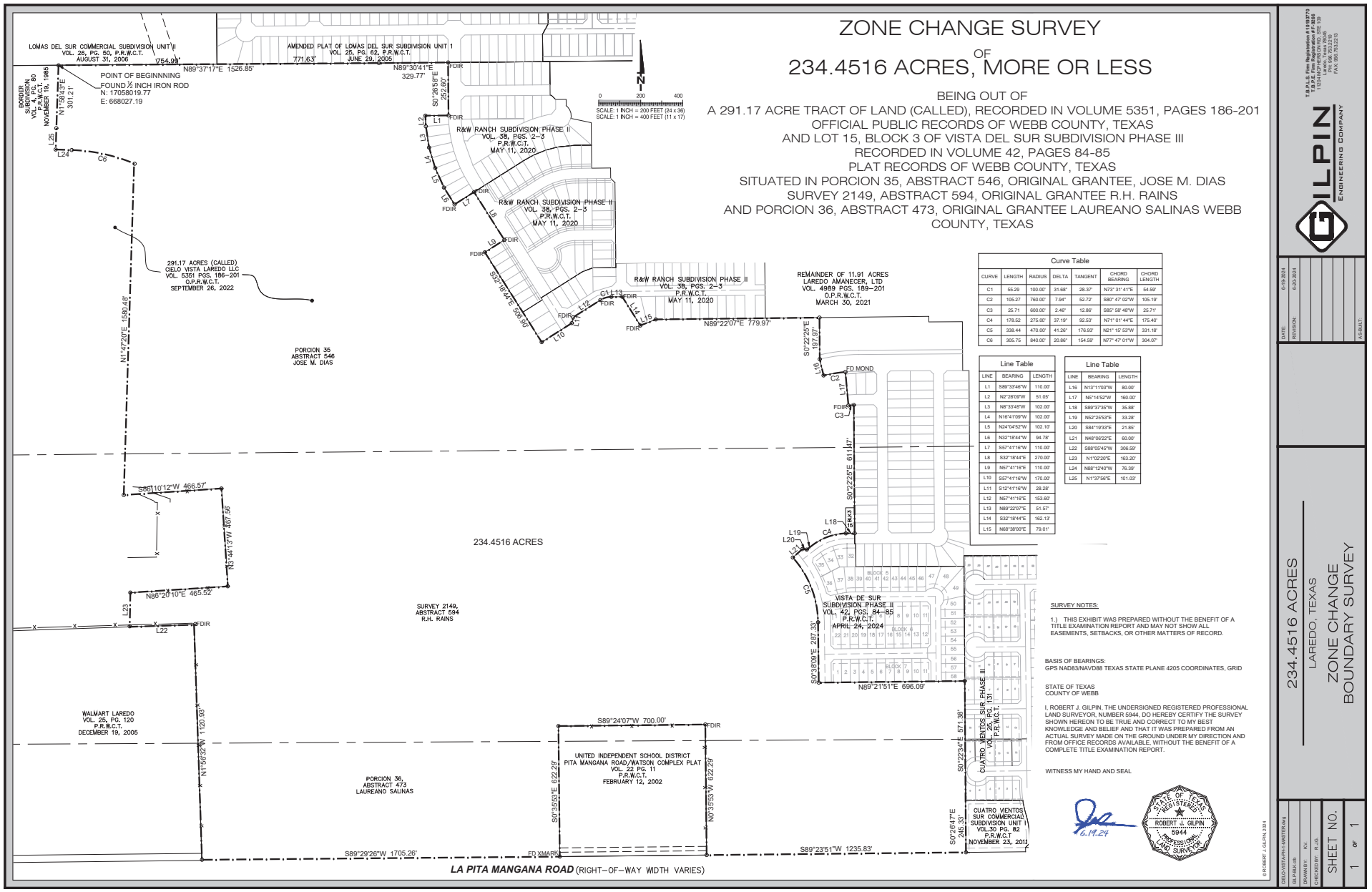
Exhibit A


ZONE CHANGE SURVEY
OF
234.4516 ACRES, MORE OR LESS
BEING OUT OF
A 291.17 ACRE TRACT OF LAND (CALLED), RECORDED IN VOLUME 5351, PAGES 186-201
OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
AND LOT 15, BLOCK 3 OF VISTA DEL SUR SUBDIVISION PHASE III
RECORDED IN VOLUME 42, PAGES 84-85
PLAT RECORDS OF WEBB COUNTY, TEXAS
SITUATED IN PORCION 35, ABSTRACT 546, ORIGINAL GRANTEE, JOSE M. DIAS
SURVEY 2149, ABSTRACT 594, ORIGINAL GRANTEE R.H. RAINS
AND PORCION 36, ABSTRACT 473, ORIGINAL GRANTEE LAUREANO SALINAS WEBB
COUNTY, TEXAS
LOMAS DEL SUR COMMERCIAL SUBDIVISION UNIT VI
VOL. 26, PG. 50, P.R.W.C.T.
AUGUST 31, 2006
AMENDED PLAT OF LOMAS DEL SUR SUBDIVISION UNIT 1
VOL. 25, PG. 62, P.R.W.C.T.
JUNE 29, 2005
POINT OF BEGINNNING
FOUND ½ INCH IRON ROD
N: 17058019.77
E: 668027.19
N89°37'17"E 1526.85'
N89°30'41"E 329.77'
N1°58'43"E 301.21'
S0°28'58"E 252.60'
BORDER SUBDIVISION VOL. 4, PG. 80 P.R.W.C.T. NOVEMBER 19, 1985
R&W RANCH SUBDIVISION PHASE II
VOL. 38, PGS. 2-3
P.R.W.C.T.
MAY 11, 2020
291.17 ACRES (CALLED)
CIELO VISTA LAREDO LLC
VOL. 5351 PGS. 186-201
O.P.R.W.C.T.
SEPTEMBER 26, 2022
N1°47'27"E 1590.48'
S32°18'44"E 526.90'
N89°22'07"E 779.97'
REMAINDER OF 11.91 ACRES
LAREDO AMANECER, LTD
VOL. 4989 PGS. 189-201
O.P.R.W.C.T.
MARCH 30, 2021
S0°22'25"E 197.67'
S0°22'25"E 611.47'
PORCION 35
ABSTRACT 546
JOSE M. DIAS
234.4516 ACRES
SURVEY 2149,
ABSTRACT 594
R.H. RAINS
S86°10'12"W 466.57'
N3°44'13"W 467.56'
N86°20'10"E 465.52'
VISTA DE SUR
SUBDIVISION PHASE II
VOL. 42, PGS. 84-85
P.R.W.C.T.
APRIL 24, 2024
S0°38'09"E 287.33'
N89°21'51"E 696.09'
WALMART LAREDO
VOL. 25, PG. 120
P.R.W.C.T.
DECEMBER 19, 2005
N1°56'32"W 1120.93'
S89°24'07"W 700.00'
UNITED INDEPENDENT SCHOOL DISTRICT
PITA MANGANA ROAD/WATSON COMPLEX PLAT
VOL. 22 PG. 11
P.R.W.C.T.
FEBRUARY 12, 2002
S0°35'53"E 622.29'
N0°35'53"W 622.29'
PORCION 36,
ABSTRACT 473
LAUREANO SALINAS
CUATRO VIENTOS SUR PHASE III
VOL. 42, PG. 131
P.R.W.C.T.
S0°22'34"E 571.38'
CUATRO VIENTOS
SUR COMMERCIAL
SUBDIVISION UNIT 1
VOL. 30 PG. 82
P.R.W.C.T
NOVEMBER 23, 2011
S0°26'47"E 245.33'
S89°29'26"W 1705.26'
