

Exhibit "A"



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors

Engineering License No. 19,755
Surveying License No. 16411-09
Municipal & County Projects * Subdivisions * Surveys
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Phone 817-331-4400 Fax 817-331-6077

METES AND BOUNDS

A 0.49 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 631, CARMEN AVILA SUBDIVISION PHASE V, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3579836, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 631 AND ON THE SOUTH RIGHT OF WAY LINE OF BRIDGE DRIVE FOR THE NORTHWEST CORNER OF LOT 631 AND THE NORTHWEST THIS TRACT.

THENCE; S 82°09'00" E, ALONG THE NORTH LINE OF LOT 631 AND THE SOUTH RIGHT OF WAY LINE OF BRIDGE DRIVE, A DISTANCE OF 169.89 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 631 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 07°54'42" W, ALONG THE EAST LINE OF LOT 631, A DISTANCE OF 100.12 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 631 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 82°05'10" W, ALONG THE SOUTH LINE OF LOT 631, A DISTANCE OF 220.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE SOUTHWEST CORNER OF LOT 631 AND THE SOUTHWEST CORNER OF THIS TRACT.


THENCE; N 07°54'42" E, ALONG THE WEST LINE OF LOT 631 AND THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 49.88 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 52°53'13" E, ALONG THE NORTH LINE OF LOT 631, A DISTANCE OF 70.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 OF AN ACRE OF LAND MORE OR LESS.

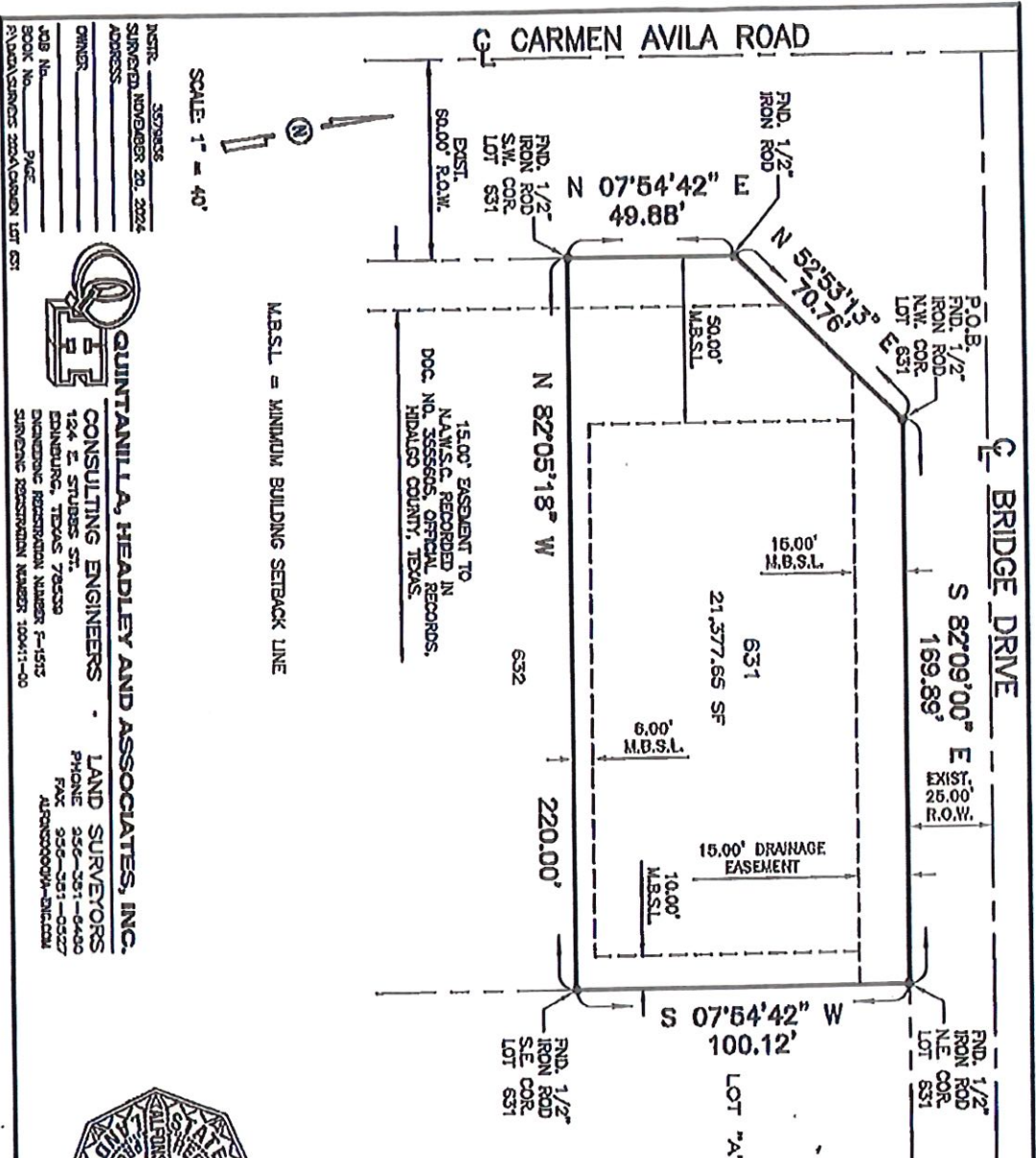
BEARINGS ARE IN ACCORDANCE WITH CARMEN AVILA SUBDIVISION PHASE V, RECORDED UNDER INSTRUMENT NUMBER 3579836, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: November 20, 2024


ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856





PLAT SHOWING

A 0.49 OF AN ACRE TRACT OF LAND BEING ALL OF LOT 631, CARMEN AVILA SUBDIVISION PHASE V, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3579836, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOOD ZONE DESIGNATION ZONE X
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NUMBER 480354 0325 D
MAP REVISED: MAY 17, 2001

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH CARMEN AVILA SUBDIVISION PHASE V RECORDED IN INSTRUMENT NUMBER 3579836, MAP RECORDS, HIDALGO COUNTY, TEXAS.

1. ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4856

INSTR. 3579836
 SURVEYED NOVEMBER 20, 2004
 ADDRESS _____
 OWNER _____
 JOB No. _____
 BOOK No. _____
 PAGE _____
 PLAT NUMBER 2004-CARMEN 1ST 631

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
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 DALLAS, TEXAS 75202
 SURVEYING REGISTRATION NUMBER F-1575
 SURVEYING REGISTRATION NUMBER 100411-00

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