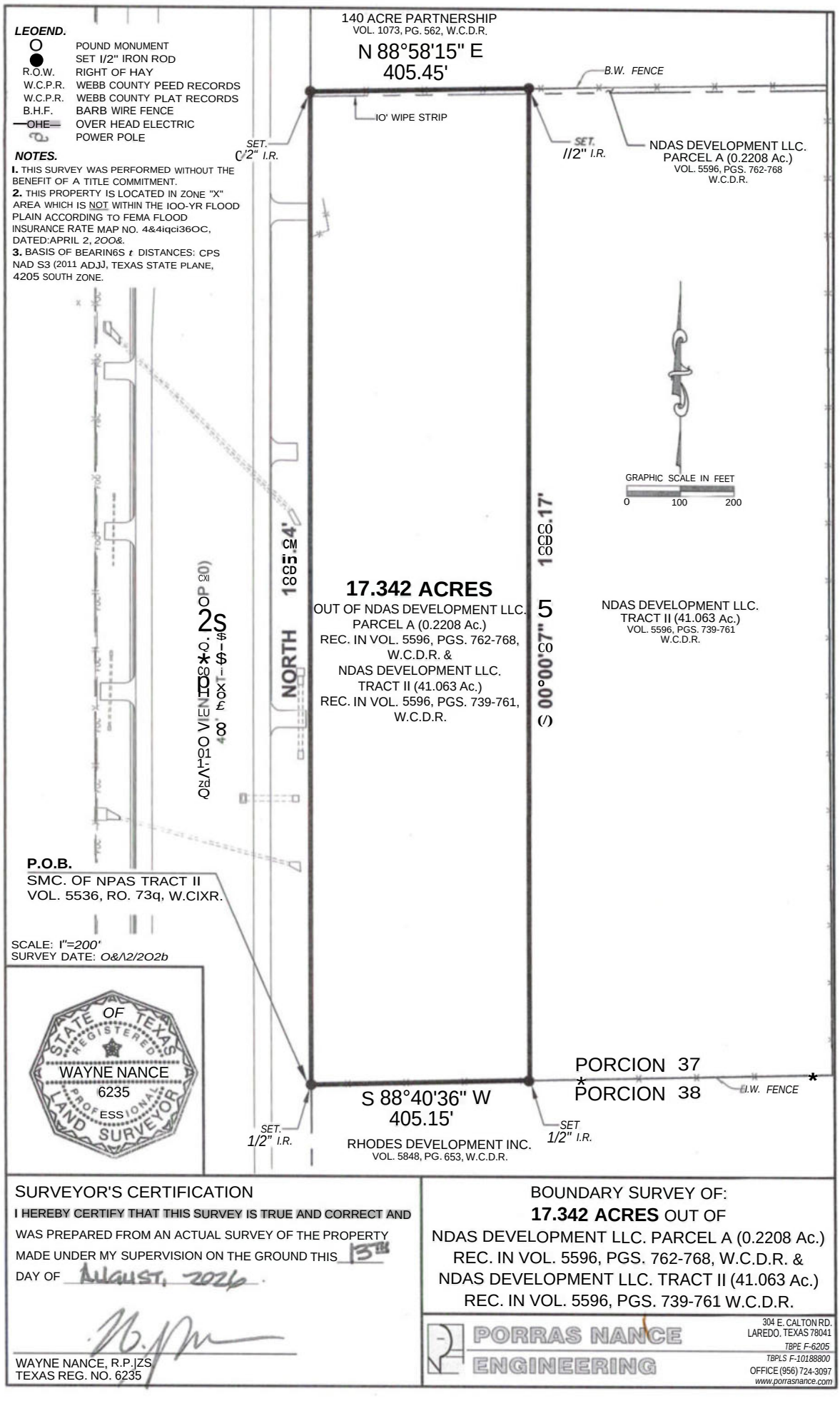
Exhibit A



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 13th DAY OF August, 2026.

WAYNE NANCE, R.P.|ZS
TEXAS REG. NO. 6235

BOUNDARY SURVEY OF:
17.342 ACRES OUT OF
NDAS DEVELOPMENT LLC. PARCEL A (0.2208 Ac.)
REC. IN VOL. 5596, PGS. 762-768, W.C.D.R. &
NDAS DEVELOPMENT LLC. TRACT II (41.063 Ac.)
REC. IN VOL. 5596, PGS. 739-761 W.C.D.R.

