

EXHIBIT A

July 18, 2025

STATE OF TEXAS*
COUNTY OF WEBB*
2025 ANNEXATION
562.7735 ACRES

FIELD NOTES DESCRIBING A 562.7735 ACRE PARCEL, MORE OR LESS, BEING OUT OF TRACT THREE, TRACT FOUR AND TRACT FIVE, RECORDED IN VOLUME 336, PAGES 1 – 4, DEED RECORDS OF WEBB COUNTY, TEXAS, AND A 5.988 ACRE TRACT (CALLED), RECORDED IN VOLUME 1143, PAGES 857 – 859, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 9, ABSTRACT 38, ORIGINAL GRANTEE B.M. DIAZ, PORCION 10, ABSTRACT 280, ORIGINAL GRANTEE THOMAS SANCHES, PORCION 11, ABSTRACT 279, ORIGINAL GRANTEE THOMAS SANCHES, AND PORCION 12, ABSTRACT 278, ORIGINAL GRANTEE S. SANCHES, WEBB COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½ inch iron rod being the easterly corner of Ranchitos Peñitas West Subdivision, recorded in Volume 4, Page 32, Plat Records of Webb County, Texas, situated on the easterly right-of way line of FM 3338, also known as Las Tiendas Road, same being situated on the northerly line of said Tract Four, for the **POINT OF BEGINNING** of this 562.7735 Acre Parcel, and the **northerly corner** hereof;

Thence, S38° 11' 54"E, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 132.15 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the right, with a chord bearing S35°24'54"E, 550.62 feet, subtended by an arc having a radius of 5,669.58 feet, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 550.84 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S32°37'54"E along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 3,051.59 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S34°24'54"E, 360.33 feet, subtended by an arc having a radius of 5,789.58 feet, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 360.49 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S36°11'54"E, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 1,665.32 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S41°00'54"E, 491.16 feet, subtended by an arc having a radius of 2,924.79 feet, along a fence occupied with the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 491.74 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S45°49'54"E, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 1,739.68 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the right, with a chord bearing S23°21'23"E, 392.26 feet, subtended by an arc having a radius of 513.04 feet, along a fence occupied by the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 402.50 feet, for the **southeasterly corner** hereof;

Thence, N74°35'53"W, with the southerly line of herein described parcel, a distance of 2,574.53 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the right, with a chord bearing N71°49'23"W, 568.05 feet, subtended by an arc having a radius of 5,866.72 feet, with the southerly line of herein described parcel, a distance of 568.27 feet, for a point of tangency hereof;

Thence, N69°03'03"W, with the southerly line of herein described parcel a distance of 1,953.64 feet, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing N72° 55' 23"W, 457.86 feet, subtended by an arc having a radius of 3,364.60 feet, with the southerly line of herein described parcel, a distance of 458.21 feet, to a point on the northerly line of a 134.59 Acre Tract, recorded in Volume 4160, Pages 166-170, Official Public Records of Webb County, Texas, for the **most southerly southwest corner** hereof;

Thence, along a fence occupied as the common boundary between said 134.59 Acre Tract and herein described parcel, for the following points of deflection hereof;
N45°24'45"W, a distance of 606.52 feet, to a found ½ inch iron rod;
N52°19'52"W, a distance of 162.53 feet, to a set ½ inch iron rod;
N61°11'10"W, a distance of 267.78 feet, to a set ½ inch iron rod;
N70°25'20"W, a distance of 199.35 feet, to a found ½ inch iron rod;
N77°19'27"W, a distance of 169.85 feet, to a found ½ inch iron rod;
N80°45'07"W, a distance of 19.35 feet, to a found ½ inch iron rod;
N85°59'17"W, a distance of 261.84 feet, to a set ½ inch iron rod;

Thence, N89°24'07"W, with the common boundary between said 134.59 Acre Tract and herein described parcel, a distance of 532.95 feet, to a found ½ inch iron rod being the northeasterly corner of Premier Industrial Park, Phase 1, recorded in Volume 41, Pages 79 – 82, Plat Records of Webb County, Texas, same being the northwesterly corner of said 134.59 Acre Tract, continuing with the same bearing and the common boundary between said Premier Industrial Park, Phase 1 and herein described parcel, a distance of 496.73 feet, for a total distance of 1,029.68 feet, with the southerly line of herein described parcel, to a set ½ inch iron rod being the southeasterly corner of a 120.32 Acre Tract, recorded in Volume 5630, Pages 308 – 320, Official Public Records of Webb County, Texas, for the **most westerly southwest corner** hereof;

Thence, N22°32'16"W, with the common boundary between said 120.32 Acre Tract and herein described parcel, a distance of 2,850.34 feet, to a set ½ inch iron rod, for the **westerly corner** hereof;

Thence along a fence occupied as the common boundary between said Ranchito Peñitas West Subdivision and said Tract Four, same being the northwesterly line of herein described parcel, to set ½ inch iron rod, for the following points of deflection hereof;

- N67°45'58"E, a distance of 206.48 feet;
- N67°38'59"E, a distance of 354.00 feet;
- N67°34'07"E, a distance of 354.00 feet;
- N67°43'03"E, a distance of 354.00 feet;
- N67°44'39"E, a distance of 354.00 feet;
- N67°44'39"E, a distance of 354.00 feet;
- N67°48'02"E, a distance of 354.00 feet;
- N67°45'58"E, a distance of 354.00 feet;
- N67°45'52"E, a distance of 804.85 feet;

Thence, N67°34'10"E, along a fence occupied as the common boundary between said Ranchito Peñitas West Subdivision and said Tract Four, same being the northwesterly line of herein described parcel, distance of 699.88 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds 562.7735 Acres, more or less.

BASIS OF BEARINGS:

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, 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

