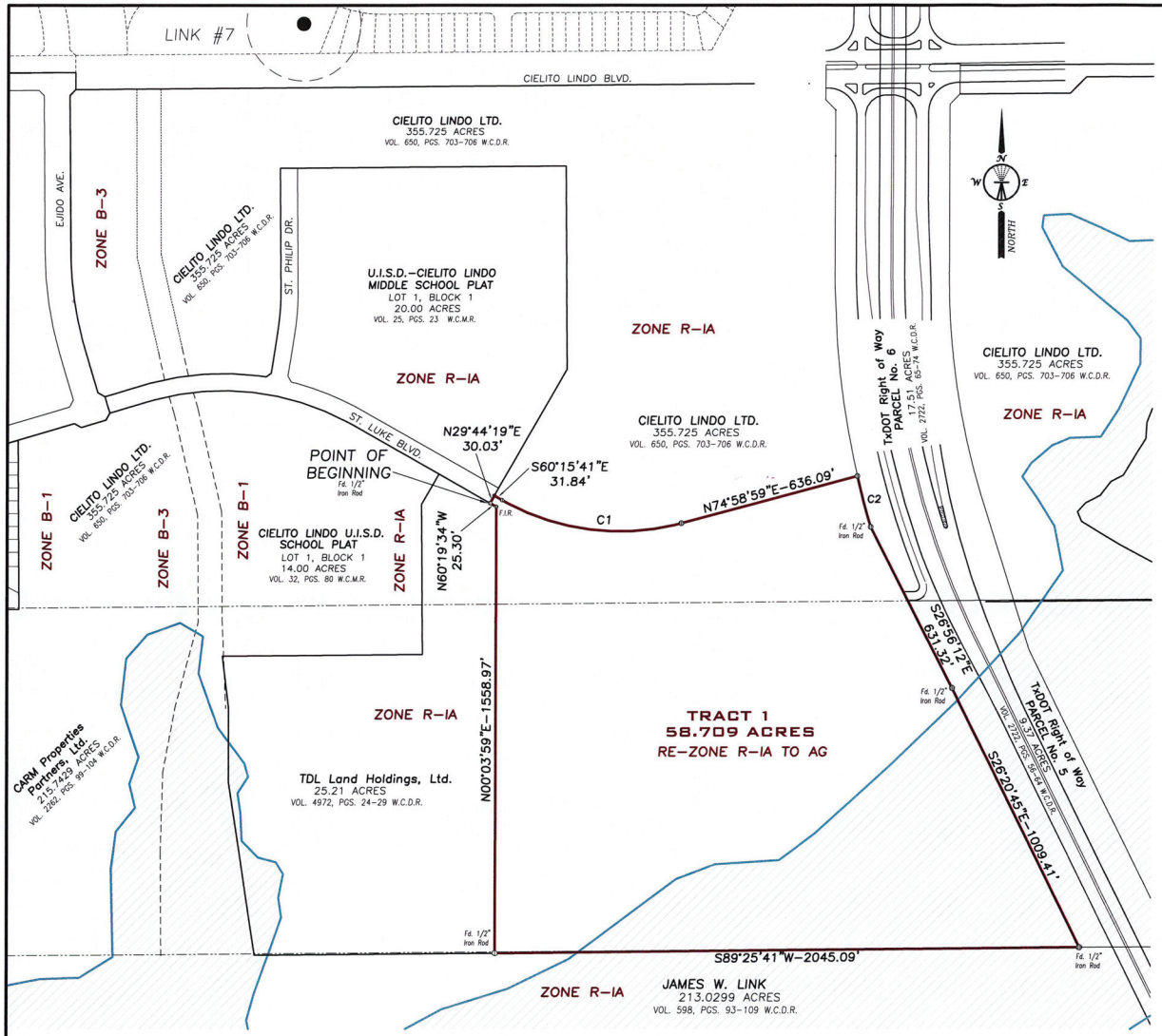
Exhibit A



C1
R=830.00'
L= 648.34'
CH: S 82°38'21" E
-631.99'

C2
R=3064.79'
L= 184.08'
CH: S 14°57'40" E
-184.06'

LEGAL DESCRIPTION NO. 1

A 58.709 Acre Tract (2,557,380 SF) of land, more or less, situated in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, City of Laredo, Webb County, Texas. Being partly out of a 355.725 acre tract owned by Cielito Lindo Ltd. as recorded in Volume 650, Pages 703–706 of the Webb County Deed Records, Texas and a 215.7429 acre tract owned by CARM Properties Partner, Ltd. as recorded in volume 2262, pages 99–104 Webb County Deed Records, Texas. This 58.709 acre tract of land being more particularly described as follows;

BEGINNING at a found 1/2" iron iron being the most southeast corner of St. Luke Blvd. as per Plat U.I.S.D.–Cielito Lindo Middle School recorded in volume 32, pg. 80 of the Webb County Map Records, Texas. for the most westerly corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, N 29°44'19" E, along the right of way line of said St. Luke Blvd., a distance of 30.03 FEET to a point at the end & center of said St. Luke Blvd.

THENCE, S 60°15'41" E, a distance of 31.84 FEET to a point being on a curve having a radius of 830.00 feet, chord of S82°38'21"E–631.99 feet;

THENCE, along said curve left an arc length of 648.34 FEET to a point of tangency hereof;

THENCE, N 74°58'59" E, a distance of 636.09 FEET to a point being on the westerly TxDot right of way of Cuatro Vientos Road (Loop 20) known as Parcel No. 6 as recorded in volume 2722, pgs. 65–74, Webb County Deed Records, Texas, for an exterior corner being on a curve having a radius of 3064.79 feet, a chord of S14°57'40"E–184.06 feet;

THENCE, along said curve left and Parcel No. 6 an arc length of 184.08 FEET to a found 1/2" iron rod, for a non–tangent point hereof;

THENCE, S 26°56'12" E, continuing along said Loop 20 right of way passing into said Carm Properties at a distance of 290.26 feet following along a 9.37 acre parcel known as Parcel No. 5 as per volume 2722, pages 56–64 of the Webb County Deed Records, Texas and continuing a total distance of 631.32 FEET to a found 1/2" iron rod, for a deflection hereof;

THENCE, S 26°20'45" E, continuing along said Loop 20 right of way, a distance of 1009.41 FEET to a found 1/2" iron rod, being on the south boundary line of said Carm Properties, for an exterior hereof;

THENCE, S 89°25'41" W, along the south boundary line of said Carm Properties, a distance of 2045.09 FEET to a found 1/2" iron rod being on the southeast corner of a 25.21 acre tract owned by TDB Land Holdings, Ltd. as per volume 4972, pgs. 24–29, Webb County Deed Records, Texas, for the southwest corner hereof;

THENCE, N 00°03'59" E, along the west boundary line of said 25.21 acre tract, a distance of 1558.97 FEET to a found 1/2" iron rod, being an exterior corner of said 25.21 acre tract, for an interior hereof;

THENCE, N 60°19'34" W, continuing along said 25.21 acre tract, a distance of 25.30 FEET to the point of beginning for this 58.709 acre tract of land, more or less, for a Re–Zone to AG.

BASIS OF BEARING ACCORDING TO GPS METHODS, NAD 83, SOUTH TEXAS ZONE, 4205

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS EXHIBIT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY ON THE GROUND. **THIS EXHIBIT IS FOR FEASIBILITY STUDIES AND NOT FOR THE TRANSFER OF PROPERTY.**

BERNAL F. SLIGHT, R.P.L.S. No. 5328 — 06 / 18 / 2024 DATE

STATE OF TEXAS · BERNAL F. SLIGHT · 5328 · REGISTERED PROFESSIONAL LAND SURVEYOR

HOWLAND
ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. 100464-00
7615 N. Bartlett Avenue / P.O.Box 451128 (78045) / Laredo, TX. 78041
P. 956.722.4411 / F. 866.722.5414
www.howlandcompanies.com

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
(11x17): 1 Inch = 200 Ft. (B SIZE)
(24x36): 1 Inch = 100 Ft. (D SIZE)

CIELITO LINDO, LTD & CARM PROPERTIES PARTNER, LTD.
58.608 ACRE TRACT OF LAND
R-1A REZONE TO AG

DRAWN BY:	B.F.S.
CHECKED BY:	B.F.S.
DRAWN DATE:	06-18-2024
PLOTTED DATE:	
JOB No.	
FILE NAME:	
STATUS:	
AS-BUILT:	
REVISED DATE:	
SCALE: (24"x36") SHEET	
HOR: 1"=100' VER.	
SCALE: (11"x17") SHEET	
HOR: 1"=200' VER.	
SHEET 1 OF TOTAL: 1	

HOWLAND
ENGINEERING AND SURVEYING CO.

TRACT 1 - RE-ZONE R-1A TO AG

LEGAL DESCRIPTION

A 58.709 Acre Tract (2,557,380 SF) of land, more or less, situated in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, City of Laredo, Webb County, Texas. Being partly out of a 355.725 acre tract owned by Cielito Lindo Ltd. as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas and a 215.7429 acre tract owned by CARM Properties Partner, Ltd. as recorded in volume 2262, pages 99-104 Webb County Deed Records, Texas. This 58.709 acre tract of land being more particularly described as follows;

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THENCE, N 60°19'34" W, continuing along said 25.21 acre tract, a distance of 25.30 FEET to the point of beginning for this 58.709 acre tract of land, more or less, for a Re-Zone to AG.

STATE OF TEXAS:
COUNTY OF WEBB:

I, Bernal F. Slight, a Registered Professional Land Surveyor in the State of Texas, hereby certify that these Field Notes are True and prepared from an actual survey of the property for the purpose of a Re-Zone with the City of Laredo.

Bernal F. Slight, R.P.L.S. No. 5328 — **06-18-2024** Date

STATE OF TEXAS
BERNAL FREDERICK SLIGHT
5328
REGISTERED
PROFESSIONAL
LAND SURVEYOR