

EXHIBIT A

Field Notes
 For a 13.735-acre tract of land
 Out of a 21,401.1-acre tract conveyed to BEN-BAL, LLC
 Recorded in Volume 2522, pages 36-42, Webb County Deed Records
 Situated in Township 9, Abstract 38, Block Mota Diaz, Original Grantee
 Webb County, Texas

A 13.735-acre tract of land out of a 21,401.1-acre tract conveyed to BEN-BAL, LLC, recorded in Volume 2522, pages 36-42, Webb County Deed Records, situated in Township 9, Abstract 38, Block Mota Diaz, Original Grantee, Webb County, Texas. This 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 6,177.33-acre tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas, and being a point along the east line of a 55,944.1-acre tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas, for the northwest corner hereof;

Thence, with the south line of said 6,177.33-acre tract and through the southwest corner of a 1,467.9-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 83°38'53" East, 1,110.73 feet to a point along the centerline of Santa Isabel Creek and southwest corner of said 1,467.9-acre tract and a point on the west line of a 12,542.2-acre tract conveyed to Roberto Buitron, for the northeast corner hereof;

Thence, with the west line of said 12,542.2-acre tract and centerline of Santa Isabel Creek, South 00°54'54" West, 71.43 feet to a point along the said 12,542.2-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 12,542.2-acre tract and centerline of Santa Isabel Creek, South 14°40'10" West, 279.03 feet to the southwest corner of said 12,542.2-acre tract and northwest corner of a 16,213.9-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 16,213.9-acre tract and centerline of Santa Isabel Creek, South 41°40'33" West, 40.69 feet to a point along the said 16,213.9-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 16,213.9-acre tract and centerline of Santa Isabel Creek, South 41°40'33" West, 40.69 feet to a point along the said 16,213.9-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 16,213.9-acre tract and centerline of Santa Isabel Creek, South 67°09'13" West, 121.10 feet to a point along the said 16,213.9-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 16,213.9-acre tract and centerline of Santa Isabel Creek, South 50°54'42" West, 83.75 feet to a point along the said 16,213.9-acre tract, also being a point along the centerline of Santa Isabel Creek, for the southeast corner hereof;

Thence, South 86°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 80°43'39" West, 140.81 feet, a point along the east line of said 55,944.1-acre tract, for the southwest corner hereof;

Thence, with the east line of said 55,944.1-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=1712847.63
 E=618446.19

MRK INVESTMENT INC
 15,941 ACS
 (UNPLATTED)
 VOL.372, PG.629
 W.C.D.R.

MRK INVESTMENT CORP
 6,073.33 ACRES TRACT
 (UNPLATTED)
 VOL. 372, PG. 629
 W.C.D.R.

EL PRIMERO TRAINING
 CENTER INC.
 1,667.9 ACRES TRACT
 (UNPLATTED)
 VOL. 58, PG.797
 W.C.D.R.

ROBERTO BUITRON
 12,542.2 ACRES
 TRACT 2-A
 (UNPLATTED)
 ABST. 41 POR. 9

BRAULIO MARTINEZ
 16,213.9 ACRES TRACT
 1-A & 12
 (UNPLATTED)
 ABST. 41 POR. 9

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

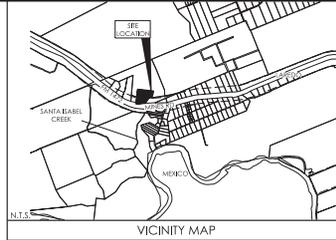
S 83°38'53" E - 1110.73' (FIELD)
 S 83°30'15" E - 1110.73' (DEED CALL)

ANNEX
 13.735 Acres
 ZONING: M-1

6.666
 ACRE TRACT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TAN	CHORD LENGTH
C1	2396.48	01°05'48"	45.87	22.93	N 81°46'59" W 45.87
C2	2396.48	01°26'11"	40.08	30.04	N 89°30'51" W 40.08

-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
 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

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 1:1x17:
 SCALE 24x36: 1"=100'

JOB #:
 FILE NAME:
 SHEET 1 OF 1

SDATES
 SF,LEL,LS