FD XMARK
S89°23'51"W 1235.83'
LA PITA MANGANA ROAD (RIGHT-OF-WAY WIDTH VARIES)
SCALE: 1 INCH = 200 FEET (24 x 36)
SCALE: 1 INCH = 400 FEET (11 x 17)
Curve Table
CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD BEARING | CHORD LENGTH
C1 | 55.29 | 100.00' | 31.68° | 28.37' | N73° 31' 41"E | 54.59'
C2 | 105.27 | 760.00' | 7.94° | 52.72' | S80° 47' 02"W | 105.19'
C3 | 25.71 | 600.00' | 2.46° | 12.86' | S85° 58' 48"W | 25.71'
C4 | 178.52 | 275.00' | 37.19° | 92.53' | N71° 01' 44"E | 175.40'
C5 | 338.44 | 470.00' | 41.26° | 176.93' | N21° 15' 53"W | 331.18'
C6 | 305.75 | 840.00' | 20.86° | 154.59' | N77° 47' 01"W | 304.07'
Line Table
LINE | BEARING | LENGTH
L1 | S89°33'46"W | 110.00'
L2 | N2°28'09"W | 51.05'
L3 | N8°33'45"W | 102.00'
L4 | N16°41'09"W | 102.00'
L5 | N24°04'52"W | 102.10'
L6 | N32°18'44"W | 94.78'
L7 | S57°41'16"W | 110.00'
L8 | S32°18'44"E | 270.00'
L9 | N57°41'16"E | 110.00'
L10 | S57°41'16"W | 170.00'
L11 | S12°41'16"W | 28.28'
L12 | N57°41'16"E | 153.66'
L13 | N89°22'07"E | 51.57'
L14 | S32°18'44"E | 162.13'
L15 | N68°38'00"E | 79.01'
Line Table
LINE | BEARING | LENGTH
L16 | N13°11'03"W | 80.00'
L17 | N5°14'52"W | 160.00'
L18 | S89°37'35"W | 35.88'
L19 | N52°25'53"E | 33.28'
L20 | S84°19'33"E | 21.85'
L21 | N48°08'22"E | 60.00'
L22 | S88°05'45"W | 306.59'
L23 | N1°02'20"E | 163.20'
L24 | N88°12'40"W | 76.39'
L25 | N1°37'56"E | 101.03'
SURVEY NOTES:
1.) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.
BASIS OF BEARINGS:
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID
STATE OF TEXAS
COUNTY OF WEBB
I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.
WITNESS MY HAND AND SEAL
6-19-24
STATE OF TEXAS
REGISTERED
ROBERT J. GILPIN
5944
PROFESSIONAL
LAND SURVEYOR
T.B.P.L.S. Firm Registration #10027700
T.B.P.E. Firm Registration # F-8656
1200 MCPHERSON RD, STE 109
LAREDO, TX 78041
PH 956.753.2230
FAX 956.753.2233
ILPIN
ENGINEERING COMPANY
DATE 6-19-2024
REVISION 6-20-2024
AS BUILT
234.4516 ACRES
LAREDO, TEXAS
ZONE CHANGE
BOUNDARY SURVEY
SHEET NO.
1 OF 1
CIELO-VISTA-PH-I-MASTER.dwg
GILPIN, R.J.
DRAWN BY: KV
CHECKED BY: R. J.G.
©ROBERT J. GILPIN 2024

