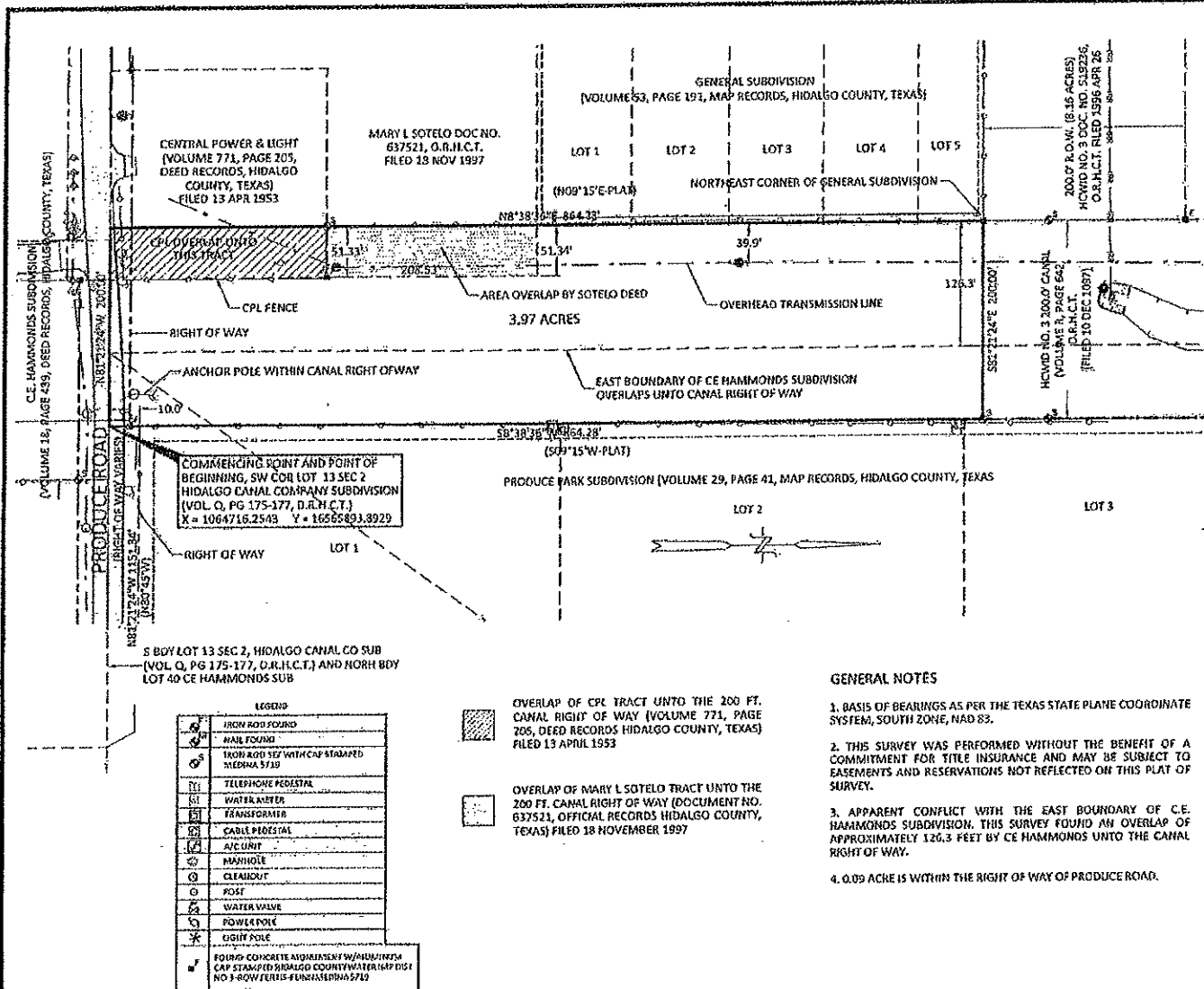


EXHIBIT A

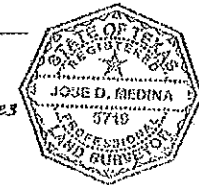


SURVEYOR CERTIFICATE

I, JOSE D. MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED BY ME OR BY MEN UNDER MY SUPERVISION. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5719

22 September 2023
DATE



BOUNDARY SURVEY OF

3.97 ACRES OF LAND OUT OF THAT PORTION OF CANAL RIGHT-OF-WAY ORIGINALLY CONVEYED TO THE HIDALGO IRRIGATION COMPANY BY DEED DATED DECEMBER 10, 1907, RECORDED IN VOLUME "R", PAGES 642-644, DEED RECORDS OF HIDALGO COUNTY, TEXAS

FOR: HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3			
FERRIS, FLINN & MEDINA, LLC			
ENGINEERS SURVEYORS			
1405 N. QUINCY PLACE ROAD PLAIN VALLEY, TEXAS 75073 PHONE 940-862-1250 FAX 940-862-1028			
THIS SURVEY WAS MADE BY ME OR BY MEN UNDER MY SUPERVISION FOR THE PURPOSE OF A BOUNDARY SURVEY DATE OF SURVEY: 10/23/2023 DATE OF PREPARATION: 10/23/2023			
1" = 100'	DRAWN BY: JDM	22 FEBRUARY 2023	JOB NO: H142-02
CREW: MIGUEL GUTIERREZ / JAMIE MEDINA			
LATITUDE: 25° 08' 46"		LONGITUDE: -99° 10' 20"	
Scale: 1" = 100'			

FERRIS, FLINN & MEDINA, LLC

ENGINEERS SURVEYORS

22 September 2023

METES AND BOUNDS 3.97 ACRES OF LAND

BEING 3.97 ACRE Tract of land out of that portion of the 200 Ft. Canal Right-of-way originally conveyed to the Hidalgo Irrigation Company by deed dated December 10, 1907, recorded in Volume "R", Pages 642-644, Deed Records of Hidalgo County, Texas, being a strip of land two hundred feet (200') wide; said 3.97 Acre Tract of land more particularly described by metes and bounds as follows:

COMMENCING at a point being the Southwest corner of Lot 13, Section 2, Hidalgo Canal Company Subdivision, Recorded in Volume 'Q', Pages 175-177, Deed Records of Hidalgo County, Texas, said corner being on the centerline of Produce Road (having 40.00 Feet of Original Right-of-way) and being on the North boundary of Lot 40, Block 3, C. E. Hammonds Subdivision, recorded in Volume 18, Page 439, Deed Records of Hidalgo County, Texas, for the Southeast corner and POINT OF BEGINNING of the tract herein described; (Having Coordinate values of X = 1064716.2543 Y = 16565893.8929, based on the Texas State Plane Coordinate System, South Zone, NAD 83);

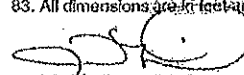
1) THENCE leaving the West boundary of Hidalgo Canal Company Subdivision, along the North boundary of Lot 40, Block 3 of C. E. Hammonds Subdivision and along the centerline of Produce Road, North 81 Deg. 21 Min. 24 Sec. West a distance of 200.00 feet to a PK Nail with washer stamped 'FERRIS-FLINN MEDINA 5719' found on the West boundary of said 200-foot canal right-of-way, for the Southwest corner of the tract herein described;

2) THENCE leaving the centerline of Produce road and leaving the North boundary of Lot 40, Block 3 C. E. Hammonds Subdivision, North 08 Deg. 38 Min. 36 Sec. East (N 08° 15' E- Plat) at a distance of 20.00 feet pass the original North right-of-way of Produce Road, at a total distance of 864.28 feet to a concrete monument with aluminum cap stamped HIDALGO COUNTY WATER IMP DIST NO 3 ROW FERRIS-FLINN MEDINA 5719 found at the Southeast corner of an 8.16 Acre Tract and being a 200 foot canal right-of-way to Hidalgo County Water Improvement District No. 3 by deed recorded in Document No. 519236, filed 26 April 1996, in the Official Records of Hidalgo County, Texas and being the Northeast corner of General Subdivision, recorded in Volume 53, Page 191, Map Records of Hidalgo County, Texas, for the Northwest corner of the tract herein described;

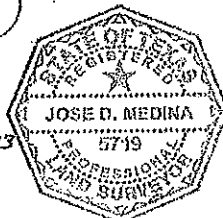
3) THENCE leaving the West boundary of the 200 Ft. Canal, South 81 Deg. 21 Min. 24 Sec. East a distance of 200.00 feet to a 1/2-inch iron rod with plastic cap stamped MEDINA 5719 set on the East boundary of said 200 Ft. Canal Right-of-way being on the West boundary of Hidalgo Canal Company Subdivision and the West boundary of Produce Park Subdivision recorded in Volume 29, Page 41, Map Records of Hidalgo County, Texas, for the Northeast corner of the tract herein described;

4) THENCE along the West boundary of Hidalgo Canal company Subdivision and along the West boundary of Produce Park Subdivision and being the East boundary of the 200 ft Canal, South 08 Deg. 38 Min. 36 Sec. West, at a distance of 834.36 feet pass a 1/2 inch iron rod found for the Southwest corner of Lot 1, Produce Park Subdivision; at a distance of 844.28 feet pass a concrete monument with aluminum cap stamped HIDALGO COUNTY WATER IMP DIST NO 3 ROW FERRIS-FLINN MEDINA 5719 found on the North Right-of-way of Produce Road, a total distance of 864.28 feet to the POINT OF BEGINNING; Containing 3.97 Acres of land within these metes and bounds of which 0.09 acre is within Produce Road right of way.

Basis of bearings on these metes and bounds as per the Texas State Plane Coordinate System, South Zone, NAD 83. All dimensions are in feet and decimals thereof. A plat of survey accompanies this metes and bounds description.


José D. Medina, R.P.L.S.
Registered Professional
Land Surveyor No. 5719

22 September 2023
Date



F:\0142 HCWID No. 3\142-010 Canal Survey\MB\142-010 3.97 Ac.docx Page 1 of 1

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