

EXHIBIT A

Field Notes
For a 13.735-acre tract of land
Out of a 21.4011 Acre Tract conveyed to BEN-BAL, LLC
Recorded in Volume 2522, pages 34-42, Webb County Deed Records
Situated in Township 9, Abstract 38, B&S Mata Dico, Original Grantee
Webb County, Texas

A 13.735-acre tract of land out of a 21.4011 Acre Tract conveyed to BEN-BAL, LLC, recorded in Volume 2522, pages 34-42, Webb County Deed Records, situated in Township 9, Abstract 38, B&S Mata Dico, Original Grantee, Webb County, Texas.

The 13.735-acre tract of land being more particularly described as follows:
Beginning at a fence corner with a 4" steel post found being the southwest corner of a 6.17733 Acre Tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-630, of the Deed Records of Webb County, Texas, and being a point along the east line of a 55.9441 Acre Tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-630, of the Deed Records of Webb County, Texas, for the northwest corner hereof;

Thence, with the south line of said 6.17733 Acre Tract and through the southwest corner of a 1.6679 Acre Tract, conveyed to El Primero Training Center, Inc., as recorded in Volume 58, pages 797-800, of the Deed Records of Webb County, Texas, South 03° 38' 53" East, 1110.73 feet to a point along the center line of Santa Isabel Creek and southeast corner of said 1.6679 Acre Tract and a point on the west line of a 12.5422 Acre Tract conveyed to Roberto Buitron, for the northeast corner hereof;

Thence, with the west line of said 12.5422 Acre Tract and centerline of Santa Isabel Creek, South 00° 54' 54" West, 71.43 feet to a point along the said 12.5422 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 12.5422 Acre Tract and centerline of Santa Isabel Creek, South 14° 40' 10" West, 279.03 feet to the southwest corner of said 12.5422 Acre Tract and northwest corner of a 16.2139 Acre Tract, conveyed to Braulio Martinez, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, South 41° 40' 33" West, 40.69 feet to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, South 41° 40' 33" West, 40.69 feet to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, South 67° 09' 13" West, 121.10 feet to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, South 50° 54' 42" West, 83.75 feet to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for the southeast corner hereof;

Thence, South 88° 24' 04" West, 52.85 feet, for an interior corner hereof;

Thence, North 88° 14' 29" West, 677.62 feet, for an interior corner hereof;

Thence, North 88° 43' 39" West, 140.81 feet, a point along the east line of said 55.9441 Acre Tract, for the southwest corner hereof;

Thence, with the east line of said 55.9441 Acre Tract, North 06° 40' 37" West, 589.71 feet to the Point of Beginning and containing 13.735-acres of land, more or less.

P.O.B.
FOUND 4" STEEL POST
FENCE CORNER
N=17128476.63
E=618446.19

MRK INVESTMENT INC.
15.941 ACS
(UNPLATTED)
VOL. 372, PG. 629
W.C.D.R.

MRK INVESTMENT CORP.
6.0733 ACRES TRACT
(UNPLATTED)
VOL. 372, PG. 629
W.C.D.R.

FLOOD PLAIN

SANTA ISABEL CREEK

EL PRIMERO TRAINING
CENTER INC.
1.6679 ACRES TRACT
(UNPLATTED)
VOL. 58, PG. 797
W.C.D.R.

ROBERTO BUITRON
12.5422 ACRES
TRACT 2-A
(UNPLATTED)
ABST. 41 FOR 9

1/2" IR.
FOUND

BRAULIO MARTINEZ
16.2139 ACRES TRACT
1-A & 12
(UNPLATTED)
ABST. 41 FOR 9

N 06°40'37" E - 589.71' (FIELD)
N 06°49'15" E (DEED CALL)

ANNEX
13.735 Acres
ZONING: M-1

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TAN	CHORD LENGTH
C1	2396.46	01°05'48"	45.87	22.93	N 81°46'50" W 45.87
C2	2396.46	01°26'11"	60.08	30.04	N 89°30'51" W 60.08

F.M. 1472 (MINES RD)

LINE TABLE			
LINE	DIRECTION (FIELD)	DEED CALL	LENGTH
L1	S 00°54'54" W	S 01°03'32" W	71.43
L2	S 14°40'10" W	S 14°48'48" W	279.03
L3	S 41°40'33" W	S 41°49'11" W	40.69
L4	S 41°40'33" W	S 41°24'19" W-42.07'	42.07
L5	S 67°09'13" W	S 66°52'59" W-121.10'	121.10
L6	S 50°54'42" W	S 51°03'20" W	83.75
L7	S 86°24'04" W	-	52.85
L8	N 88°14'29" W	-	677.62
L9	N 80°43'39" W	-	140.81

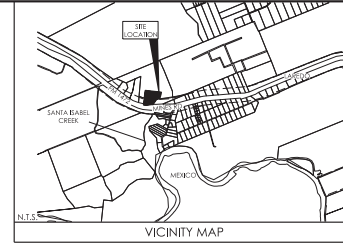


I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION. THE WORK IS PROTECTED BY COPYRIGHT LAW AND SHALL ONLY BE USED / DISTRIBUTED FOR ITS INTENDED PURPOSES.

ALFREDO T. GUERRA, R.P.L.S. No. 5702

7/16/2025
DATE

GUERRA ENGINEERING
& SURVEYING CO.
LAREDO, TX 78041
956-718-2600
fred_ges@stbcglobal.net
ENGINEERING FIRM No. 9484
SURVEY FIRM No. 100173-00



SCALE: 1"=100'

DO-RITE
ENGINEERING, LLC
3111 BURBIDE
LAREDO, TX 78040
TEL. (956) 286-2496
www.dorite-engrs.com
TEXAS FIRM REGISTRATION NO. 20695

OWNER:
BEN-BAL,
LLC

ANNEXATION
2025

DRAWN BY: R.M.G.

CHECKED BY: R.R.

APPROVED BY: R.R.

DATE: 07 / 16 / 25

REVISED DATE:

SCALE 11x17:

SCALE 24x36: 1"=100'

JOB #:

FILE NAME:

SHEET
1 OF 1