

EXHIBIT A

Field Notes
For a 13.735-acre tract of land
Out of a 21.4011 Acre Tract conveyed to BEN-BAL, LLC
Recorded in Volume 2522, pages 36-42, Webb County Deed Records
Situated in Porcion 9, Abstract 38, Blas Maria Dias, Original Grantee
Webb County, Texas

A 13.735-acre tract of land out of a 21.4011 Acre Tract conveyed to BEN-BAL, LLC, recorded in Volume 2522, pages 36-42, Webb County Deed Records, situated in Porcion 9, Abstract 38, Blas Maria Dias, 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 6.17733 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 55.9641 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 6.17733 Acre Tract and through the southwest corner of a 1.6679 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 center line of Santa Isabel Creek and southeast corner of said 1.6679 Acre Tract and a point on the west line of a 12.5422 Acre Tract conveyed to Roberto Buitron, for the northeast corner hereof;

Thence, with the west line of said 12.5422 Acre Tract and centerline of Santa Isabel Creek, **South 00° 54' 54" West, 71.43 feet** to a point along the said 12.5422 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 12.5422 Acre Tract and centerline of Santa Isabel Creek, **South 14° 40' 10" West, 279.03 feet** to the southwest corner of said 12.5422 Acre Tract, and northwest corner of a 16.2139 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 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 41° 40' 33" West, 40.69 feet** to a point along the said 16.2139 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 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 41° 40' 33" West, 40.69 feet** to a point along the said 16.2139 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 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 67° 09' 13" West, 121.10 feet** to a point along the said 16.2139 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 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 50° 54' 42" West, 83.75 feet** to a point along the said 16.2139 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 55.9641 Acre Tract, for the southwest corner hereof;

Thence, with the east line of said 55.9641 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.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas

County of Webb

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 14-July-2025,



A handwritten signature in black ink, appearing to read "ATG", written over a horizontal line.

Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00

fred_ges@sbcglobal.net