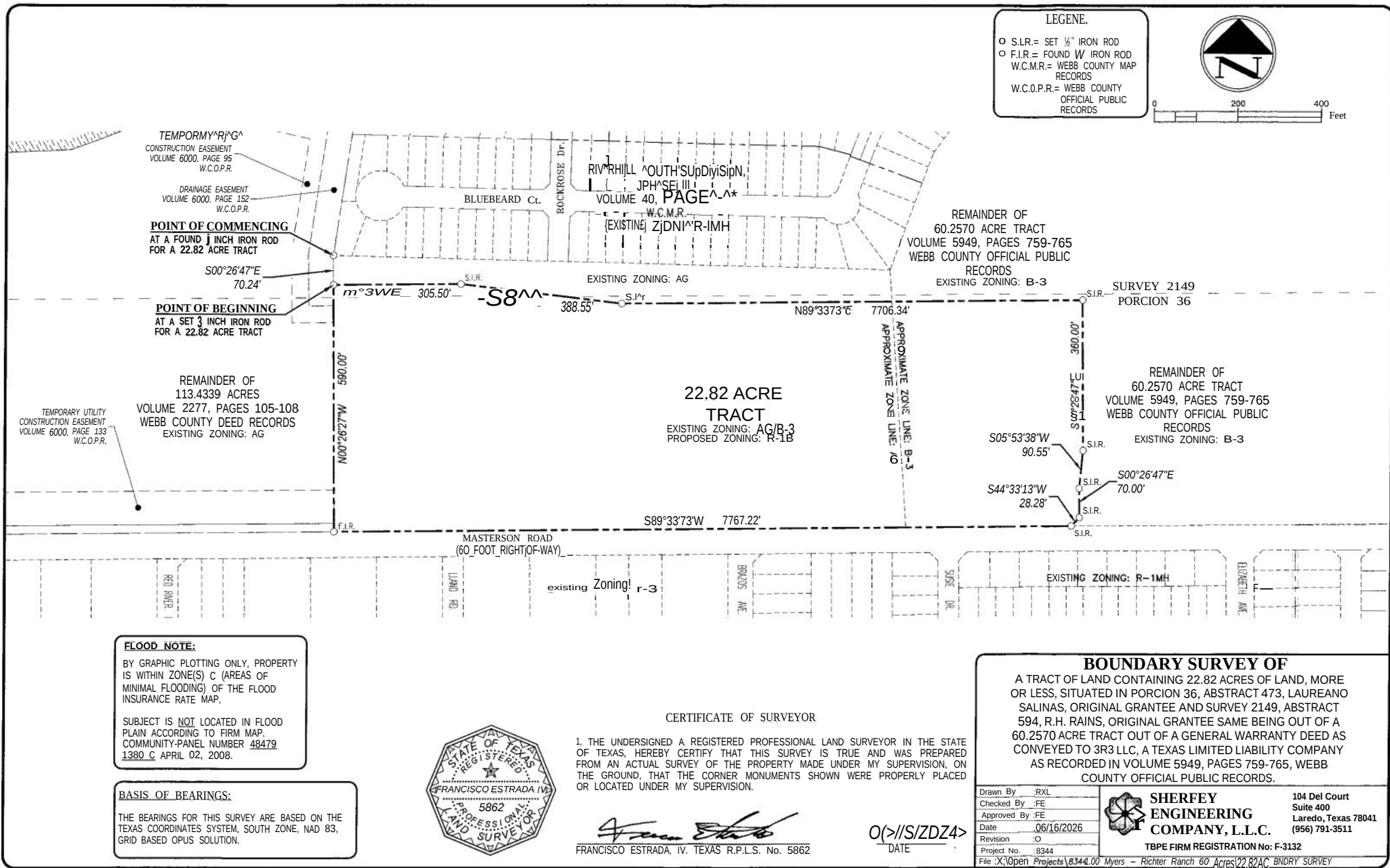


Exhibit A





Sherfey Engineering Company, L.L.C.

TBPE FIRM REGISTRATION No. F-3132

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511 FAX: (956) 791-3144

METES AND BOUNDS DESCRIPTION

22.82 ACRE TRACT

WEBB COUNTY, TEXAS

A tract of land containing 22.82 acres of land, more or less, situated in Porcion 36, Abstract 473, Laureano Salinas original grantee and Survey 2149, Abstract 594, R.H. Rains, original grantee same being out of a called 60.2570 acre tract recorded in Volume 5949, Pages 759-765, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod at the southwest corner of Riverhill South Subdivision Phase III as recorded in Volume 40, Pages 63-64, Webb County Map Records same being the northwest corner of a 60.2570 acre tract as recorded in Volume 5949, Pages 759-765, Webb County Official Public Records;

THENCE, S 00°26'47" E, along the common property line with said 60.2570 acre tract a distance of 70.24 feet to a set 1/2 inch iron rod, the **POINT of BEGINNING** and northwest corner of the herein described tract;

THENCE, N 89°33'13" E, a distance of 305.50 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 83°03'11" E, a distance of 388.55 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 89°33'13" E, a distance of 1,106.34 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 00°26'47" E, a distance of 360.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 05°53'38" W, a distance of 90.55 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 00°26'47" E, a distance of 70.00 feet to a set 1/2 inch iron rod, a deflection right;

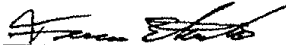
THENCE, S 44°33'13" W, a distance of 28.28 feet to a set 1/2 inch iron rod, a point on the north right-of-way line of Masterson Road (a 60 foot wide right-of-way), the southeast corner of the herein described tract;

THENCE, S 89°33'13" W, along the north right-of-way line of said Masterson Road a distance of 1,767.22 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 00°26'27" W, along the common property of said 60.2570 acre tract and the remainder of a 113.4339 acre tract as recorded in Volume 2277, Pages 105-108, Webb County Deed Records a distance of 590.00 feet to return to and close at the **POINT of BEGINNING**, containing 22.82 acres of land.

State of Texas §
County of Webb §

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" was prepared from available office records and on the ground survey of the property made under my supervision.


R.P.L.S. No. 5862-Texas

06/15/2026
Current Date

