NOTES:

1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of the date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor, except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original 'wet' seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

This tract is situated within the City of Laredo, Webb County, Texas

Bearing basis: Texas South Zone-4205 - NAD 83

Subject to recorded restrictive covenants and/or easements per Title Commitment dated September 25, 2020, GF No. 953438-20.
This survey was prepared exclusively for the following borrowers: Z. Alejandro Perez

SURVEY OF

A 2.044 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 4.92 ACRE TRACT CONVEYED TO BEKALAR, INC. IN DEED RECORDED IN VOLUME 1063, PAGES 327-333, WEBB COUNTY REAL PROPERTY RECORDS, SITUATED IN PORCION 23, ABSTRACT 283, LEONARDO SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS. (METES AND BOUNDS ATTACHED)

SURVEY NO. **21506**

Scale: 1"=80'

This property ☐ is ☒ is not located within a flood hazard area and is within Zone X according to Flood Insurance Rate Map No. 48479C1205C, F.I.R.M. Date: APRIL 2, 2008



I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 28th day of August, 2023.

Signed:

J. Ricardo Sanchez
R.P.L.S. #4232

DO-RITE
ENGINEERING, LLC

311 MURBIDE
LAREDO, TX 78040
TEL (956) 284-2496
TEXAS FIRM REGISTRATION NO. 20695

SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
(956) 723-5578
Texas Land Surveyor Firm No. 10111000

SANCHEZ ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

P. O. BOX 2654, LAREDO, TEXAS 78044

TELEPHONE: (956) 723-5578

E-mail: sanchezengineering@att.net

TEXAS LAND SURVEYING FIRM NO. 10111000

TEXAS ENGINEERING FIRM REGISTRATION NO. F-005681

FIELD NOTES

FOR A 2.044 ACRE TRACT OUT OF A 4.92 ACRE SITUATED IN
PORCION 23, ABST. 283, CITY OF LAREDO, WEBB COUNTY, TEXAS

Being a 2.044-acre tract of land out of a 4.92-acre tract, conveyed to BEKALAR, INC., described in deed recorded in Volume 1063, Pages 327-333, Real Property Records, Webb County Texas, situated in Porcion 23, Abstract 283, Leonardo Sanchez, Original Grantee, Webb County, Texas and more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " iron rod found at the northeast corner of Lot 1, Block 1 platted as Lot 1, Block 1, Lombrana Subdivision recorded in Volume 40, page 69, Webb County Plat Records and a point along the southerly Shiloh Drive Right-of-Way line, for the northwest corner hereof;

Thence, with the southerly Right-of-Way of Shiloh Drive, *North 77° 11' 51.5" East, 559.98 feet* to a $\frac{1}{2}$ " iron rod found and being a appoint along the southerly Right-of-Way of Shiloh Drive and the northwest corner of a 0.70 acre tract of land conveyed to Martha Ramirez, described in deed recorded in Volume 848, page 756, Public Records, Webb County, Texas, for the northeast corner hereof;

Thence, with the west line of said 0.70 Acre Tract, *South 04° 11' 42" East, 153.14 feet* to a $\frac{1}{2}$ " iron rod found and being the southwest corner of said 0.70 Acre Tract and a point along the north line and CMU fence of Lot 4, Block 5, platted as Lot 4, Block 5, Shenandoah Valley Subdivision, Phase II in Volume 24, page 153, Webb County Plat Records, for the southeast corner hereof;

Thence, with the north line and CMU fence of said Lot 4, Block 5, *South 73° 34' 09" East, 5.22 feet* to a fence corner, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 4, Block 5, *North 04° 28' 02" West, 4.33 feet* to a $\frac{1}{2}$ " iron rod found along a CMU fence corner, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 4, Block 5, and north lines and CMU fences of Lot 3, Block 5, Lot 2, Block 5 and Lot 1 Block 5, platted as Lots 3, 2, & 1, Block 5, Shenandoah Valley Subdivision, Phase II in Volume 24, page 153, Webb County Plat Records, *South 77° 09' 34" West, 180.22 feet* to a $\frac{1}{2}$ " iron rod found, being the northwest corner of said Lot 1, Block 5 and northeast corner of Allegheny Street Right-of-Way, for an exterior corner hereof;

Thence, with the north right-of-way of Allegheny Street, *South 77° 09' 34" West, 50.54 feet* to the northeast corner and CMU fence corner of Lot 13, Block 1, platted as Lot 13, Block 1, Shenandoah Valley Subdivision, Phase I in Volume 24, page 25, Webb County Plat Records, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 13, Block 1, *South 77° 09' 34" West, 111.19 feet* to a fence corner found and being the northeast corner of Lot 1, Block 3 platted as Lot 1, Block 3, Wyndum Terrace Subdivision in Volume 24, page 24, Webb County Plat Records, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 1, Block 3, *South 77° 37' 42" West, 80.76 feet* to a point along the fence, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 1, Block 3, *South 42° 17' 24" West, 47.32 feet* to a $\frac{1}{2}$ " iron rod found and fence corner, for an exterior corner hereof;

Thence, with the west line of said Lot 1, Block 3, *South 00° 00' 00", 20.00 feet* to the southwest corner of said Lot 1, Block 3 and point along north Right-of-Way line of Wyndum Terrace Trail, for an exterior corner hereof;

Thence, along the north Right-of-Way line of Wyndum Terrace Trail, in the southerly direction *54.81 feet* along a curve (Radius 50'; Tangent 30.53'; Delta 62° 48' 44"; Chord Bearing S 58° 35' 27" W; Chord Distance 52.11') to a point of curve on the easterly Right-of-Way line of Wyndum Terrace Trail and the northwest corner of Lot 12, Block 1 platted as Lot 12, Block 1, Wyndum Terrace Subdivision in Volume 24, page 24, Webb County Plat Records, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 12, Block 1, *South 87° 10' 55" W, 55.56 feet* to the southeast corner of said Lot 1, Block 1, for the southwest corner hereof;

Thence, with the east line of Lot 1, Block 1, *North 02° 11' 59" West, 204.14 feet* to the Point of Beginning and containing 2.044-acre of land, more or less.

I hereby certify that these field notes are true and correct and were prepared from an actual survey of the property, made on the ground under my supervision, this 28 th day of August, 2023.

Signed:

J. Ricardo Sanchez, R.P.L.S. No. 4232 (Texas)

Survey plat attached:

