

# EXHIBIT A

Field Notes  
for a 59.89 acre tract of land out of Tract 2, an 738,1597 acre tract of land out of Mineral 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas.

Being a 59.89 acre tract of land out of Tract 2, an 738,1597 acre tract of land out of Mineral 1,468.2 acre tract of land described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre Tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21' minutes 40 seconds West, 863.22 feet along the northeasterly right of Way line FM 1472 (Mines Road) to a point along said FM 1472 right of Way and point along the west line of said Tract 2:

Thence, South 67 degrees 31' minutes 46 seconds West, 331.49 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31' minutes 46 seconds West, 1,736.53 feet to a 1/2" iron rod set, and northwest corner hereof;

Thence, South 60 degrees 22' minutes 40 seconds East, 1,416.34 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 29 degrees 27' minutes 39 seconds West, 447.32 feet to a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (R = 1045.00 feet; L = 617.23 feet; Chord = South 46 degrees 22' minutes 55 seconds West, 608.30 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (R = 955.00 feet; L = 274.54 feet; Chord = South 55 degrees 04' minutes 02 seconds West, 273.59 feet) a 1/2" iron rod set, for an exterior corner hereof;

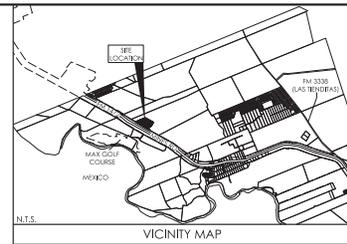
Thence, South 60 degrees 22' minutes 40 seconds East, 429.99 feet to a 1/2" iron rod set, for an exterior corner hereof;

Thence, South 29 degrees 37' minutes 20 seconds West, 100.90 feet to a 1/2" iron rod set, for the southeast corner hereof;

Thence, North 60 degrees 38' minutes 50 seconds West, 547.30 feet to a 1/2" iron rod set, for an interior corner hereof;

Thence, North 60 degrees 05' minutes 48 seconds West, 2,074.27 feet to the Point of Beginning and containing 59.89 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone 4205 (NAD 1983)



LAREDO SAND AND GRAVEL CO.  
VOLUME 1821, PAGES 237-266  
W.C.D.R.

11.475 ACRE TRACT  
GREY LUCK MEDIA, INC.  
VOLUME 3526, PAGES 213-217  
W.C.D.R.

P.O.C.  
FOUND IRON ROD  
T# 1712911.67  
N=15826.31

TRACT 2  
PORCION 6, BLAS MARIA DIAZ  
ABSTRACT 38, WEBB COUNTY, TEXAS  
VOLUME 80, PAGE 707  
O.P.R.W.C.T.

LAS ISLITAS RANCH, LLC  
738,1597 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 29°37'20" W	100.90'

CURVE TABLE			
LC	LENGTH	RADIUS	CHORD
C1	617.23'	1045.00'	S 46°22'55" W - 608.30'
C2	274.54'	955.00'	S 55°04'02" W - 273.59'

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.



*ATG*  
ALFREDO T. GUERRA, R.P.L.S. No. 5702

**GUERRA ENGINEERING & SURVEYING CO.**

LAREDO, TX 78041  
954-718-2600  
fred\_ges@sbcbglobe.net  
ENGINEERING FIRM No. 7484  
SURVEY FIRM No. 100173-00

07-6-25  
DATE

**DO-RITE ENGINEERING, LLC**  
311 BURBIDE  
LAREDO, TX 78040  
TEL: (956) 286-2476  
www.dorite-engrs.com  
TEXAS FIRM REGISTRATION NO. 20695

OWNER:  
LAS ISLITAS RANCH, LLC

ANNEXATION  
2025

DRAWN BY: R.M.G.  
CHECKED BY: R.R.  
APPROVED BY: R.R.