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-10188800
OFFICE (956) 724-3097
www.porrasnance.com

17.342 ACRE TRACT

Out and part of NDAS Development, LLC, Tract II (41.063 Acres)
Recorded in Volume 5596, Pages 739-761, Webb County Deed Records &
NDAS Development, LLC, Parcel A (0.2208 Acres)
Recorded in Volume 5596, Pages 762-768, Webb County Deed Records
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 17.342 acres, more or less, situated in Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within the City Limits of Laredo, Webb County, Texas, being out and part of NDAS Development, LLC, Tract II (41.063 Acres), recorded in Volume 5596, Pages 739-761, Webb County Deed Records, and NDAS Development, LLC, Parcel A (0.2208 Acres), recorded in Volume 5596, Pages 762-768, Webb County Deed Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set on the east right-of-way line of Loop 20 (Cuatro Vientos Road), for the southwest corner of the said NDAS 41.063 Acre, Tract II, the southwest corner of the herein described tract and the **POINT OF BEGINNING;**

THENCE North, 1865.24 Feet, along the east right-of-way line of said Loop 20 to a ½" iron rod set in the south boundary line of the 140 Acre Partnership Tract, recorded in Volume 1073, Page 562, Webb County Deed Records, for the northwest corner of the said NDAS 0.2208 Acre, Parcel A, and the northwest corner of this tract

THENCE North 88°58'15" East, 405.45 Feet, along the common boundary line of said 140 Acre Partnership Tract, and said NDAS Parcel A, to a ½" iron rod set for the northeast corner of this tract;

THENCE South 00°00'37" West, 1863.17 Feet, to a ½" iron rod set on the south boundary line of said NDAS Tract II, for the southeast corner of the herein described tract;

THENCE South 88°40'36" West, 405.15 Feet, along the south boundary line of same NDAS Tract II, to a ½" iron rod set on the east right-of-way line of said Loop 20 for the southwest corner of the herein described tract and the **POINT OF BEGINNING.**

Basis of Bearings and Distances:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

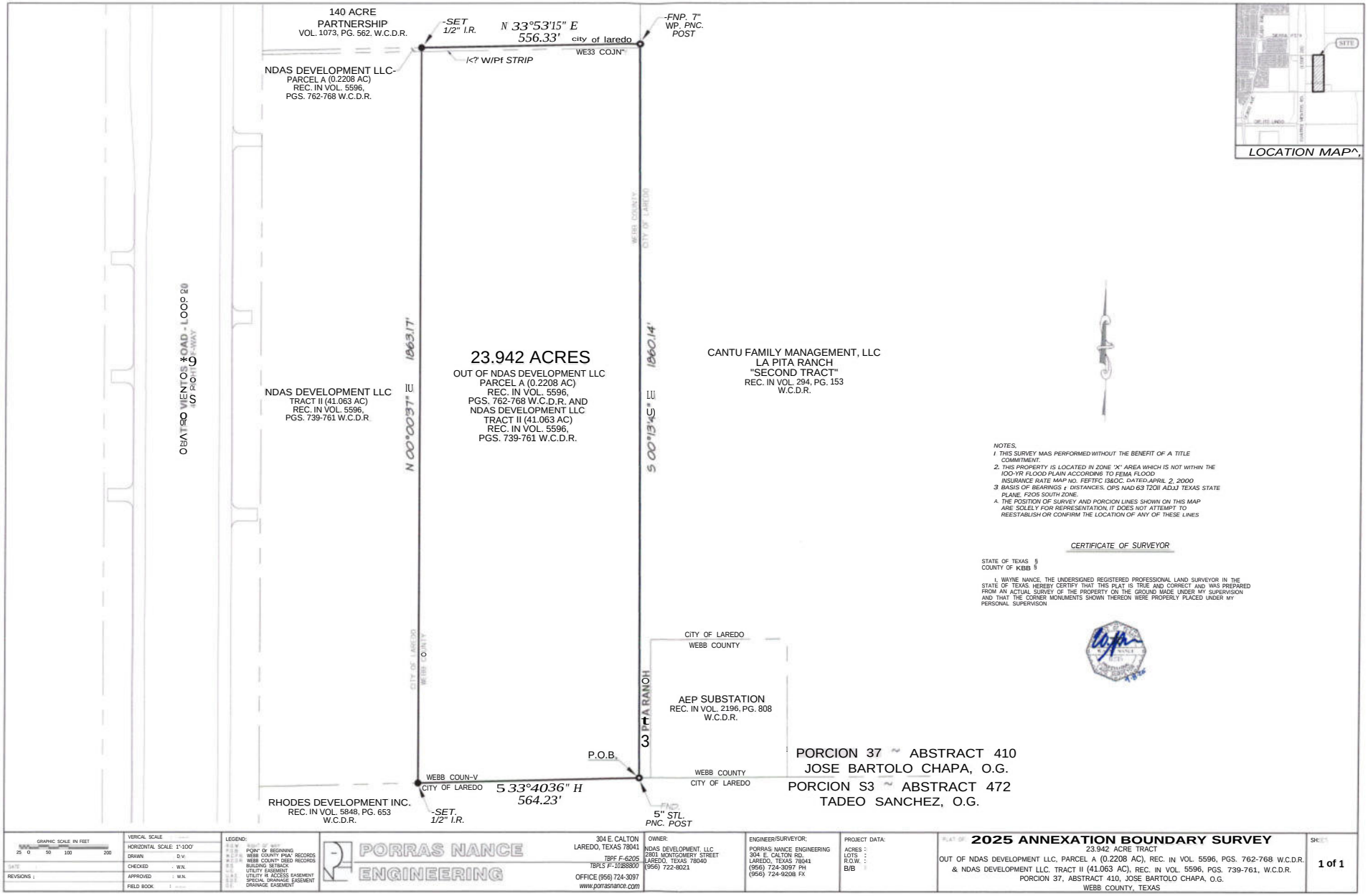
I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.

