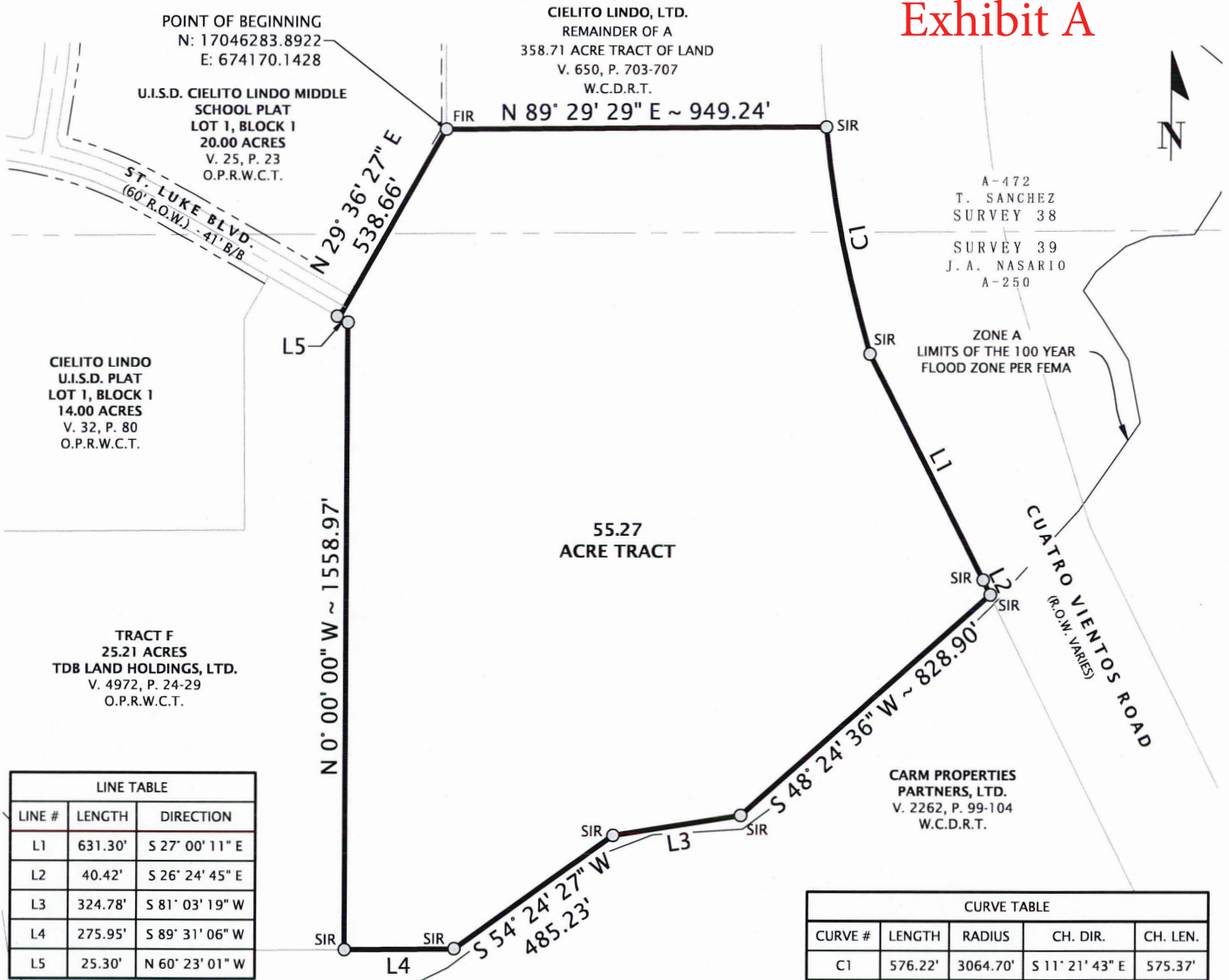


EXHIBIT OF
55.27 ACRE TRACT
CIELITO LINDO, LTD.
CARM PROPERTIES PARTNERS, LTD.
WEBB COUNTY, TEXAS

Exhibit A



NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
2. THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

LEGEND

- PROPERTY CORNER
— PROPERTY LINE
— LOT LINE
- - - EASEMENT LINE
FIR FOUND IRON ROD
SIR SET IRON ROD

TOPSITE
Civil Group

10109 International Blvd., Ste. 300
Laredo, Texas 78045
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #: CIELITO LINDO

FIELD DATE: 02/11/2025

DRAWN BY: K.M.L.