STATE OF TEXAS*
COUNTY OF WEBB*
234.4516 ACRES

FIELD NOTES DESCRIBING A 234.4516 ACRE PARCEL, MORE OR LESS, BEING OUT OF A 291.17 ACRE TRACT (CALLED), RECORDED IN VOLUME 5351, PAGES 186-201, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS AND LOT 15 OF BLOCK 3, VISTA DE SUR SUBDIVISION PHASE II, RECORDED IN VOLUME 42, PAGE 84-85, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 35, ABSTRACT 546, OROGINAL GRANTEE JOSE M. DIAS, SURVEY 2149, ABSTRACT 594, ORIGINAL GRANTEE R.H. RAINS AND PORCION 36, ABSTRACT 473, ORIGINAL GRANTEE LAUREANO SALINAS, WEBB COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found ½ inch iron rod, being the most northerly northwest corner of said 291.17 Acre Tract, same being the northeasterly corner of Border Subdivision, recorded in Volume 4, Page 80, Plat Records of Webb County, Texas, situated on the southerly boundary line of Lomas del Sur Commercial Subdivision, Unit II, for the **POINT OF BEGINNING** of this 234.4516 Acre Parcel, and the **northwesterly corner** hereof;

Thence, N89°37’17”E, with the northerly line of said 291.17 Acre Tract same being the northerly line of herein described parcel, a distance of 1,526.85 feet, for a point of deflection hereof;

Thence, N89°30’41”E, with the northerly line of said 291.17 Acre Tract same being the northerly line of herein described parcel, a distance of 329.77 feet, for the **northeasterly corner** hereof;

Thence along the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, for the following points of deflection hereof;

S0° 26' 58"E, a distance of 252.60 feet;
S89° 33' 46"W, a distance of 110.00 feet;
S2° 28' 09"E, a distance of 51.05 feet;
S8° 33' 45"E, a distance of 102.00 feet;
S16° 41' 09"E , a distance of 102.00 feet;
S24° 04' 52"E, a distance of 102.10 feet;
S32° 18' 44"E, a distance of 94.78 feet;
N57° 41' 16"E, a distance of 110.00 feet;
S32° 18' 44"E, a distance of 270.00 feet;
S57° 41' 16"W, a distance of 110.00 feet;
S32° 18' 44"E, a distance of 506.90 feet;
N57° 41' 16"E, a distance of 170.00 feet;
N12° 41' 16"E, a distance of 28.28 feet;