STATE OF TEXAS
REGISTERED
WAYNE NANCE
6235
PROFESSIONAL
LAND SURVEYOR

8.13.24

Witness my Hand and Seal

Wayne Nance, R.P.L.S


140 ACRE
PARTNERSHIP
VOL. 1073, PG. 562. W.C.D.R.
-SET
1/2" I.R.
N 33°53'15" E
556.33'
city of laredo
WE33 COJN"
-FNP. 7"
WP. PNC.
POST
NDAS DEVELOPMENT LLC-
PARCEL A (0.2208 AC)
REC. IN VOL. 5596,
PGS. 762-768 W.C.D.R.
/<? W/Pf STRIP
LOCATION MAP^,
NDAS DEVELOPMENT LLC
TRACT II (41.063 AC)
REC. IN VOL. 5596,
PGS. 739-761 W.C.D.R
N 00°00'37" W
1863.17'
23.942 ACRES
OUT OF NDAS DEVELOPMENT LLC
PARCEL A (0.2208 AC)
REC. IN VOL. 5596,
PGS. 762-768 W.C.D.R. AND
NDAS DEVELOPMENT LLC
TRACT II (41.063 AC)
REC. IN VOL. 5596,
PGS. 739-761 W.C.D.R.
S 00°13'35" E
1860.14'
CANTU FAMILY MANAGEMENT, LLC
LA PITA RANCH
"SECOND TRACT"
REC. IN VOL. 294, PG. 153
W.C.D.R.
NOTES.
1 THIS SURVEY MAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE 'X' AREA WHICH IS NOT WITHIN THE IOO-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. FEFTFC I36OC, DATED APRIL 2, 2000
3 BASIS OF BEARINGS t DISTANCES, OPS NAD 63 T20II AD3J TEXAS STATE PLANE, F2OS SOUTH ZONE.
4. THE POSITION OF SURVEY AND PORCION LINES SHOWN ON THIS MAP ARE SOLELY FOR REPRESENTATION, IT DOES NOT ATTEMPT TO REESTABLISH OR CONFIRM THE LOCATION OF ANY OF THESE LINES
CERTIFICATE OF SURVEYOR
STATE OF TEXAS §
COUNTY OF KBB §
I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISON
CITY OF LAREDO
WEBB COUNTY
AEP SUBSTATION
REC. IN VOL. 2196, PG. 808
W.C.D.R.
LA PITA RANCH
P.O.B
WEBB COUN~V
CITY OF LAREDO
S 33°4036" H
564.23'
WEBB COUNTY
CITY OF LAREDO
PORCION 37 ~ ABSTRACT 410
JOSE BARTOLO CHAPA, O.G.
PORCION S3 ~ ABSTRACT 472
TADEO SANCHEZ, O.G.
RHODES DEVELOPMENT INC.
REC. IN VOL. 5848, PG. 653
W.C.D.R.
-SET.
1/2" I.R.
5" STL.
PNC. POST
GRAPHIC SCALE IN FEET
25 0 50 100 200
VERICAL SCALE :
HORIZONTAL SCALE: 1"-100'
DRAWN : D.V.
CHECKED : W.N.
APPROVED : W.N.
FIELD BOOK :
DATE :
REVISIONS :
LEGEND:
POINT OF BEGINNING
WEBB COUNTY PRIA' RECORDS
WEBB COUNTY DEED RECORDS
BUILDING SETBACK
UTILITY EASEMENT
UTILITY R ACCESS EASEMENT
SPECIAL DRAINAGE EASEMENT
DRAINAGE EASEMENT
PORRAS NANCE ENGINEERING
304 E. CALTON
LAREDO, TEXAS 78041
TBPF F-6205
TBPLS F-1088800
OFFICE (956) 724-3097
www.porrasnance.com
OWNER:
NDAS DEVELOPMENT, LLC
2801 MONTGOMERY STREET
LAREDO, TEXAS 78040
(956) 722-8021
ENGINEER/SURVEYOR;
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
(956) 724-3097 PH
(956) 724-9208 FX
PROJECT DATA:
ACRES :
LOTS :
R.O.W. :
B/B
PLAT OF: 2025 ANNEXATION BOUNDARY SURVEY
23.942 ACRE TRACT
OUT OF NDAS DEVELOPMENT LLC, PARCEL A (0.2208 AC), REC. IN VOL. 5596, PGS. 762-768 W.C.D.R.
& NDAS DEVELOPMENT LLC. TRACT II (41.063 AC), REC. IN VOL. 5596, PGS. 739-761, W.C.D.R.
PORCION 37, ABSTRACT 410, JOSE BARTOLO CHAPA, O.G.
WEBB COUNTY, TEXAS
SHEET
1 of 1

