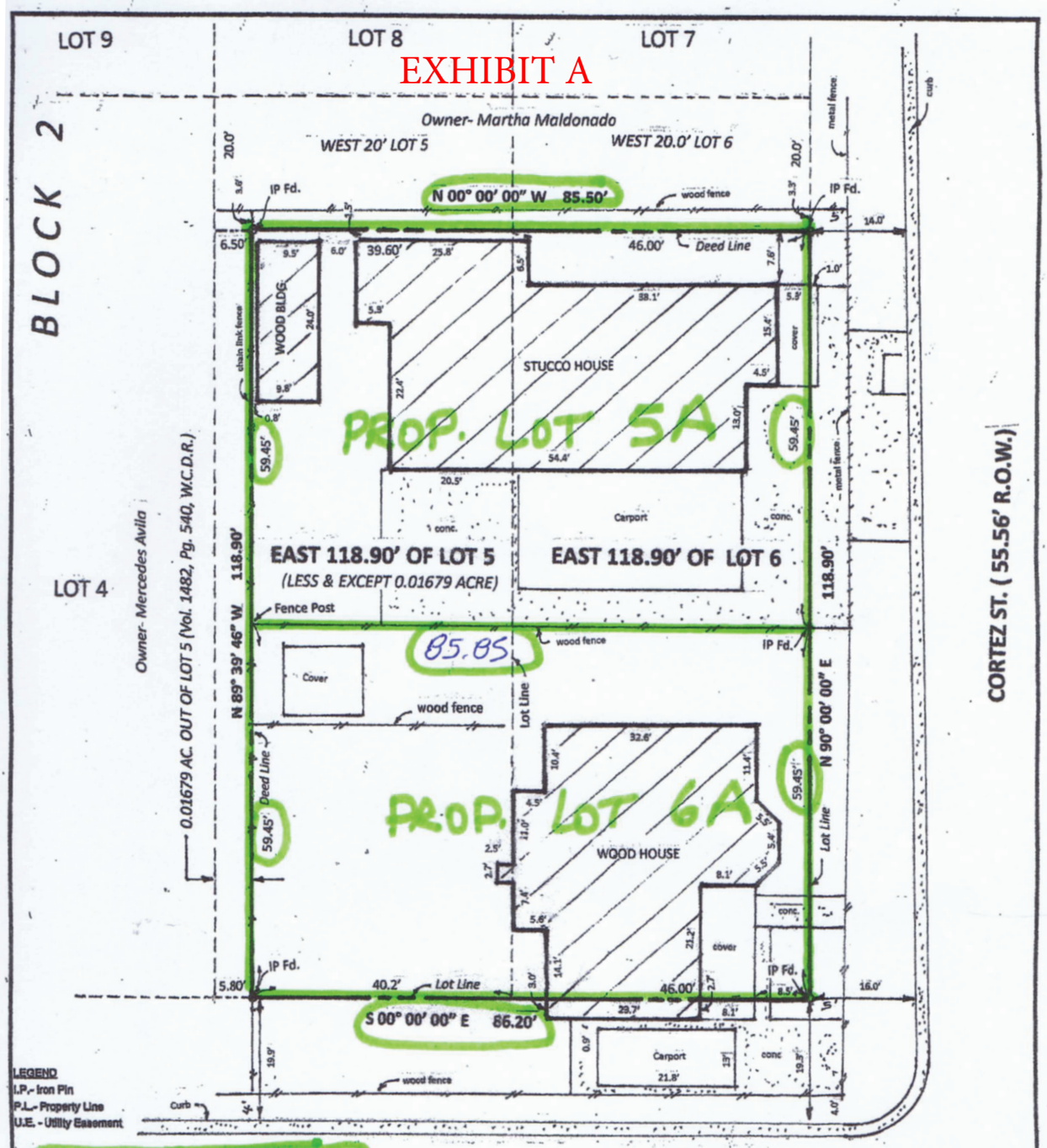
EXHIBIT A



LEGEND
I.P.- Iron Pin
P.L.- Property Line
U.E. - Utility Easement

LOT 5A	5,093.4 SF
LOT 6A	5,114.2 SF
TOTAL	10,207.6 SF

PRELIMINARY

Bearing basis: Cortez St. R.O.W. per subd. Plat N 90° 00' 00" E.

CLIENTS: BEATRIZ AVILA AND
MARTHA A. MALDONADO AND JOSE E. MALDONADO

SURVEY OF

THE EAST 118.90 FT. OF LOTS 5 AND 6, BLOCK 2, EASTERN DIVISION, CITY OF LAREDO, PER DEED DATED JULY 29, 1971, RECORDED IN VOLUME 423, PAGES 193-199, OF THE WEBB COUNTY, TEXAS, DEED RECORDS, *LESS AND EXCEPT* 0.01679 ACRE (731 SQ. FT.) OUT OF LOT 5, BLOCK 2, EASTERN DIVISION, CITY OF LAREDO, PER QUITCLAIM DEED DATED APRIL 5, 1991, RECORDED IN VOLUME 1482, PAGE 540, WEBB COUNTY, TEXAS, DEED RECORDS.

ADDRESS: 615 & 617 CORTEZ ST

SURVEY NO. 4045-26

Scale: 1" = 20'

This property ☐ is ☑ is not located within a flood hazard area and is within Zone X according to Flood Insurance Rate Map No. 48479C1215C. F.I.R.M. Date: APRIL 2,2008

SURVEYOR'S CERTIFICATION

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 20 TH day of MAY, 2026.

Signed: _____
J. Ricardo Sanchez
R.P.L.S. # 4232

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