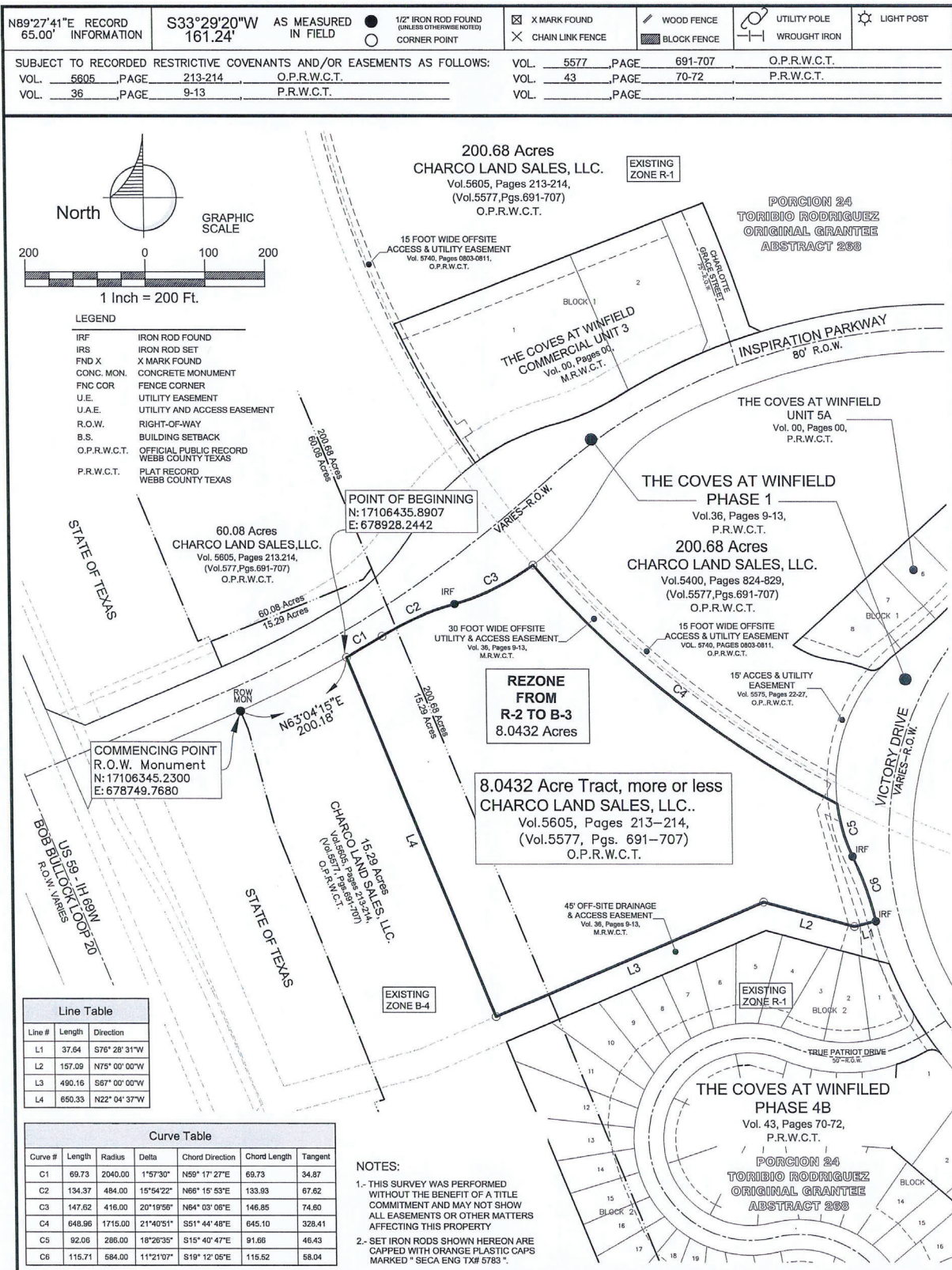


EXHIBIT A



8.0432 Acre Tract, more or less,
situated in Porcion 24, Abstract 268,
TORIBIO RODRIGUEZ, Original Grantee,
Webb County, Texas
out of
CHARCO LAND SALES, LLC,
as recorded in: Volume 5605, Pages 213-214,
(Volume 5577, Pages 691-707)
O.P.R.W.C.T.

CONTROLLING MONUMENTS:
TWO 3/4" IRON ROD FOUND ALONG INSPIRATION PARKWAY, THE COVER AT WINFIELD PHASE 1.

BASIS OF BEARING:
TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.
4205, NAD83.

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND. BOUNDARY LINES ARE, IN MY OPINION, SHOWN AT THE BEST LOCATION BEFORE BUILDING OR MOVING IMPROVEMENTS, AGREE ON LOCATION WITH NEIGHBOR. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION, SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE. THIS SURVEY IS FOR THE SOLE USE OF THE CURRENT BUYER AND MAY NOT BE COPIED AND/OR REUSED BY OTHERS.

SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS

1701 JACAMAN RD., LAREDO, TEXAS 78041
E-mail: hseca@seca-engineering.com
TXLS Firm Registration # 100138-00
CELL: (956) 235-1594

SCALE: 1" = 200'

FIELD DATE: 09-28-2022

SURVEYED BY: B.U.

DRAWN BY: J.L.B.

CHECKED BY: H.S.

SECA ENGINEERING JOB No. KILLAM - 2026- TCS02

Executed this 20th day of January 2026

Hugo Seca
HUGO SECA, R.P.L.S.

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LEGAL DESCRIPTION for a TRACT OF LAND
containing 8.0432 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original
Grantee, Abstract 268, Webb County, Texas

A tract of land containing 8.0432 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 8.0432 acres, more or less, being partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5605, Pages 213-214 and described in Volume 5577, Pages 691-707, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5605, Pages 213-214, and described in Volume 5577, Pages 691-707, Official Public Records of Webb County, Texas, this tract of land containing 8.0432 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a TXDOT right-of-way monument (GPS Coordinates: N:17106345.2300, E:678749.7680) found on the proposed east right-of-way line of Bob Bullock Loop 20 and the south right-of-way line of Inspiration Parkway, as per The Coves at Winfield Phase 1 Plat, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas; **THENCE**, N 63°04'15" E, a distance of 200.18 feet to a point (GPS Coordinates: N:17106435.8907, E:678928.2442), same point being on the south right-of-way line of Inspiration Parkway, the point of curvature of a 2,040.00-foot radius curve to the left having a delta of 01°57'30", a tangent of 34.87 feet, and a chord of N 59°17'27" E – 69.73 feet, and the **POINT OF BEGINNING** of this tract of land containing 8.0432 acres, more or less, the northwest corner hereof;

THENCE, along the south right-of-way line of Inspiration Parkway, the following calls and distances:

THENCE, along the arc of said 2,040.00-foot radius curve to the right, a distance of 69.73 feet to a point, same being the point of curvature of a 484.00-foot radius curve to the right having a delta of 15°54'22", a tangent of 67.62 feet, and a chord of N 66°15'53" E - 133.93 feet;

THENCE, along the arc of said 484.00-foot radius curve to the right, at 27.53 feet along the arc of said curve to the left past the common boundary between the said tract of land called to contain 28.88 acres and the said tract of land called to contain 250.616 acres, for a total arc distance a distance of 134.37 feet to a found ½" iron rod, same being the point of curvature of a 416.00-foot radius curve to the left having a delta of 20°19'56", a tangent of 74.60 feet, and a chord of N 64°03'06" E - 146.85 feet;

THENCE, along the arc of said 416.00-foot radius curve to the left, a distance of 147.62 feet to a point, same being on the west boundary line of a 30-foot utility and access easement, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas and the point of curvature of a 1,715.00-foot radius curve to the left having a delta of 21°40'51", a tangent of 328.41 feet, and a chord of S 51°44'48" E – 645.10 feet, the northeast corner hereof;

THENCE, along the west boundary line of said 30-foot utility and access easement and the arc of said 1,715.00-foot radius curve to the left, a distance of 648.96 feet to a point, same being on the west right-of-way line of Victory Drive (ROW Varies) and the point of curvature of a 286.00-foot radius curve to the left having a delta of 18°26'35", a tangent of 46.43 feet, and a chord of S 15°40'47" E – 91.66 feet, an exterior corner hereof;

THENCE, along the west right-of-way line of Victory Drive and the arc of said 286.00-foot radius curve to the left, a distance of 92.06 feet to a found ½" iron rod, same iron rod being the point of curvature of a 584.00-foot radius curve to the right having a delta of 11°21'07", a tangent of 58.04 feet, and a chord of S 19°12'05" E – 115.52 feet;

THENCE, continuing along the west right-of-way line of Victory Drive and the arc of said 584.00-foot radius curve to the right, a distance of 115.71 feet to a found ½" iron rod, same iron rod being on the north boundary line of a drainage and access easement, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas, the southeast corner hereof;

THENCE, along the north boundary line of said drainage and access easement, the following calls and distances:

THENCE, S 76°28'31" W, a distance of 37.64 feet to a point, an exterior corner hereof;

THENCE, N 75°00'00" W, a distance of 157.09 feet to a point, an interior corner hereof;

THENCE, S 67°00'00" W, at 394.48 feet past the past the common boundary between the said tract of land called to contain 250.616 acres and the tract of land called to contain 28.88 acres, for a total distance of 490.16 feet to a point, the southwest corner hereof;

THENCE, N 22°04'36" W, a distance of 650.33 feet to the **POINT OF BEGINNING** of this tract of land containing 8.0432 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

STATE OF TEXAS
COUNTY OF WEBB

I, Hugo Seca, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Legal Description and the Plat of Survey attached are true and correct and were prepared from record information and from an actual survey on the ground made under my supervision.

Executed this 20th day of January, 2026.



Hugo Seca, RPLS No. 5783 - Texas

