

# EXHIBIT A

December 29, 2025

STATE OF TEXAS \*  
COUNTY OF WEBB\*  
**Annexation 2026**  
**150.8236 Acres**

FIELD NOTES DESCRIBING A 150.8236 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF A 51.3729 ACRE TRACT (TRACT B), RECORDED IN VOLUME 4553, PAGES 489-500, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, THE REMAINDER OF A 174.3812 ACRE TRACT (TRACT C) AND A 61.7915 ACRE TRACT (TRACT D), RECORDED IN VOLUME 4553, PAGES 501 - 513, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND THE REMAINDER OF A 26.2752 ACRE TRACT, RECORDED IN VOLUME 4825, PAGES 488 - 503, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 12, ABSTRACT 278, ORIGINAL GRANTEE S. SANCHES AND PORCION 13, ABSTRACT 51, ORIGINAL GRANTEE J.M. GARCIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**Beginning** at a found ½ inch iron rod being an interior corner of Pinnacle Industry Center – FM 1472, Unit 13, recorded in Volume 42, Pages 46 – 52, Plat Records of Webb County, Texas, same being situated on the southwesterly right-of-way line of River Bank Road, for the **POINT OF BEGINNING** of this 150.8236 acre parcel, more or less, and the **northerly corner** hereof;

Thence, S21° 56' 46"E, with the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, a distance of 497.74 feet, to a found ½ inch iron rod being an exterior corner of said Pinnacle Industry Center – FM 1472, Unit 13, same being an exterior corner of Pinnacle Industry Center – FM 1472, Unit 6, recorded in Volume 41, Pages 73 - 75, Plat Records of Webb County, Texas, continuing with the same bearing and the common boundary between said Pinnacle Industry Center – FM 1472, Unit 6 and said remainder of a 174.3812 Acre Tract, a distance of 601.22 feet, to a point being the northerly corner of said the remainder of a 61.7915 Acre Tract, continuing with the same bearing and the common boundary between said Pinnacle Industry Center – FM 1472, Unit 6 and said remainder of 61.7915 Acre Tract, a distance of 1,099.00 feet, to a point being the northerly corner of said remainder of a 26.2752 Acre Tract, same being the westerly corner of said remainder of a 61.7915 Acre Tract, continuing with the same bearing and the common boundary between said Pinnacle Industry Center – Fm 1472, Unit 6 and said remainder of a 26.2752 Acre Tract, a distance of 749.98 feet, for a total distance of 2,947.94 feet, with the northeasterly line of herein described parcel, same being the southwesterly right-of-way line of River Bank Road, to a set ½ inch iron rod, being the southerly corner of said Pinnacle Industry Center – FM 1472, Unit 6, situated on the northwesterly line of El Pico Water Treatment Plant Plat, recorded in Volume 33, Pages 1-4, Plat Records of Webb County, Texas, for the **easterly corner** hereof;

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Thence, S67° 26' 04"W, along a fence occupied as the common boundary between said El Pico Water Treatment Plant Plat and said remainder of a 26.2752 Acre Tract, a distance of 997.60 feet, to a point being the southerly corner of said remainder of a 26.2752 Acre Tract, same being an exterior corner of said remainder of a 61.7915 Acre Tract, continuing with the same bearing along a fence occupied as the common boundary between said El Pico Water Plant Plat and said remainder of a 61.7915 Acre Tract, a distance of 142.78 feet, for a total distance of 1,140.38 feet, with the southeasterly line of herein described parcel, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, S67° 21' 42"W, along a fence occupied as the common boundary between said El Pico Water Treatment Plant Plat and said remainder of a 61.7915 Acre Tract, a distance of 117.90 feet, to a point being the southerly corner of said remainder of a 61.7915 Acre Tract, same being an exterior corner of said remainder of a 174.3812 Acre Tract, continuing with the common boundary along a fence occupied as the common boundary between said El Pico Water Treatment Plant Plat and said remainder of a 174.3812 Acre tract a distance of 821.86 feet, for a total distance of 939.76 feet, with the southeasterly line of herein described parcel, to a set ½ inch iron rod, for the **southerly corner** hereof;

Thence, N21° 56' 46"W, with the southwesterly line of herein described parcel, a distance of 1,801.62 feet, to a set ½ inch iron rod, for an interior corner hereof;

Thence, S68° 03' 14"W, with the southwesterly line of herein described parcel, a distance of 335.81 feet, to a set ½ inch iron rod, for an exterior corner hereof;

Thence, N21° 56' 46"W, with the southwesterly line of herein described parcel, a distance of 914.27 feet, to a point situated on the common boundary line between said 51.3729 Acre Tract and said remainder of a 174.3812 Acre Tract, continuing with the same bearing and southwesterly line of herein described parcel, a distance of 267.20 feet, for a total distance of 1,181.47 feet, to a found ½ inch iron rod, being the southerly corner of said Pinnacle Industry Center – FM 1472, Unit 13, same being the easterly corner of a 66.4720 Acre Tract, recorded in Volume 5758, Pages 877 – 883, Official Public Records of Webb County Texas, for the **westerly corner** hereof;

Thence, N67° 59' 49" E, along a fence occupied as the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said 51.3729 Acre Tract, a distance of 298.37 feet, to a point being the northerly corner of said 51.3729 Acre Tract, same being an exterior corner of said remainder of a 174.3812 Acre Tract, continuing with the same bearing along a fence occupied as the common boundary between said Pinnacle Industry Center FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, a distance of 862.83 feet, for a total distance of 1,161.20 feet, with the northwesterly line of herein described parcel, for a point of deflection hereof;

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Thence, N68° 40' 24" E, along a fence occupied as the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, same being the northwesterly line of herein described parcel, a distance of 1,234.23 feet, to a found fence corner post, for a point of deflection hereof;


Thence, N66° 01' 30"E, along a fence occupied as the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, a distance of 20.47 feet, same being the northwesterly line of herein described parcel, to said **POINT OF BEGINNING**, containing within these metes and bounds 150.8236 acres, more or less.


BASIS OF BEARINGS:  
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 – GRID

STATE OF TEXAS  
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

  
12-29-25



The seal is an octagonal stamp with a decorative border. The text inside the seal reads: "STATE OF TEXAS" at the top, "REGISTERED" below it, a five-pointed star in the center, "ROBERT J. GILPIN" below the star, "5944" below the name, and "PROFESSIONAL LAND SURVEYOR" at the bottom.