

# 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 Mandel 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 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, 863.22 feet** along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 142 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.

**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 7-August-2025,



Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

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

fred\_ges@sbcglobal.net



# EXHIBIT A

## Field Notes

for a 14.40 acre tract of land out of Tract 2, an 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, an 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, 863.22 feet** along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 142 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 60 minutes 00 seconds West, 336.94 feet**) a 1/2" *iron rod* set, for southeast corner hereof;

Thence, **North 60 degrees 05 minutes 48 seconds West, 2,074.27 feet** to the Point of Beginning and containing **14.40 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 16-July-2025,



A handwritten signature in black ink, appearing to read "Alfredo T. Guerra", 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

# EXHIBIT A

## Field Notes

for a 1.039 acre tract of land out of Tract 2, an 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, an 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 142 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.

### 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 16-July-2025,



A handwritten signature in black ink, appearing to read "Alfredo T. Guerra".

Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484

SURV. FIRM No. 100173-00

fred\_ges@sbcglobal.net

# EXHIBIT A

**Field Notes  
for a 44.452 acre tract of land out of Tract 2, an 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, an 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, 863.22 feet** along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 142 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 an exterior corner hereof;

**Thence**, in a southwesterly direction along curve (**R = 1044.99 feet; L = 617.23 feet; Chord = South 46 degrees 22 minutes 54 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 02 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 = South 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.

**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 16-July-2025,



  
Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484

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