Thence N57° 41' 16"E, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 153.60 feet, for a point of curvature hereof;

Thence along a curve to the right, with a chord bearing N73° 31' 41"E, 54.59 feet, subtended by an arc having a radius of 100.00 feet, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 55.29 feet, for a point of tangency hereof;

Thence along the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, for the following points of deflection hereof;

N89° 22' 07"E, a distance of 51.57 feet;
S32° 18' 44"E, a distance of 162.13 feet;
N68° 38' 00"E, a distance of 79.01 feet;
N89° 22' 07"E, a distance of 779.97 feet;
S0° 22' 25"E, a distance of 197.97 feet;

Thence, S13° 11' 03"E, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 80.00 feet, for an interior corner hereof;

Thence, along a curve to the right, with a chord bearing N80°47’02”E, 105.19 feet, subtended by an arc having a radius of 760.00 feet, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 105.27 feet, for an exterior corner hereof;

Thence, S5° 14' 52"E, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 160.00 feet, for an interior corner hereof;

Thence, along a curve to the right, with a chord bearing N85° 58' 48"E, 25.71 feet, subtended by an arc having a radius of 600.00 feet, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 25.71 feet, for an exterior corner hereof;

Thence, S00°22’25”E, with the easterly line herein described parcel, a distance of 611.47 feet, for an interior corner hereof;

Thence, S89° 37' 35"W, with the easterly line of herein described parcel, a distance of 35.88 feet, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S71° 01' 44"W, 175.40 feet, subtended by an arc having a radius of 275.00 feet, with the easterly line of herein described parcel, a distance of 178.52 feet, for a point of tangency hereof;

Thence S52° 25' 53"W, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 33.28 feet, for a point of deflection hereof;

Thence N84° 19' 33"W, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 21.85 feet, for a point of deflection hereof;

Thence S48° 06' 22"W, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 60.00 feet, for a point of deflection hereof;

Thence, along a curve to the left, with a chord bearing S21° 15' 53"E, 331.18 feet, subtended by an arc having a radius of 470.00 feet, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 338.44 feet, for a point of tangency hereof;

Thence along the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, for the following points of deflection hereof;

S0° 38' 09"E, a distance of 287.33 feet;
N89° 21' 51"E, a distance of 696.09 feet;
S0° 22' 34"E, a distance of 571.38 feet;

Thence, S0° 26' 47"E, with the easterly line of said 291.17 Acre Tract, same being the easterly line of herein described parcel, a distance of 245.33 feet being the southeasterly corner of said 291.17 Acre Tract, situated on the northerly Right-of-Way line of La Pita Mangana Road, for the southeasterly corner hereof;

Thence along the southerly line of said 291.17 Acre Tract, same being the southerly line of herein described parcel, for the following points of deflection hereof;

S89° 23' 51"W, a distance of 1,235.83 feet;
N0° 35' 53"W, a distance of 622.29 feet;
S89° 24' 07"W, a distance of 700.00 feet;
S0° 35' 53"E, a distance of 622.29 feet;

Thence, S89° 29' 26"W, with the common boundary between said La Pita Mangana Right-of-Way and said 291.17 Acre Tract, same being the southerly line of herein described parcel, a distance of 1,705.26 feet, for the southwesterly corner hereof;

Thence, with the westerly line of herein described parcel, for the following points of deflection hereof;

N1° 56' 32"W, a distance of 1,120.93 feet;
S88° 05' 45"W, a distance of 306.59 feet;
N1° 02' 20"E, a distance of 163.20 feet;
N86° 20' 10"E, a distance of 465.52 feet;
N3° 44' 13"W, a distance of 467.56 feet;
S86° 10' 12"W, a distance of 466.57 feet;

Thence, N1° 47' 20"E, with the westerly line of herein described parcel, a distance of 1,580.48 feet, for an interior corner hereof;

Thence, along a curve to the left, with a chord N77°47’01”W, 304.07 feet, subtended by an arc having a radius of 840.00 feet, with the westerly line of herein described parcel, a distance of 305.75 feet, for a point of tangency hereof;

Thence, N88° 12' 40"W, with the westerly line of herein described parcel, a distance of 76.39 feet, for an exterior corner hereof;

Thence, N1° 37' 56"E with the westerly line of herein described parcel, a distance of 101.03 feet, for a point of deflection hereof;

Thence, N1° 58' 43"E, with the westerly line of herein described parcel, a distance of 301.21 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds 234.4516 Acres, more or less.

BASIS OF BEARINGS:
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

6-19-24