APPROVED: R.M.V.

DATE: 01/20/2026

SHEET: 2 of 2

FILE PATH: 55.27 AC - Exhibit.dwg

SCALE: 1"=400'

400 0 400 800

GRAPHIC SCALE IN FEET

CERTIFICATE OF SURVEYOR

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.

Ricardo M. Villarreal

January 20, 2026



METES & BOUNDS
55.27 ACRE TRACT
CIELITO LINDO, LTD.
CARM PROPERTIES PARTNERS, LTD.
WEBB COUNTY, TEXAS

Exhibit A

DATE: JANUARY 20, 2026
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 55.27 ACRES, MORE OR LESS, BEING OUT OF A REMAINING 358.71 ACRES CONVEYED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 650, PAGES 703-707, WEBB COUNTY DEED RECORDS, AND OUT OF CARM PROPERTIES PARTNERS, LTD., RECORDED IN VOLUME 2262, PAGES 99-104, WEBB COUNTY DEED RECORDS, SITUATED IN SURVEY No. 38, A-472, T. SANCHEZ, ORIGINAL GRANTEE, SURVEY No. 39, A-250, J.A. NASARIO, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND, BEING THE EASTERLY LINE OF A 20 ACRE TRACT CONVEYED TO U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, RECORDED IN VOLUME 25, PAGE 23, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, THE NORTHWEST CORNER HEREOF;

THENCE N 89° 29' 29" E OVER AND ACROSS SAID REMAINING 358.71 ACRES, AT 949.24 FEET A SET IRON ROD ALONG THE WESTERN RIGHT-OF-WAY OF CUATRO VIENTOS ROAD AND A POINT OF CURVATURE HAVING A RADIUS OF 3064.70, THE NORTHEAST CORNER HEREOF;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, A CHORD BEARING OF S 11° 21' 43" E AT A CHORD LENGTH OF 575.37 FEET, AT A LENGTH OF 576.22 FEET TO A POINT OF DEFLECTION HEREOF;

THENCE S 27° 00' 11" E, ALONG THE WESTERN RIGHT-OF-WAY OF CUATRO VIENTOS ROAD, AT 631.30 FEET TO A SET IRON ROD AND POINT OF DEFLECTION HEREOF;

THENCE S 26° 24' 45" E, CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF CUATRO VIENTOS ROAD, AT 40.42 FEET TO A SET IRON ROD AND POINT OF DEFLECTION HEREOF;

THENCE CONTINUING OVER AND ACROSS SAID TRACT OF LAND CONVEYED TO CARM PROPERTIES PARTNERS, LTD., THE FOLLOWING COURSES AND DISTANCES:

S 48° 24' 36" W AT 828.90 FEET A SET IRON ROD AND DEFLECTION CORNER HEREOF;

S 81° 03' 19" W AT 324.78 FEET A SET IRON ROD AND DEFLECTION CORNER HEREOF;

S 54° 24' 27" W AT 485.23 FEET A SET IRON ROD AND DEFLECTION CORNER HEREOF;

S 89° 31' 06" W AT 275.95 FEET A FOUND IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE NORTH, WITH THE EASTERLY LINE OF SAID TRACT F, AT 1558.97 FEET TO A FOUND IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE N 60° 23' 01" W, CONTINUING WITH THE NORTHERNMOST LINE OF SAID TRACT F, AT 25.30 FEET TO A SET IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE N 29° 36' 27" E, WITH THE SOUTHEAST LINE OF SAID 20 ACRE TRACT, AT 538.66 FEET THE POINT OF BEGINNING AND CONTAINING 55.27 ACRES (2407535.66 S.F.), MORE OR LESS.

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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.

Ricardo M. Villarreal

January 20, 2026