DATE: 07 / 8 / 25

REVISED DATE:

SCALE 11x17: 1"=400'

SCALE 24x36: 1"=200'

JOB #:

FILE NAME:

SHEET 1 OF 1

SDATES  
SFLEL \$

# EXHIBIT A

**Field Notes (Residential Tract)**  
for a 44.452 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 44.452 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 863.22 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, South 67 degrees 31 minutes 46 seconds West, 722.02 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31 minutes 46 seconds West, 1,345.99 feet to a 1/2" iron rod set, and northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 1,416.34 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 29 degrees 37 minutes 39 seconds West, 261.12 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, in a southwesterly direction along curve (R = 1044.99 feet; L = 617.23 feet; Chord = South 55 degrees 04 minutes 00 seconds West, 608.30 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (R = 594.99 feet; L = 274.53 feet; Chord = South 55 degrees 04 minutes 00 seconds West, 273.59 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (R = 954.99 feet; L = 106.26 feet; Chord = North 43 degrees 38 minutes 38 seconds West, 106.21 feet) to the Point of Beginning and containing 44.452 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone - 4205 (NAD 1983)

**Field Notes (Commercial Tract)**  
for a 14.40 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 14.40 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 863.22 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, South 67 degrees 31 minutes 46 seconds West, 331.49 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31 minutes 46 seconds West, 390.53 feet to a 1/2" iron rod set, and northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 1,944.81 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, in a southwesterly direction along curve (R = 1044.99 feet; L = 338.42 feet; Chord = South 48 degrees 40 minutes 00 seconds West, 336.94 feet) a 1/2" iron rod set, for the southeast corner hereof;

Thence, North 40 degrees 05 minutes 40 seconds West, 2,074.27 feet to the Point of Beginning and containing 14.40 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone - 4205 (NAD 1983)

**Field Notes (Commercial tract)**  
for a 1.039 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 1.039 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 4,095.92 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, North 29 degrees 37 minutes 13 seconds East, 252.18 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

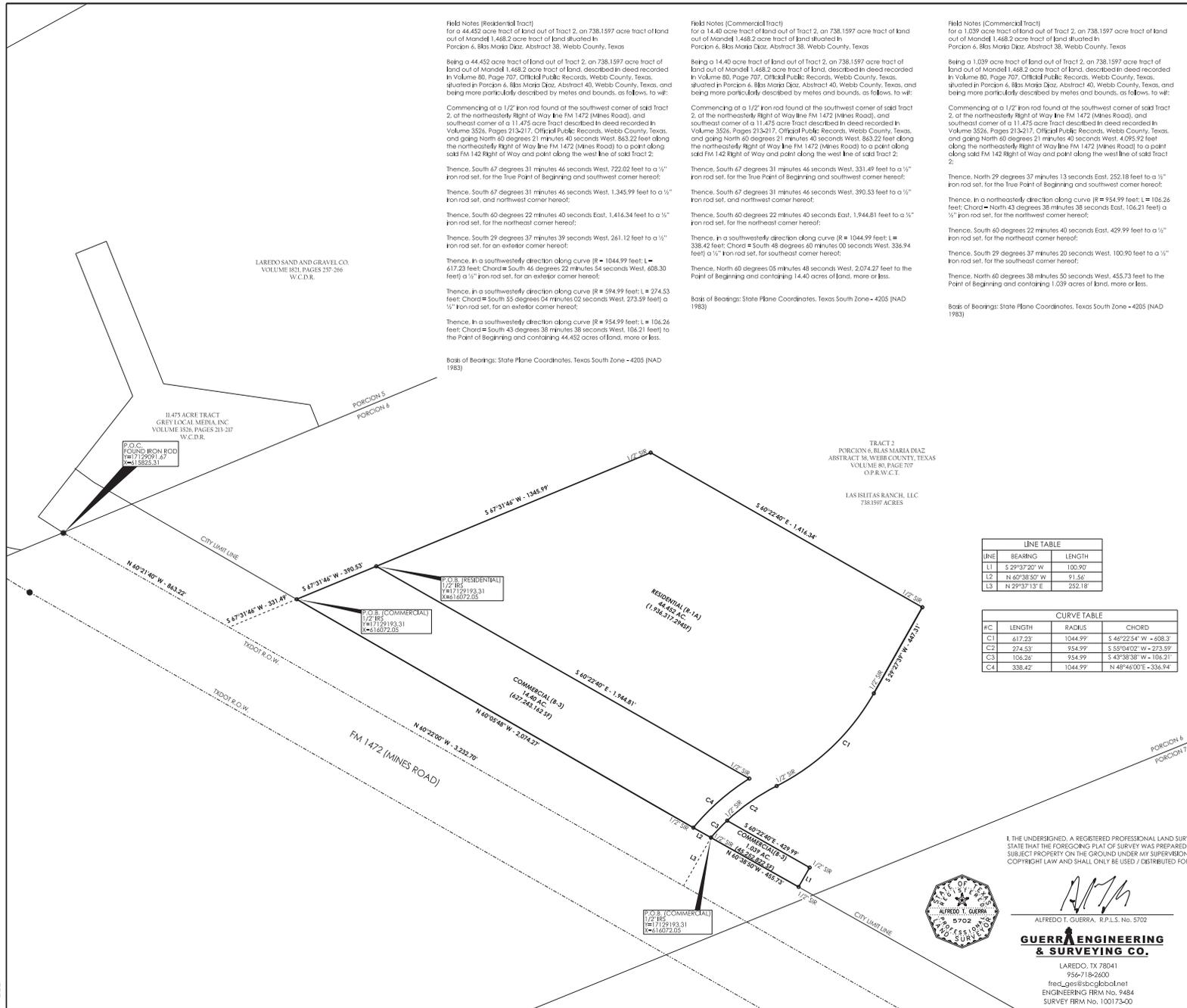
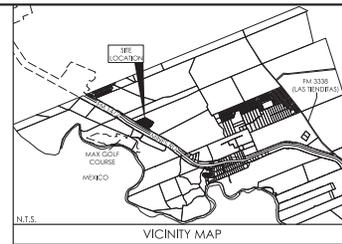
Thence, in a northeasterly direction along curve (R = 954.99 feet; L = 106.26 feet; Chord = North 43 degrees 38 minutes 38 seconds East, 106.21 feet) a 1/2" iron rod set, for the northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 429.99 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 29 degrees 37 minutes 20 seconds West, 100.90 feet to a 1/2" iron rod set, for the southeast corner hereof;

Thence, North 60 degrees 38 minutes 50 seconds West, 455.73 feet to the Point of Beginning and containing 1.039 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone - 4205 (NAD 1983)



LINE	BEARING	LENGTH
L1	S 29°37'20" W	100.90
L2	N 60°38'50" W	91.56
L3	N 29°37'13" E	252.18

RC	LENGTH	RADIUS	CHORD
C1	617.23	1044.99	S 46°22'54" W - 608.3
C2	274.53	954.99	S 53°04'02" W - 273.59
C3	106.26	954.99	S 43°38'38" W - 106.21
C4	338.42	1044.99	N 48°46'00" E - 336.94



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. THIS WORK IS PROTECTED BY COPYRIGHT LAW AND SHALL ONLY BE USED / DISTRIBUTED FOR ITS INTENDED PURPOSES.

*ATM*  
ALFREDO T. GUERRA, R.P.L.S. No. 5702

**GUERRA ENGINEERING & SURVEYING CO.**

LAREDO, TX 78041  
954-718-2600  
fred\_ges@sbcbglobe.net  
ENGINEERING FIRM No. 9484  
SURVEY FIRM No. 100173-00

07-16-25  
DATE

**DO-RITE ENGINEERING, LLC**  
3111 BURBIDE  
LAREDO, TX 78040  
TEL: (956) 285-2496  
www.dorite-engrs.com  
TEXAS FIRM REGISTRATION NO. 20695

OWNER:  
LAS ISLITAS RANCH, LLC

ANNEXATION  
2025

DRAWN BY: R.M.G.

CHECKED BY: R.R.

APPROVED BY: R.R.

DATE: 07 / 16 / 25

REVISED DATE:

SCALE 11x17: 1"=400'

SCALE 24x36: 1"=200'

JOB #:

FILE NAME:

SHEET 1 OF 1

DATE: 07-16-25  
FILE: 15