23.942 ACRE TRACT

Out of NDAS DEVELOPMENT LLC, Parcel A (0.2208 AC)
Recorded in Volume 5596, Pages 762-768, Deed Records of Webb County, Texas
NDAS DEVELOPMENT LLC, Tract II (41.063 AC)
Recorded in Volume 5596, Pages 739-761, Deed Records of Webb County, Texas
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 23.942 acres, more or less, situated in Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within Webb County, Texas, being out of NDAS DEVELOPMENT LLC, Parcel A (0.2208 AC), recorded in Volume 5596, Pages 762-768, Deed Records of Webb County, Texas, and NDAS DEVELOPMENT LLC, Tract II (41.063 AC), recorded in Volume 5596, Pages 739-761, Deed Records of Webb County, Texas; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3" steel fence corner post found on the south line of Porcion 37 and North line of Porcion 38, at the centerline of a North-South section of the abandoned La Pita-Mangana Road for the southwest corner of the La Pita Ranch, 1077.9 Acre "Second Tract", recorded in Volume 294, Page 153, Webb County Deed Records, the southeast corner of said NDAS Tract II, the southeast corner of the herein described tract and the **POINT OF BEGINNING;**

THENCE South 88°40'36" West, 564.23 Feet, along the south boundary line of said NDAS, Tract II, to a ½" iron set for the southwest corner of this tract;

THENCE North 00°00'37" East, at 1853.17 Feet passing the north boundary line of said NDAS Tract II, continuing for a total distance of 1863.17 Feet, to a ½" iron rod set in in the north boundary line of said NDAS Parcel A, the south boundary line of the 140 Acre Partnership Tract, recorded in Volume 1073, Page 562, Webb County Deed Records, and the northwest corner of this tract

THENCE North 88°58'15" East, 556.39 Feet, along the common boundary line of said NDAS Parcel A and said 140 Acre Partnership, to a 7" wooden fence post found on the west boundary line of said La Pita Ranch for the northeast corner of said NDAS Parcel A and the northeast corner of this tract;

THENCE South 00°13'45" East, at 10.00 Feet passing the northeast corner of said NDAS Tract II, continuing for a total distance of 1860.14 Feet, along the west boundary line of said La Pita Ranch, to a 3" steel fence corner post found for the southwest corner of same La Pita Ranch, the southeast corner of the herein described tract and the **POINT OF BEGINNING.**

Basis of Bearings and Distances:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone